



19 Aspen Road Easingwold  
York, YO61 3SP  
**£335,000**

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3 BEDROOM DETACHED FAMILY HOME NEATLY POSITIONED IN A CUL DE SAC LOCATION AND ENJOYING OPEN COUNTRYSIDE VIEWS TO THE SIDE, THIS BEAUTIFULLY PRESENTED FURTHER ENHANCED AND IMPROVED MODERN HOME BUILT IN 2023 BENEFITING FROM GENEROUS OFF STREET PARKING AND GARAGE WITH REAR SOUTH WEST FACING GARDEN ALL WITHIN EASY WALKING DISTANCE OF EASINGWOLD TOWNS AMENITIES

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

With uPVC Double Glazing, Gas Fired Central Heating, Balance of the Structural Warranty, Excellent Decorative Condition Throughout.

Reception Lobby, Sitting Room, Fitted Kitchen with Dining Area, Cloakroom/WC.

First Floor Landing, Principal Bedroom with EnSuite Shower Room, 2 Further Bedrooms, Family Bathroom.

Outside: Driveway, Integral Garage, Fully Enclosed Landscaped Rear South West Facing Garden.

An internal viewing is highly recommended to fully appreciate this family home which has been thoughtfully enhanced and improved. A standout feature is the full width kitchen/dining room, finished with quartz worktops, matching up stands, and upgraded integrated appliances. Further enhancements include tiled bathroom flooring and contemporary chrome switches, sockets, and face plates.

A turned stone pathway leads to an out built porch with a part glazed eye level composite entrance door with spy hole into an ENTRANCE LOBBY with tiled flooring, coat hooks to one side, and an inner door opens into;

SITTING ROOM which is a well proportioned reception room with a window overlooking the front garden and driveway beyond, decorated in a neutral palette.

A further door leads into the INNER HALL where a turned staircase rises to the first floor.

To the side is a good sized CLOAKROOM/WC fitted with a wall hung wash hand basin with tiled splash back, low suite WC and vertical chrome towel radiator

From the hall, a door opens into a full width KITCHEN/ DINING ROOM.

KITCHEN is comprehensively fitted with a range coloured deep blue wall and base units, upgraded quartz worktops with matching up stands, and a stainless steel sink with etched drainer grooves to the quartz and chrome mixer tap set beneath a window overlooking the south west facing garden. Integrated appliances include a fridge, separate freezer, double oven, induction hob with chimney style extractor and stainless steel splash back, and a full size dishwasher.

To one side is the DINING AREA with French doors opening onto an extended full width patio that continues into the garden.

From the inner hallway, the turned staircase rises to the FIRST FLOOR LANDING, passing a PVC window to the side. There is loft hatch access with pull down ladder; the loft is part boarded and provides useful storage. Doors lead off to;

PRINCIPAL BEDROOM a generous double with a framed window enjoying pleasant countryside views to the side. A





wall of freestanding wardrobes provide generous storage. A door leads into;

**EN SUITE SHOWER ROOM**, fitted with a walk in shower with thermostatically controlled rain head and separate hand held attachment, pedestal wash hand basin, low suite WC, vertical chrome towel radiator.

To the rear are **TWO FURTHER DOUBLE BEDROOMS**, both with elevated views across the rear garden.

**FAMILY BATHROOM** a modern white suite comprising panelled bath with chrome mixer taps with shower attachment above with adjoining shower screen, pedestal wash hand basin with mixer tap, part tiled walls, low suite WC and vertical chrome towel radiator.

**OUTSIDE** the property is approached via a broad tarmac driveway providing parking for several vehicles. The front garden is mainly laid to lawn with fenced boundaries and a useful timber shed (10ft x 4ft) to the side. The driveway leads to an **INTEGRAL GARAGE** (15ft 2 x 7ft 10) with metal up and over door, fitted electric vehicle charging point, wall mounted gas combination boiler, power and light.

The pathway continues to the rear, opening out onto a full width patio. To one side there is a generous timber shed, while the rear garden itself is largely laid to lawn and enjoys a south west facing aspect. A second useful timber shed resides to the side (14ft x 4ft) Additional features include an outside tap, double power socket and a retractable awning, ideal for providing shade on warm summer afternoons and evenings.

**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 3SP

**TENURE** - Freehold.

**COUNCIL TAX BAND** – D

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

**DIRECTIONS** - From our central Easingwold office in Chapel Street, proceed north along Long Street past the Primary School turning right and then right again onto Aspen Road. Continue straight on following the road to the left taking the first left onto the cul de sac where upon No 19 is positioned straight ahead on left hand side.

**VIEWING** - Strictly by prior appointment through the sole agents, Churchills of Easingwold. Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

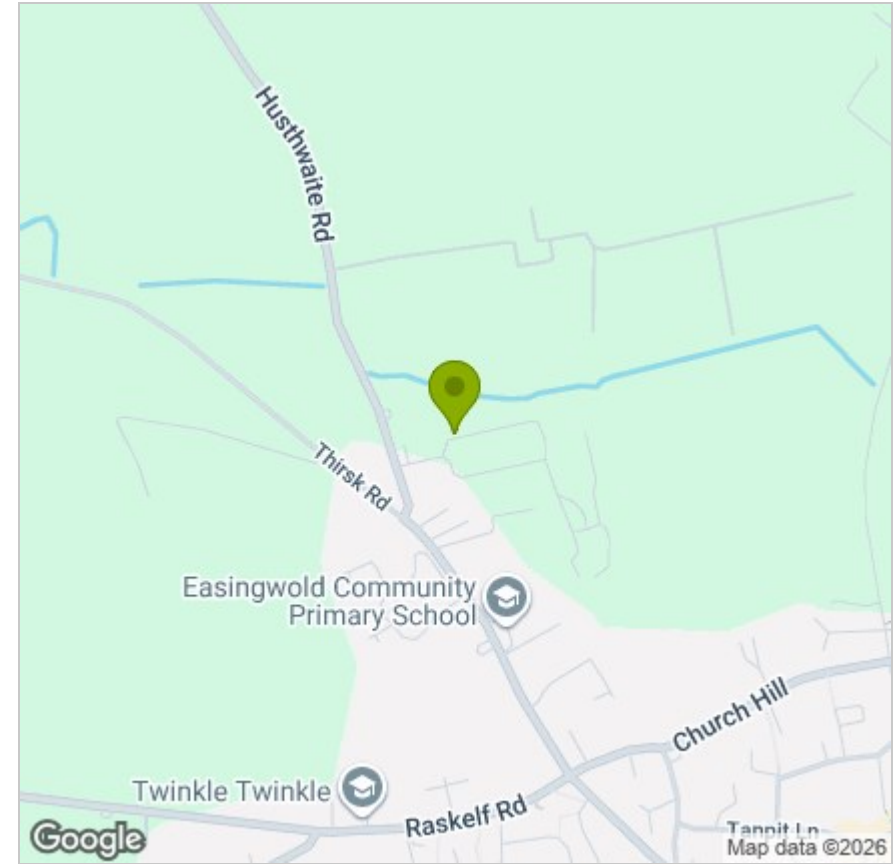
**AGENTS NOTE:** - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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