



THIS INDIVIDUALLY DESIGNED 3 BEDROOM NEW BUILD OFFERS STYLISH, ENERGY-EFFICIENT LIVING WITH A HIGH STANDARD OF FINISH THROUGHOUT., A WELL PLANNED LAYOUT ENJOYING OFF-STREET PARKING, REAR GARDEN, AND THE ABILITY TO MOVE STRAIGHT IN, PERFECT FOR PROFESSIONALS, DOWNSIZERS, AND OR FIRST TIME BUYERS.

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

With UPVC Double Glazing, Air Source Heat Pump, Builders Structural Warranty.

Reception Hall, Cloakroom/WC, Sitting Room, Open Plan Fitted Kitchen with Dining Area.

First-Floor Landing, Principal Bedroom with En Suite Shower Room/WC, 2 Further Bedrooms, House Bathroom/WC.

Outside: Driveway with Off Street Parking, Front/Side Garden, Fully Enclosed Rear Garden, Tandem Driveway and EV Charger

A central composite entrance door with glazed over light opens into a welcoming staircase RECEPTION LOBBY with CLOAKROOM WC comprising a wall-mounted basin and low-level suite. A turned staircase rises to the first floor.

The SITTING ROOM enjoys a dual aspect, with a generous front bay window and French doors opening out onto the rear stone patio.

Full length KITCHEN/DINER fitted with a range of colour fronted wall and base units and includes integrated appliances: fridge freezer, dishwasher, electric hob, double oven, and extractor. A UPVC double glazed window above the sink looks out onto the rear garden. Dining area to the front. benefits from a bay window overlooking the front courtyard.

A door leads through to a separate UTILITY ROOM with additional storage, wall and base units, and access to a handy under the stairs cupboard housing the unvented hot water cylinder.





Stairs rise to a GALLERIED LANDING with timber spindles and a front facing window.

PRINCIPAL BEDROOM enjoys an elevated outlook to the front, while to the rear there is;

An adjoining ENSUITE SHOWER ROOM, appointed with a walk-in thermostatic shower with rainfall and handheld shower attachment surrounded by full height tiling, vanity unit with shelving, low suite WC, modern floral tiled flooring, and chrome towel radiator.

OUTSIDE - To the front, Quinella Cottage is approached via a stone pathway flanked by planted borders and framed by brick pillars, leading to the front entrance door.

To the rear garden which is mainly laid to lawn with fenced boundaries, a stone patio and outside tap. A rear timber gate leads out a tandem driveway provides off street parking for two vehicles, and there is a dedicated EV car charging point installed.

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 bypassed by the A19 for travel further afield.

POSTCODE - YO61 3HN

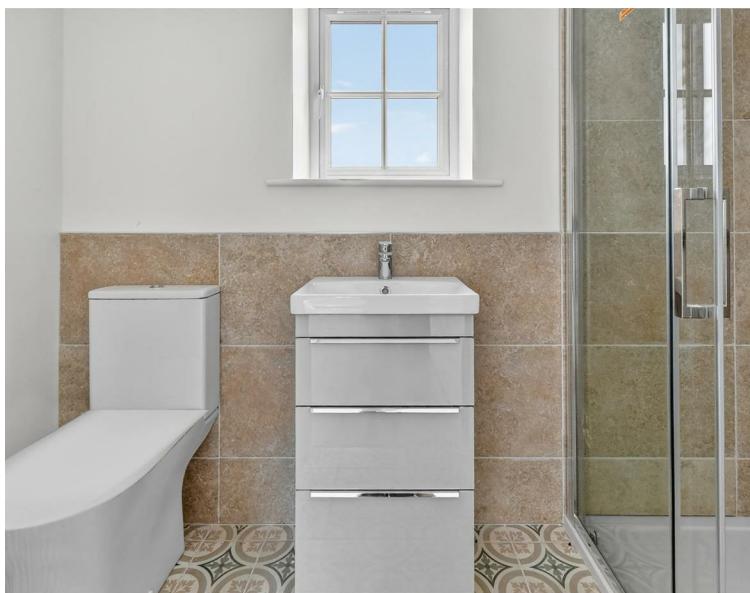
TENURE - Freehold

COUNCIL TAX BAND - TBC

SERVICES - Mains water, electricity and drainage, with air source heat pump.

DIRECTIONS - From our central Easingwold office in Chapel Street, proceed north along Long Street past the Primary School, for a short distance where upon the property can be found the right hand side. identified by the Churchills For Sale board.

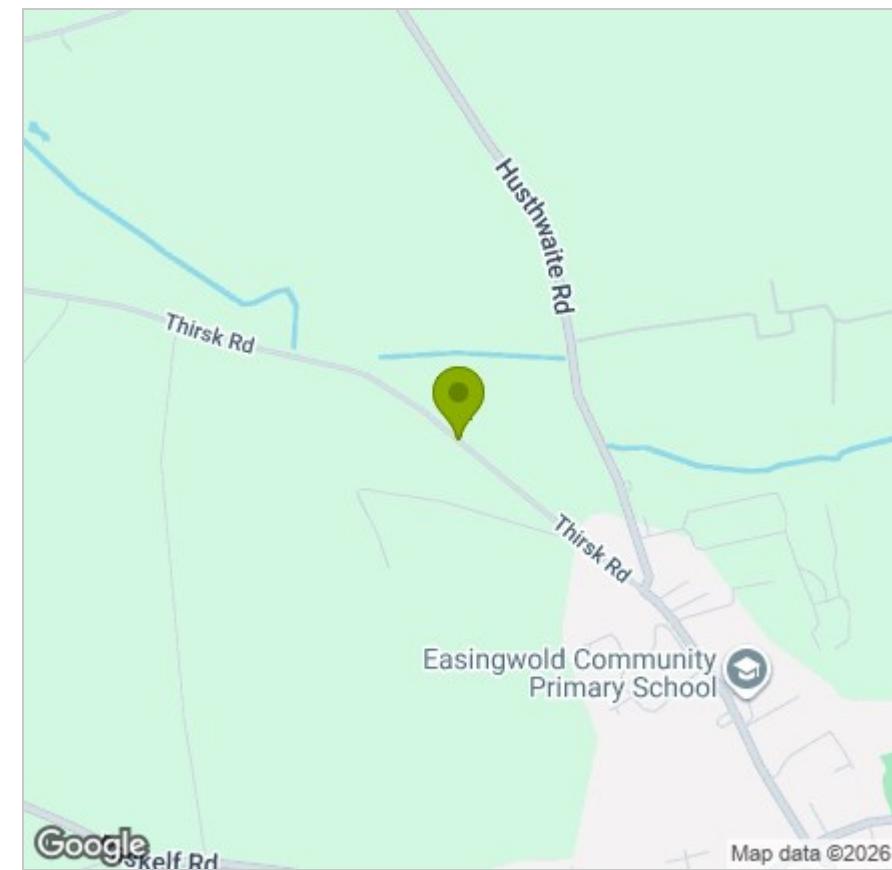
VIEWING - Strictly by appointment with the sole selling agents, Churchill of Easingwold. Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



## FLOOR PLAN



## LOCATION



## EPC

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

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