



10 Lavender Way Easingwold

York, YO61 3GU

£385,000

5 2 1 B

DETACHED 5 BEDROOMED FORMER SHOW HOME
LAVISHED WITH UPGRADES AND EXTRAS AN
IMMACULATEDLY AND BEAUTIFULLY PRESENTED FAMILY
HOME REVEALING STYLISH AND WELL APPOINTED
ACCOMMODATION COMPLEMENTED BY GOOD SIZED
ENCLOSED REAR GARDENS AND WITHIN WALKING
DISTANCE OF EASINGWOLD CENTRE MARKET PLACE
AMENITIES.

Mileages: Easingwold - .5 mile, A19 - 1.5 miles, York - 13 miles, Thirsk - 11 miles (Distances Approximate).

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With Gas Central Heating, UPVC Double Glazing and the
Balance of a Builder's Warranty.

Reception Hall, Lounge, 21ft Fitted Kitchen/Dining Room,
Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with En Suite Shower
Room/WC, 4 Further Bedrooms, House Bathroom/WC.

Open Planned Low Maintenance Extended Driveway
Providing Off-Road Parking, Single Garage, Good Sized
Enclosed Lawned Rear Garden.

Enjoying a pleasant position on this relatively new
development an attractive detached 5 Bedroomed family
home which is well worthy of an internal inspection to fully
appreciate.

Approached through a panelled and double-glazed composite
entrance door beneath a pitched entrance canopy, opening
to a STAIRCASE RECEPTION HALL with central stairs
leading up to the first floor. Useful under the stairs' cupboard.

The LOUNGE extends to over 15ft in length with eye
catching, feature electric fireplace. upVC double glazed
windows overlooking the front low maintenance driveway
and beyond over a pleasant 'green'.

FITTED KITCHEN/DINER, comprehensively fitted with a
range of white gloss fronted cupboard and drawer, floor
fittings complimented by upgraded quartz preparatory work
surfaces with matching upstand, fitted stainless steel sink
unit beneath double glazed windows overlooking good sized
fenced and lawned rear garden. Induction hob with quartz
splash and chimney style extractor over with light and
single oven under, flanked by matching wall cupboards
integral dishwasher. Integrated fridge freezer with adjoining
quartz top to the side lending itself to accommodate an air
fryer or microwave.

To one side a DINING AREA with French Doors leading out
to a rear patio and beyond to the enclosed rear gardens.

From the kitchen a door leads to a separate UTILITY ROOM
with floor cupboards and quartz countertops matching the
kitchen, space for a dryer and integral washing machine.
Concealed wall mounted gas central heating boiler. Panelled
double glazed rear access door to the gardens.

CLOAKROOM/WC half tiled with a white suite, low level
WC, pedestal wash handbasin and extractor.





From the Reception Hall, stairs lead up to the first floor landing. Loft access.

PRINCIPAL BEDROOM with views over the 'green', upgraded wardrobes which are shelved and railed with mirrored fronts. Upgraded ENSUITE, fully tiled SHOWER ROOM/WC comprising a double shower cubicle with plumbed shower, pedestal wash handbasin, low level WC. Vertical towel radiator.

BEDROOM 2, enjoys a pleasant front outlook and also benefits from an upgraded wardrobe which is shelved and railed.

There are 2 further double bedrooms and a 5th single bedroom/study.

The upgraded **HOUSE BATHROOM** is fully tiled with a white suite comprising a panelled bath with shower over, pedestal wash handbasin and low-level WC. Vertical chrome towel radiator.

OUTSIDE – 10 Lavender Way has a tarmac driveway which has been extended with gravel to provide further off-road parking and in turn leading to the **INTEGRAL GARAGE** (17'9" x 9'0") with power and light.

A pathway to the side leads past an upgraded Electric Vehicle charge to a rear wooden hand gate which in turn opens to a particularly good sized garden predominantly laid to lawn with an upgraded porcelain paved patio area adjoining the French doors and further matching shaped patio to the very rear. Outside tap and double external electric socket.

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.

TENURE – Freehold

SERVICES – All mains' services with gas fired central heating. EV external charger. External Water Tap and Double Power Socket.

COUNCIL TAX BAND: E

DIRECTIONS - From our central Easingwold office, proceed along Chapel Street, turn right onto Crabmill Lane, continue on Crabmill Lane whilst turning left onto Lavender Way taking the immediate right where upon No 10 is on the left hand side, identified by the Churchills for sale board.

VIEWING - Strictly by appointment with the sole agents, Williamsons Tel: 01347 822800 Email: easingwold@churchilsyork.com



FLOOR PLAN

10 Lavender Way, Easingwold, York YO61 3GU

Approximate Gross Internal Area
1506 sq ft



GROUND FLOOR

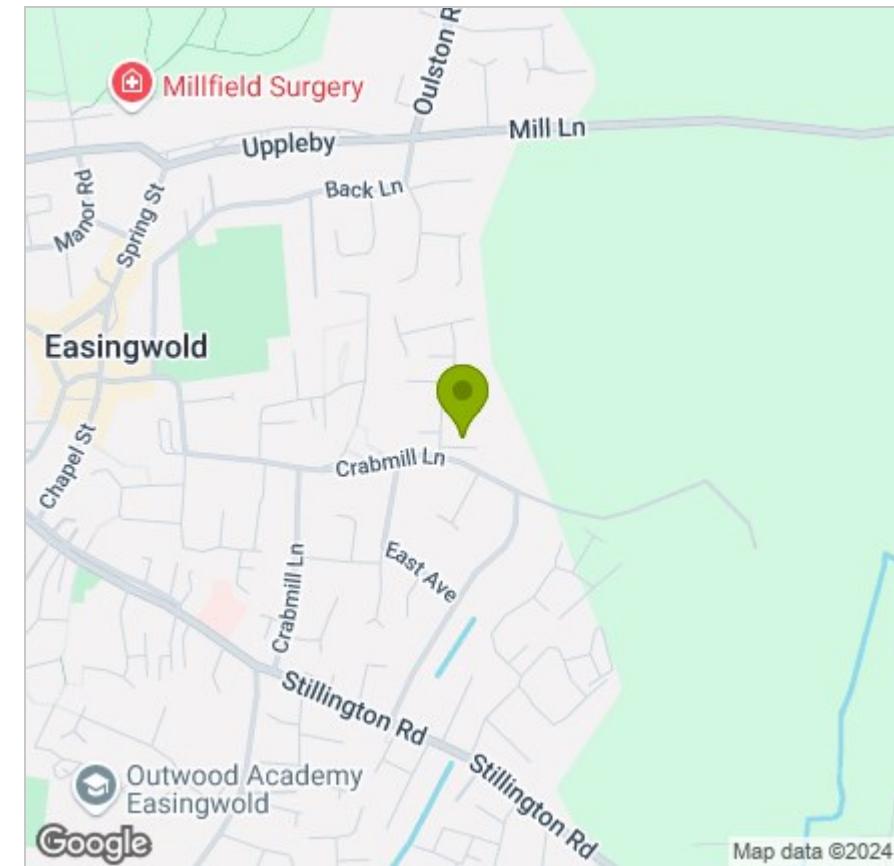
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92
(81-91)	B	83
(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

EPC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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