



49 Goldfinch Way Easingwold

York, YO61 3RJ

£300,000

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THREE BEDROOM SEMI DETACHED PROPERTY A RELATIVELY NEW BUILD ENJOYING A PLEASANT CUL DE SAC POSITION WITHIN THIS POPULAR DEVELOPMENT, A CONTEMPORARY HOME ENHANCED BY A SERIES OF QUALITY UPGRADES THAT BRING REFINEMENT AND AN EXACTING, DISTINCTLY POLISHED LEVEL OF PRESENTATION WITH LANDSCAPED GARDENS THE BESPOKE INTERIOR FINISHES AND AN IMPECCABLE SHOWROOM LEVEL PRESENTATION SET THIS EXCEPTIONAL FAMILY HOME APART

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

RECEPTION HALL, SITTING ROOM, KITCHEN/DINER, CLOAKROOM/WC

FIRST FLOOR LANDING, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATHROOM

FRONT GARDEN, DRIVEWAY, FULLY ENCLOSED LANDSCAPED REAR GARDEN, GARDEN SHED

Under a canopy porch a composite entrance door part glazed with spy hole, opens into a generous RECEPTION HALL with eye catching timber effect herringbone flooring. A turned staircase rises to the first floor landing. To the rear a useful under the stairs cupboard with power and light.

CLOAKROOM/WC with a wash hand basin set on a vanity unit with storage below, a low suite WC, tongue and groove panelling to dado height and a frosted window.

To the rear a four panel door opens into a full width SITTING ROOM where the herringbone flooring continues, French UPVC double glazed doors flanked by glazed side panels open onto the fully enclosed rear garden and patio. To one side, an eye catching bespoke fitted display of cabinetry and shelving provide a wealth of storage and display space with central space for a 67 inch flatscreen television.

From the hall, a four panel door leads into the KITCHEN/DINER, fitted with a modern range of light coloured wall and base units complemented by straight edge work surfaces and matching upstands and tiled mid range frames the surfaces. Central four ring gas hob with stainless steel chimney style extractor above whilst to the other side sits an eye level double oven. Other integrated appliances include a full size dishwasher and a washing machine are neatly fitted. Stainless steel sink with chrome mixer tap and side drainer.

A DINING AREA sits beneath a UPVC double glazed window overlooking the front garden and cul de sac beyond. The whole room is finished with attractive marble effect tiled flooring.

From the reception hall a turned staircase rises to the FIRST FLOOR LANDING where there is loft hatch access and doors leading to all rooms.

To the rear lies the PRINCIPAL BEDROOM, featuring en vogue panelling to one wall and fitted wardrobes with shelving, rails and drawers, together with a separate walk in wardrobe area. A UPVC window overlooks the rear garden and a four panel door leads into;

EN SUITE SHOWER ROOM appointed with modern marble effect tiled flooring and matching part tiled walls, a trio of recessed alcove shelves, a walk in mains plumbed shower with further recessed shelving, a wall mounted vanity wash hand basin with double drawers below, low suite WC, vertical





brushed grey towel radiator and a frosted side window.

BEDROOM TWO enjoys a front elevation outlook and features panelled detailing to one wall, offering a comfortable double room.

BEDROOM THREE also faces the front and includes a useful cupboard over the stairs.

OUTSIDE the property is approached via a central paved pathway with a mainly lawned front garden set behind neatly clipped hedges and framed by railway sleepers. A driveway to the side provides off street parking and includes an outside tap. A personal timber gate leads from the driveway onto a pathway.

The rear garden is a delight and includes a generous TIMBER STORAGE SHED (15X 5) benefiting from power. Almost a full width patio adjoins a mainly lawned garden with maturing beds enclosed by railway sleepers and a further generous paved patio to the rear boundary with mains lighting and a double power socket, all enclosed by contemporary horizontal timber fencing strips.

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 Northallerton, Thirsk, Harrogate, Leeds and York, and the town is bypassed by the A19 for travel further afield.

POSTCODE – YO61 3RJ

COUNCIL TAX BAND – D

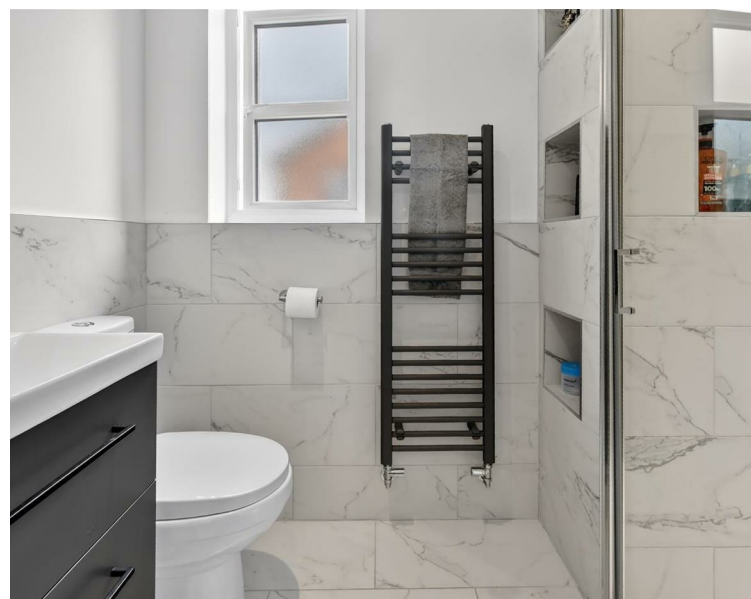
TENURE – Freehold

SERVICES – Mains water, electricity, drainage and gas fired central heating

DIRECTIONS – From our central Easingwold office, proceed south along Long Street, take the first exit at the mini roundabout onto Stillington Road, and continue for a third of a mile until reaching Partridge Road on the left. Turn left onto Goldfinch Way and follow the road round, taking the right hand turning where No.49 will be found on the left hand side.

VIEWINGS strictly by appointment with Churchills of Easingwold, telephone 01347 822800 or email [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

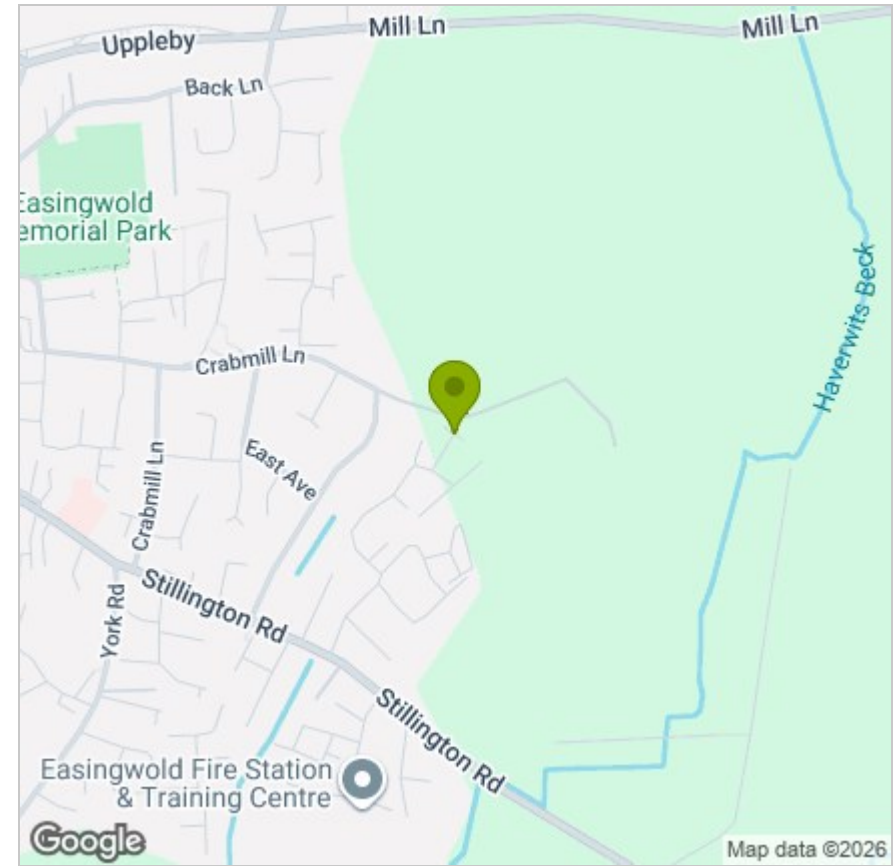
AGENTS NOTE - In accordance with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks and a fee will apply; please contact the office for further details.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</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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