



12 Stonefield Avenue Easingwold

York, YO61 3NR

£290,000

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3 BEDROOMED BUNGALOW REVEALING SPACIOUS ACCOMMODATION WITH SCOPE TO IMPROVE AND ENHANCE TO INDIVIDUAL REQUIREMENTS IN THIS HIGHLY SOUGHT AFTER LOCATION. SET WITHIN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE OF EASINGWOLD'S AMMENITIES OPPORTUNITIES TO ACQUIRE A BUNGALOW TO PUT YOUR OWN STAMP ON ARE FEW AND FAR BETWEEN

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

With gas fired central heating and UPVC double glazing.

Reception Hall, Lounge/Dining Room, Fitted Kitchen, Utility, 3 Bedrooms, Family Bathroom.

Driveway with off Road Parking, Detached Garage, Front Garden, Enclosed Rear Garden and Summer House.

A pitched canopy timber porch shelters the front entrance, where a leaded PVC door with vertical glazed side panel opens into an L SHAPED RECEPTION HALL.

With a useful airing cupboard housing the gas boiler and hot water cylinder, with shelving for linen. Loft hatch access with pull down ladder, lighting, and part boarding for additional storage.

SITTING/DINING ROOM enjoys generous proportions, with a leaded PVC box window framing views over the front garden and cul-de-sac. A striking central electric fireplace with granite effect insert, hearth and mantel creates a focal point, flanked by a further leaded window to the side. Finishing touches include coving to the ceiling and radiator.

The FITTED KITCHEN offers a range of wall and base units complemented by curved-edge work surfaces, tiled splash back, and a stainless steel sink with side drainer. There is space for a freestanding fridge/freezer, plumbing for a washing machine, and an adjoining timber-glazed door leading to;

A versatile UTILITY/STORE ROOM, complete with glazed windows and external doors to both the front and rear.

BEDROOM ONE, positioned to the rear, features fitted wardrobes with shelving and hanging rails, matching drawers, and a bedside table, along with views over the rear lawned garden.





BEDROOM TWO, to the front, offers further fitted wardrobes and enjoys a pleasant outlook over the front garden.

BEDROOM THREE, also to the rear, benefits from a leaded window overlooking the garden and coving to the ceiling.

The HOUSE BATHROOM is fitted with a panelled bath with chrome mixer tap and handheld shower attachment, pedestal wash basin with tiled splash back, and low-level WC, all set beneath a frosted leaded window.

Externally, the FRONT GARDEN is attractively landscaped with low maintenance red gravel and mature hedging.

A private driveway provides off street parking for a number of vehicles, continuing through double picket gates to a further driveway leading to the DETACHED SINGLE GARAGE (16'7 X 9'1), complete with up-and-over door, power, lighting, and useful roof storage.

A secure gate opens to the rear garden, which enjoys an exceptional degree of privacy. Here, a full-width paved patio provides the perfect entertaining space, leading onto a generous lawn with mature planted borders and hedging. A charming timber summerhouse offers further storage or potential for a garden retreat.

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 3NR.

COUNCIL TAX BAND - D

TENURE - Freehold.

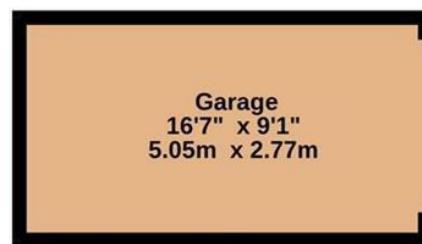
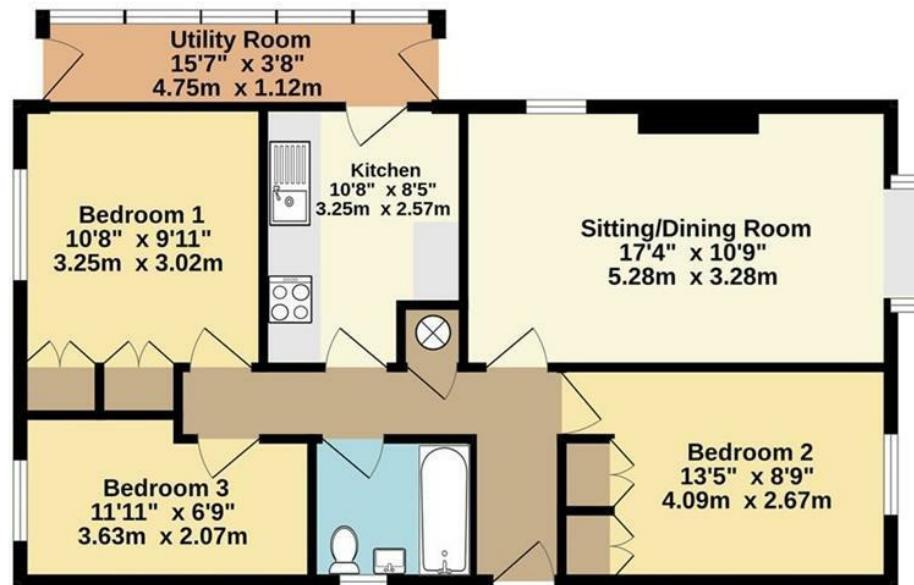
SERVICES -Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From our central Easingwold office, proceed north along Long Street, and turn left at the roundabout onto Raskelf Road. Turn left onto Knott Lane and take the second turning left onto Stonefield Avenue, whereupon No 12 is positioned on the left hand side.

VIEWING - Strictly by prior appointment through the selling agents, Churchills - Tel: 0137 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



Google

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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