



204 Long Street Easingwold
York, YO61 3JD
£325,000



WITHIN WALKING DISTANCE OF EASINGWOLD MARKET PLACE AMENITIES, A BEAUTIFULLY APPOINTED 3 BEDROOMED VICTORIAN PERIOD COTTAGE RECENTLY REFURBISHED TO A HIGH STANDARD OFFERING STYLISH AND SPACIOUS ACCOMODATION OF OVER 1,300 GROSS INTERNAL SQ FT, COMPLIMENTED BY GOOD SIZED PART WALLED GARDEN AND OFF-ROAD PARKING FOR TWO VEHICLES AT THE REAR

Mileages: York – 13 miles, Thirsk – 11 miles (Distances Approximate)

UPVC Double Glazing, Pine Panelled Doors, Gas Fired Central Heating.

Reception Lobby, Sitting Room, Family/Dining Room, Refitted Breakfast Kitchen, Utility Room, Refitted Shower Room/WC.

First-Floor Landing with loft access, 3 Bedrooms, Refitted Family Bathroom.

Outside; Forecourt Garden, Rear Courtyard, part-walled and lawned Gardens with patio, Off-Road Parking or Two Vehicles

Number 204 Long Street, is a highly appealing mid forecourted Victorian Terraced House which has recently been meticulously refurbished and modernised in most key areas enjoying a slightly elevated position offering surprisingly spacious accommodation, which is well worthy of an early inspection to fully appreciate.

From a six panelled entrance door with glazed fanlight, beneath an entrance canopy opens to ENTRANCE LOBBY, useful cloak cupboard with cupboard over, with tiled flooring. An inner pine panelled door opens to;

SITTING ROOM, extending to 14'6 in length into a bay UPVC double glazed window behind privacy shutters overlooking the front garden and period houses fronting Long Street. An eye-catching attractive fireplace with floating timber mantel and cast iron wood burning stove set on a flagged hearth flanked by recessed alcoves either side. Exposed pointed brick wall to one side. Stairs to first floor. An archway leads to;

'L' shaped FAMILY/DINING ROOM, with an attractive brick fireplace, stone hearth and oak mantel with open grate. Exposed timber beam. Useful understairs storage cupboard beside a recess cleverly being used as a small desk space, sliding UPVC double glazed patio doors open to the rear courtyard and gardens beyond.

BREAKFAST KITCHEN, recently refitted with a range of modern white gloss fronted cupboard and drawer wall and floor fittings complimented by straight edge worksurfaces and modern tiled midrange. Fitted sink with side drainer and swan mixer tap, space for a full size dishwasher, further work surfaces with space for a range cooker with extractor over. The countertop extends to an L-shape creating a useful breakfast area.

Generous ADJOINING UTILITY ROOM, with further matching countertops and base units with a fitted stainless steel sink unit, side drainer with tiled splash, window to the side elevation and side access door.

SHOWER ROOM CLOAKROOM/WC, recently refitted and comprising a walk in plumbed mains shower cubical, low suite WC, wash hand basin on a vanity unit with useful drawers below and tiled splashback. Vertical chrome towel radiator, frosted window.





From the sitting room, stairs with an oak handrail rise to the first-floor landing. Loft access with ladders leading up to which has been boarded out and provides useful storage. Linen cupboard.

PRIMARY BEDROOM, extends to 13'6 by 13'0, an 'L' shaped room enjoying a dual aspect with window to rear overlooking part of the rear garden, range of neatly recessed built-in wardrobes revealing hanging rail and concealing the wall mounted central heating boiler. Additional shelved wardrobe cupboard.

BEDROOM 2, enjoys elevated views behind privacy shutters over period houses fronting Long Street. Shelved wardrobe cupboard.

BEDROOM 3, has a large shelved cupboard with hanging rail and enjoys elevated views behind privacy shutters towards the mature garden and period houses fronting Long Street.

Recently refitted **MODERN FAMILY BATHROOM** fully tiled comprising a panelled bath with chrome telephone style taps with personal shower attachment and shower curtain, wash hand basin on a vanity unit, low suite WC. Vertical chrome towel radiator and further radiator.

OUTSIDE - Number 204 enjoys an elevated forecourt, with a lawned garden set behind a dwarf brick boundary wall, maturing borders. A timber hand gate and steps lead to the front entrance door.

At the rear is a stone flagged courtyard with useful garden store room, (6'0 x 4'9) with light. Beyond is an attractive part-walled hidden gem, part lawn with borders stocked with a variety of shrubs, a circular barbeque patio area. A wooden hand gate and steps lead up to an allocated area for 2 vehicles with off-road parking and bin storage to the very rear.

LOCATION - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

POSTCODE - YO61 3JD

COUNCIL TAX BAND – D

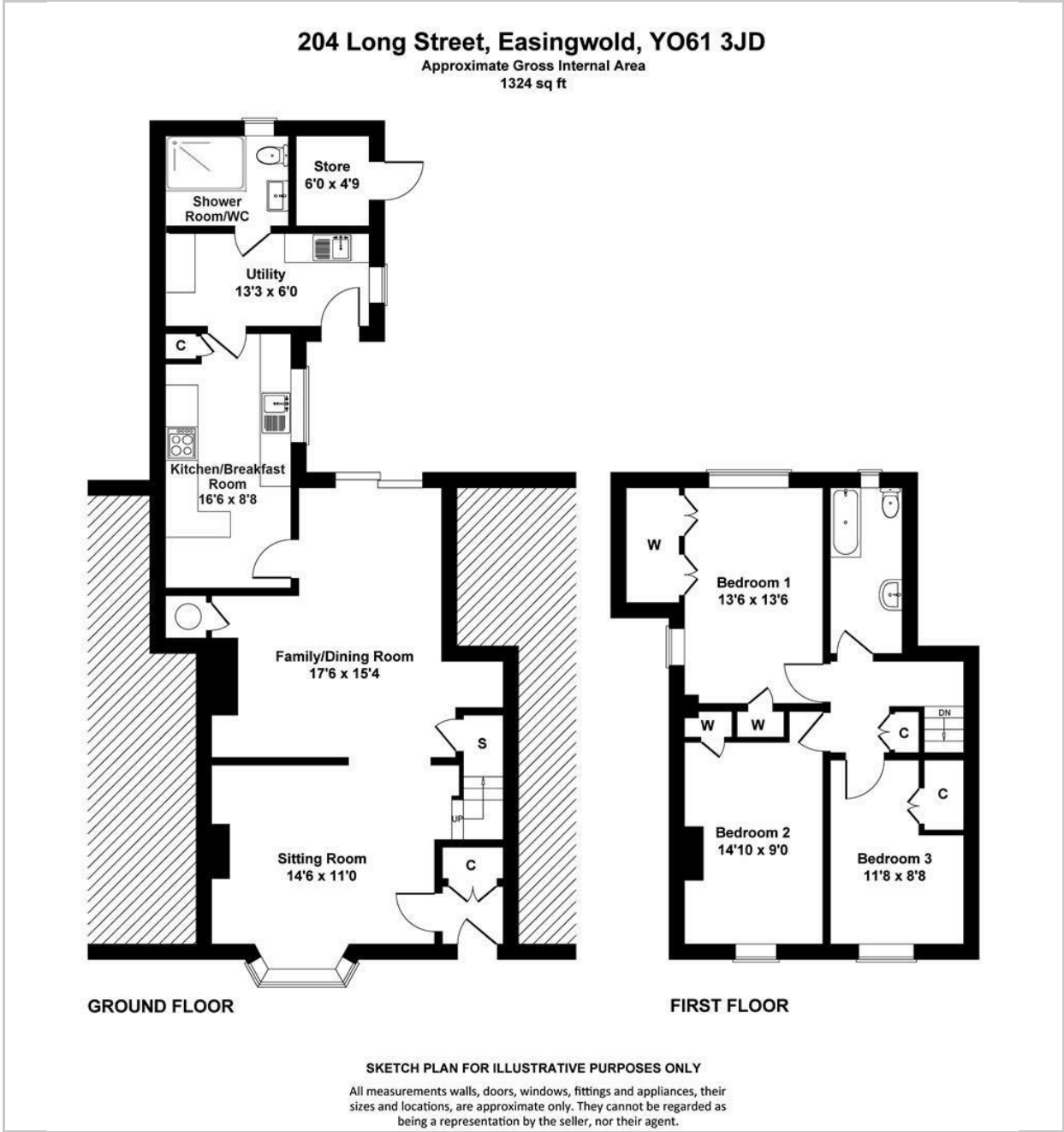
TENURE - Freehold

SERVICES - Mains water, Electricity and Drainage, with Gas Fired Central Heating.

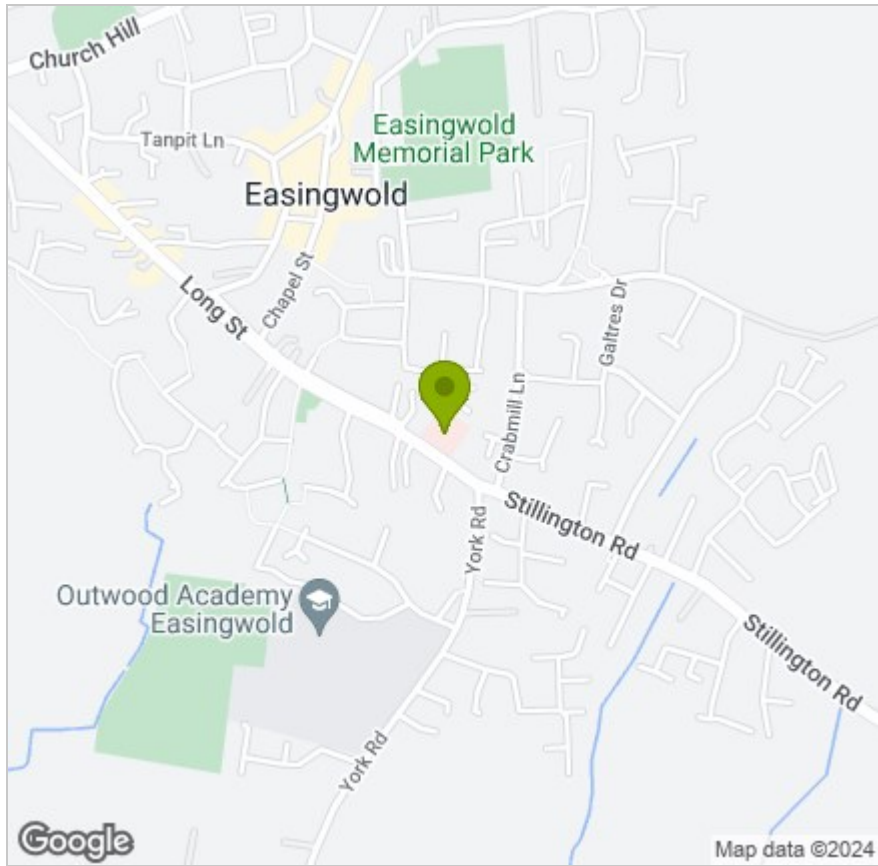
DIRECTIONS - From our central Easingwold office, proceed south along Long Street, whereupon No. 204 is positioned on the left-hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: easingwold@churchillsyork.com

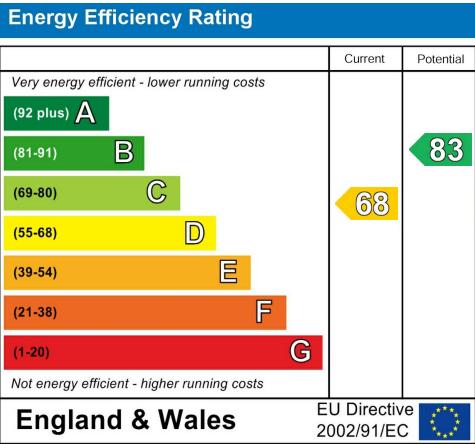
FLOOR PLAN



LOCATION



EPC



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