



3 Crabmill Close Easingwold

York, YO61 3BX

£235,000



A SPACIOUS AND WELL PRESENTED 3 BEDROOMED SEMI DETACHED HOUSE WITH OPEN PLAN KITCHEN/ DINER ENJOYING A PLEASANT MATURE POSITION OVERLOOKING A SQUARE AND 'GREENS', WITHIN LEVEL WALKING DISTANCE OF EASINGWOLD TOWN CENTRE AMENITIES

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

With UPVC double glazing and gas fired central heating.

Recessed Storm Porch, Sitting Room, Kitchen/ Dining Room, Utility/Pantry

First Floor Landing with Generous Cupboard Area, 3 Bedrooms, 3 Piece Family Bathroom/WC, Useful Boarded Loft

Outside: Open plan front garden to two sides and an enclosed rear courtyard

An internal viewing is highly recommended to fully appreciate.

From a RECESSED STORM PORCH, a PVC panelled, glazed and stained entrance door opens to a RECEPTION HALL.

SITTING ROOM enjoying a pleasant outlook over an open area, with an attractive fireplace with eye catching hand carved timber surround.

An inner door opens to a delightful open plan KITCHEN/ DINING ROOM extending to the full width of the property with uPVC double glazed sliding door to the rear patio. Fitted kitchen which has been comprehensively fitted with a range of white fronted cupboard and drawer wall and floor units with modern chrome brushed handles, complemented by straight edge preparatory work surfaces, freestanding 7 ring gas hob with multi ovens below and a stainless steel chimney style extractor over. Attractive tiled mid range, matching wall cupboards, inset ceramic 1 1/3 sink unit with side drainer and mixer tap overlooking the side garden, full size dishwasher.

Centre island with extending breakfast bar, further base unit and matching countertop.

A panelled and glazed access door opens to a useful UTILITY/ PANTRY with space and plumbing for a washing machine, and further space for low level under counter white goods. Grey gloss fronted cupboard further worksurface to the side. A door opens onto a patio and enclosed courtyard garden.

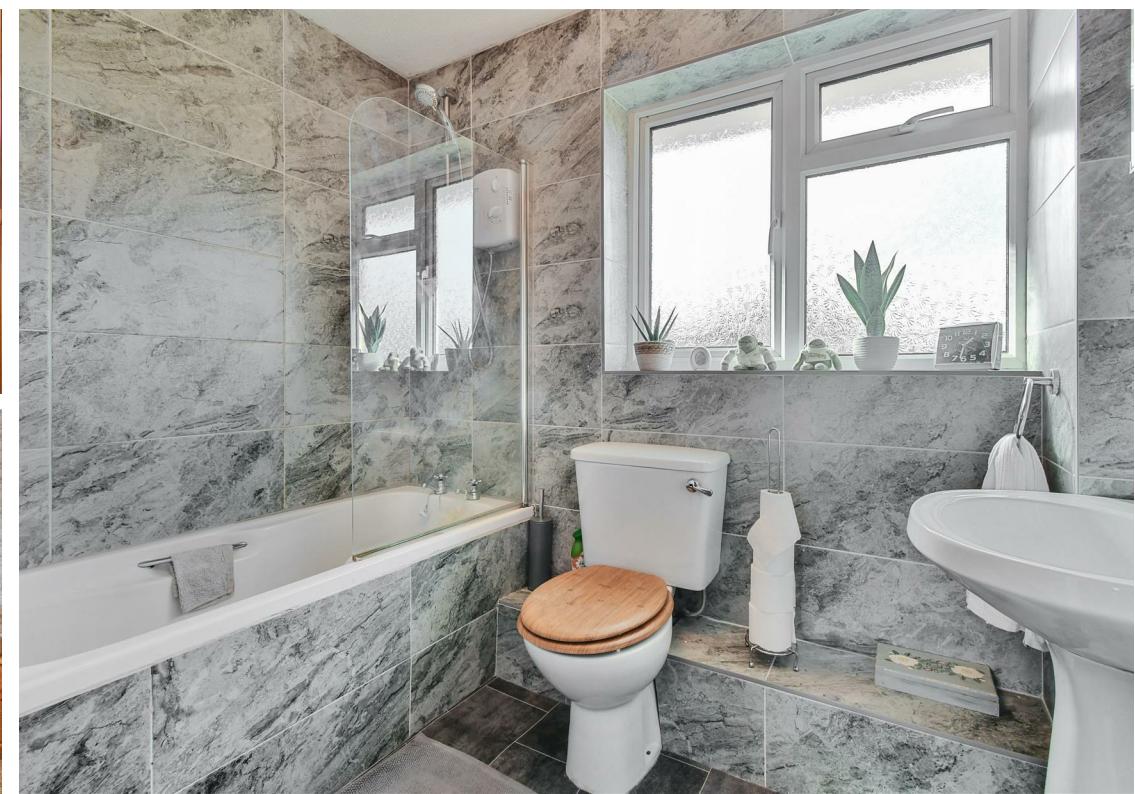
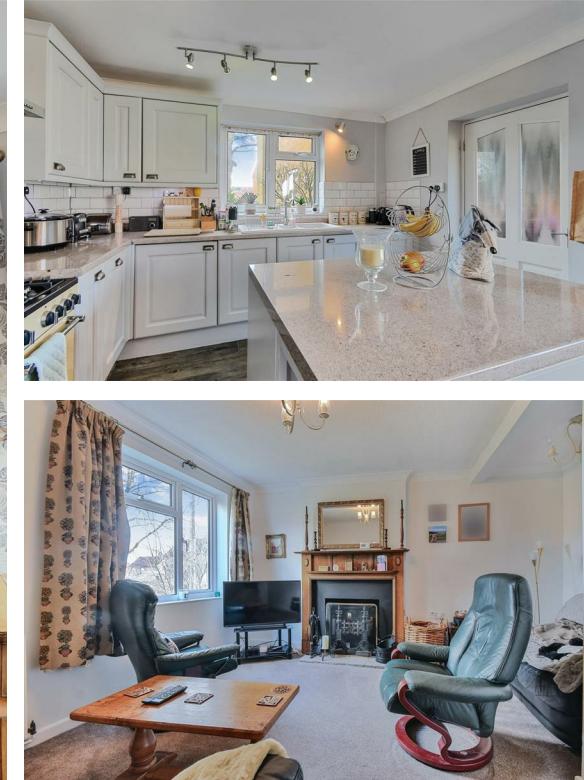
On the first floor a SPACIOUS LANDING with loft hatch access and a pull-down Loft ladder to a part boarded Loft. To one side of the landing a door with glazed over light opens onto a boiler cupboard with central heating boiler.

To the front BEDROOM ONE with recessed space for freestanding wardrobe, uPVC double glaze window to the front aspect.

BEDROOM 2 enjoys a pleasant outlook over an open area, with recessed space for wardrobes.

BEDROOM 3 overlooks the open area to the front.

Recently fully retiled FAMILY BATHROOM with white suite comprising panelled bath with shower over and screen to the side, pedestal wash hand basin, low suite WC.





OUTSIDE, 3 Crabmill Close enjoys a pleasant convenient position within level walking distance of Easingwold centre amenities. At the front and side there are maturing hedges and tree lined borders . At the rear is a fully enclosed courtyard style garden, having a brick sett patio area.

There is a gravel pathway that leads to the side where there is a front garden with hedged and tree lined borders, providing a degree of privacy especially to the side. Double timber shed with mainly laid to lawn garden to the side. To the rear, there is a neatly appointed brick set patio with timber fenced borders to two sides with a personal gate to rear service lane providing pedestrian access and in turn leads to the car park.

There is communal parking.

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 3BX

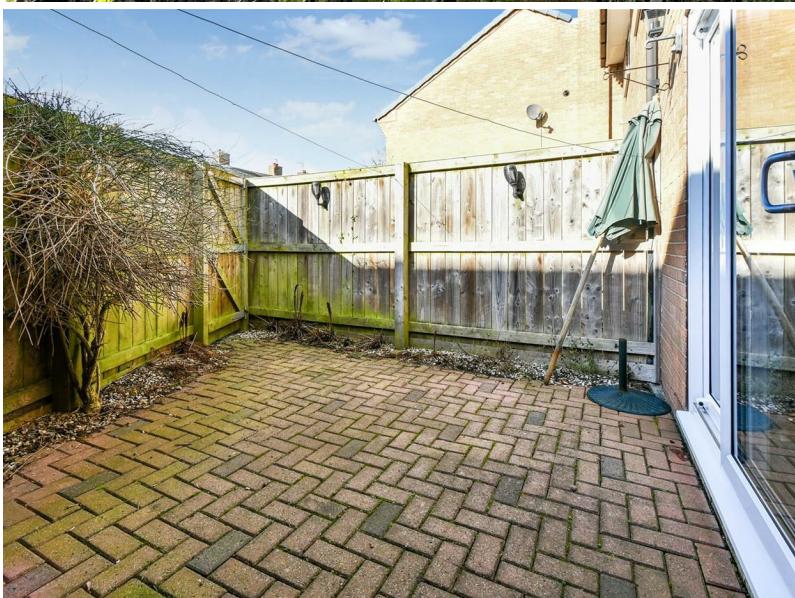
COUNCIL TAX BAND - C

TENURE Freehold

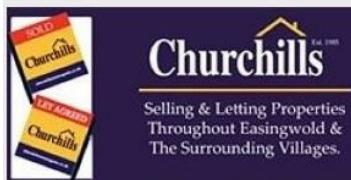
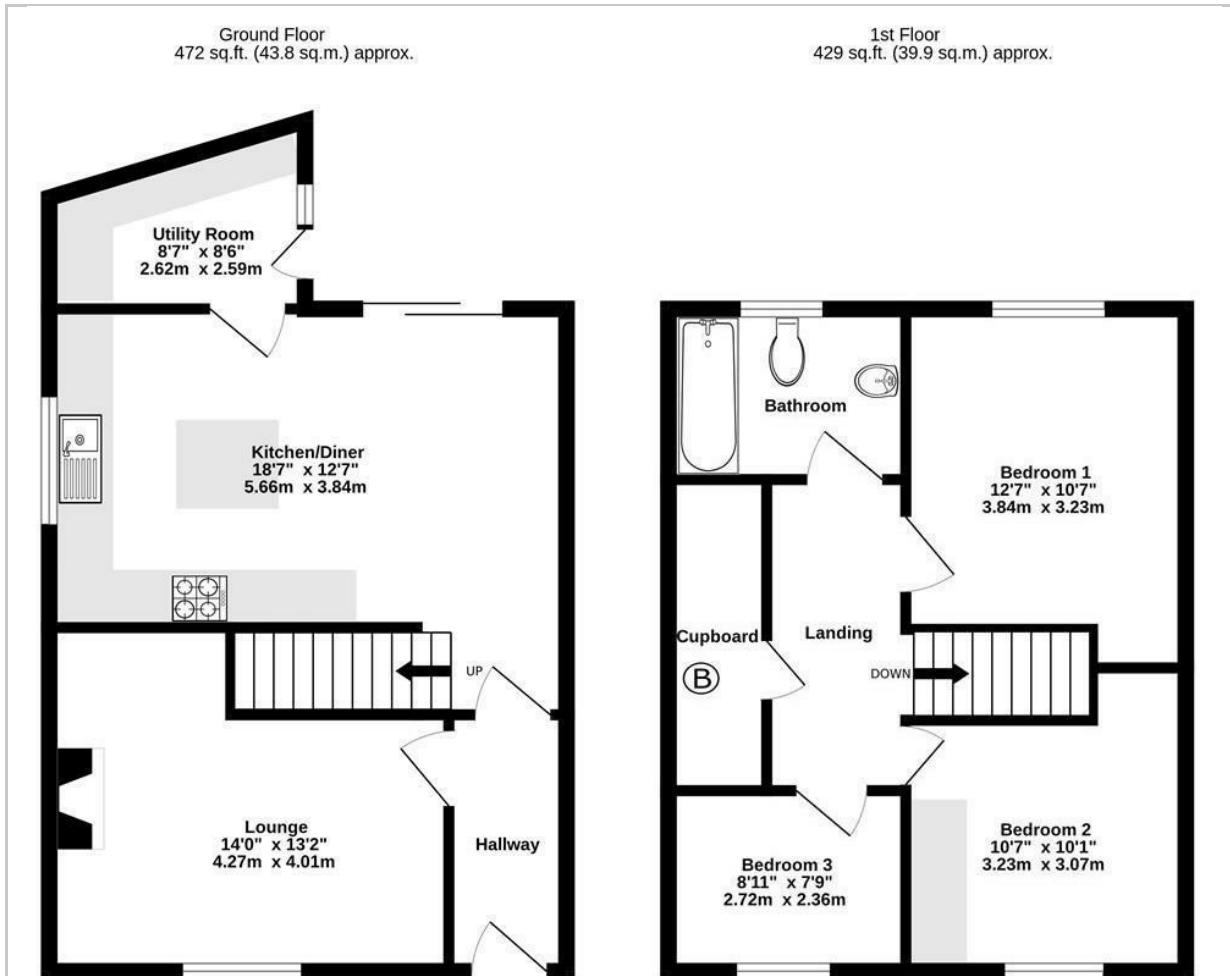
SERVICES Mains water, electricity and drainage with gas central heating.

DIRECTIONS From our central Easingwold office, proceed along Chapel Street and turn right by the chemist shop onto Tylers Walk. At the 'T' junction, turn right, follow the road around the corner and turn left into Paradise Fields. Continue around this corner and turn right after the public parking area, whereupon parking is available, and No. 3 is positioned straight ahead on the right hand side.

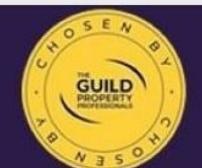
VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN



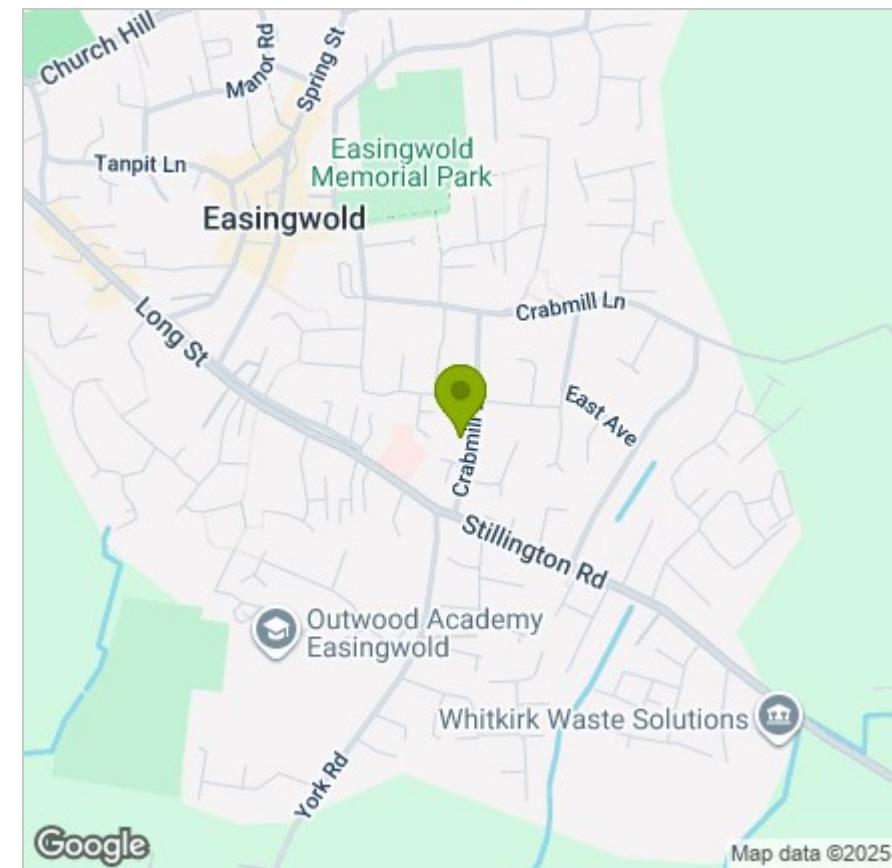
**FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES**



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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



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	61
(21-38)	F	
(1-20)	G	73
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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