



12 Croft Close Easingwold

York, YO61 3DB

**£245,000**

2 1 1 D

WITHIN A SHORT WALK OF  
EASINGWOLD CENTRE AMENITIES  
FROM A CUL DE SAC LOCATION , A  
MUCH IMPROVED DOUBLE FRONTEDED 2  
BEDROOMED SEMI DETACHED  
BUNGALOW OFFERING WELL  
PRESENTED ACCOMMODATION WITH  
SCOPE TO EXTEND, SET WITHIN  
ENCLOSED WELL-STOCKED GARDENS  
WITH OFF-ROAD PARKING, GENEROUS  
WORKSHOP AND NO ONWARD CHAIN.

Mileages: Easingwold - 1/2 miles, York - 16 miles, Boroughbridge - 9 miles (Distances Approximate).

With UPVC double glazing, gas fired central heating

Sitting Room, Fitted Kitchen, Two Bedrooms, Bathroom/WC.

Front Open Plan Garden, Off-Road Parking, Enclosed Rear Garden and Workshop

Early Viewing essential to Appreciate

From a recessed ENTRANCE PORCH with quarry tiled floor, a uPVC entrance door with matching side screen opens to;

The SITTING ROOM enjoys a pleasant outlook over lawned gardens, feature fireplace.

BEDROOM 1, enjoying a front outlook over the front garden.

KITCHEN, fitted with a range of modern fittings, including cupboard and drawers complimented by rolltop worksurfaces and matching upstands, with a fitted a composite sink and side drainer below a uPVC double glazed window overlooking the pleasant rear gardens. Electric oven, 4 ring gas hob, space and plumbing for a washing machine. Composite part glazed rear door.





**BEDROOM 2**, with pleasant rear outlook.

**BATHROOM/WC** tiled throughout with a white suite comprising a shaped and panelled bath, wash hand basin on a vanity unit and low level WC.

**OUTSIDE** at the front is an open plan lawned garden with off road parking provided by a bricksett driveway.

To the rear through a timber gate there is a useful bin store area. A path leads to the fully enclosed rear garden having well stocked borders, fenced boarders and generous patio.

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

**TENURE**- Freehold

**POSTCODE** - YO61 3DB

**SERVICES** - All Mains with Gas Central Heating

**COUNCIL TAX BAND** - B

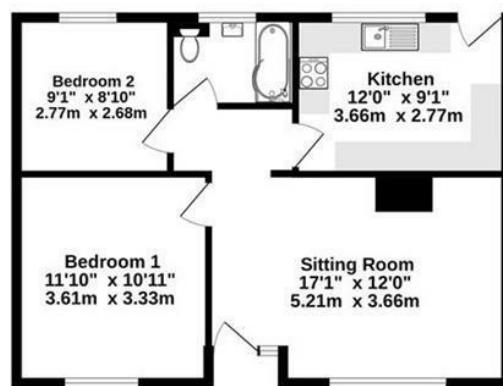
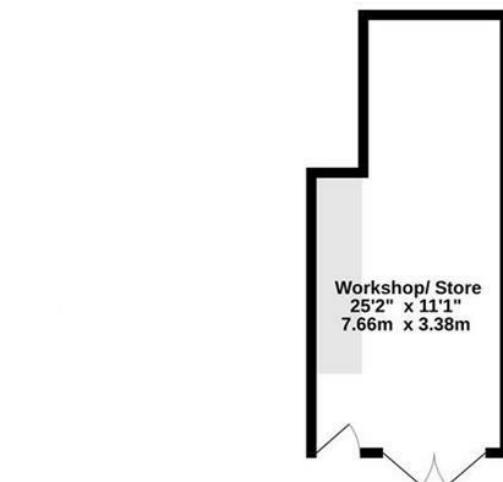
**DIRECTIONS** - From our office, continue along chapel street, turn right (by the chemist) and follow road to the junction, turn right and right again, continue into Croft Close and No 12 is round the corner in the right, identified by the Churchills for sale board.

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



## FLOOR PLAN

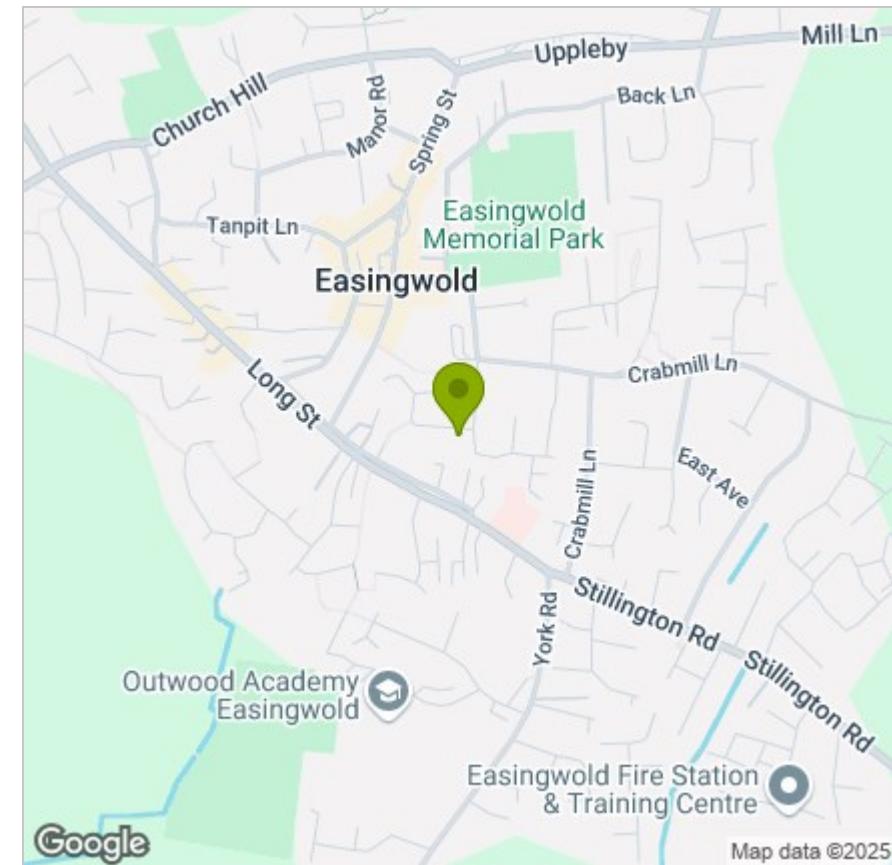
Ground Floor  
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 62024.



## LOCATION



Map data ©2025

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C	65	
(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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