



23 Partridge Road Easingwold

York, YO61 3SA

£550,000

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A SUBSTANTIAL 4 BEDROOM ENERGY EFFICIENT MODERN FAMILY HOME EXTENDING TO OVER 3,200 SQ FT, FEATURING A WEALTH OF UPGRADES AND SPACIOUS RECEPTION ROOMS WITH TWO ENSUITE BEDROOMS, COMPLEMENTED BY A DOUBLE GARAGE AND PRIVATE WALLED REAR GARDEN IN A DESIRABLE CUL DE SAC LOCATION WITHIN EASY LEVEL WALKING DISTANCE OF EASINGWOLD AMMENTIES

With PVC Triple Glazing, Potential Income Producing Solar Panels which Currently Contribute Greatly to Reducing Annual Utility Costs, Balance of The Builder's Warranty and Gas Fired Central Heating

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

Reception Hall, Cloakroom/WC, Sitting Room, Kitchen/Diner, Separate Dining/ Family Room, Study, Utility Room

Principal Bedroom with Ensuite, Guest Bedroom with Ensuite, Two Further Double Bedrooms, Family Bathroom

Outside - Double Garage, Driveway Parking, Front Garden, Enclosed Rear Garden with Two Patio Areas

Set beneath a canopy porch a central six panel composite part glazed entrance door with matching frosted glazed side slits opens into a RECEPTION HALL with wood grain effect flooring and a turned staircase rising to the first floor. Useful under the stairs storage cupboard.

CLOAKROOM/ WC fitted with a wall mounted wash hand basin, tiled splashback and low suite WC.

A four panel door leads through to the THROUGH SITTING ROOM, extending to over 20 ft in length. PVC triple glazed windows overlooking the front garden and pleasant cul de sac beyond. PVC French doors with matching glazed side panels open to the rear patio and garden.

From the hall, a door leads into a DINING ROOM, a versatile space equally suited as a family/playroom, with dual PVC triple glazed windows to the front.

A further door leads to a comfortable STUDY/ HOME OFFICE with PVC side window.

To the rear lies the KITCHEN/ DINER, upgraded and fitted with shaker style coloured wall and base units, quartz worktops and matching upstands. Stainless steel sink with etched drainer grooves set beneath a PVC window overlooking the rear garden. A central four ring gas hob with matching quartz splashback and chimney style extractor sits alongside a double oven framed by a ladder cupboard, fitted fridge, separate freezer and integrated dishwasher.

To one side a dining area has PVC triple glazed doors opening to the rear patio and garden. A further door leads to:

UTILITY ROOM, fitted with matching cupboards, quartz worktops and upstands, a wall mounted cupboard housing the boiler, integrated washing machine and a composite six panel part glazed door to the side, with a PVC window overlooking the rear.

From the reception hall a turned staircase rises to a generous GALLERY LANDING with PVC window to the front, a good size airing cupboard accessed via double doors, loft hatch access and a cupboard housing the vented hot water cylinder.

PRINCIPAL BEDROOM is a generous double with twin PVC





windows overlooking a pleasant tree lined green to the front and an adjoining ENSUITE with walk in mains plumbed shower, rain head and handheld attachment, low suite WC, wall mounted wash hand basin, vertical chrome towel radiator, part tiled walls to head height and frosted rear window.

GUEST BEDROOM sits to the rear with PVC triple glazed window overlooking the garden and a fully tiled ENSUITE with mains plumbed shower, wall mounted wash hand basin, low suite WC, vertical chrome towel radiator and frosted window with tiled sill.

BEDROOM THREE is a good size double to the front.

BEDROOM FOUR is a further double to the rear.

The FAMILY BATHROOM includes a panel bath with mains plumbed shower over, tiled to ceiling height, shower screen, wall mounted wash hand basin with tiled splashback, low suite WC, vertical chrome towel radiator, frosted window and tiled sill.

Outside, the property is approached by a broad generous tarmac driveway leading to a DOUBLE GARAGE (19ft 7 x 18ft 5) offering additional roof void storage, power, light and multiple double power sockets.

Adjacent is a stone pathway with gravel borders and wrought iron railings and leading to the front entrance door.

To the rear, a personal timber gate opens to a fully enclosed child and pet friendly mainly walled REAR GARDEN offering a degree of privacy and laid to lawn with two patio areas, outside tap and coach light with access from both the sitting room and kitchen diner. The garden offers a blank, well-prepared canvas, ready for a purchaser to shape, landscape and personalise to their own design.

LOCATION - Easingwold is a thriving Georgian market town with an excellent range of shops, schools and amenities, and convenient access to York, Thirsk, Northallerton, Harrogate and Leeds. The A19 bypass provides swift travel further afield.

POSTCODE: YO61 3SA

TENURE: Freehold

COUNCIL TAX: Band F

SERVICES: Mains water, electricity and drainage. Gas Fired Central Heating, Potential Income Producing Solar Panels which Currently Contribute Greatly to Reducing Annual Utility Costs.

DIRECTIONS: From our central Easingwold office, proceed along Long Street and bear left onto Stillington Road. Continue and turn left onto Partridge Road, following the road for a short distance and No. 23 can be found straight ahead.

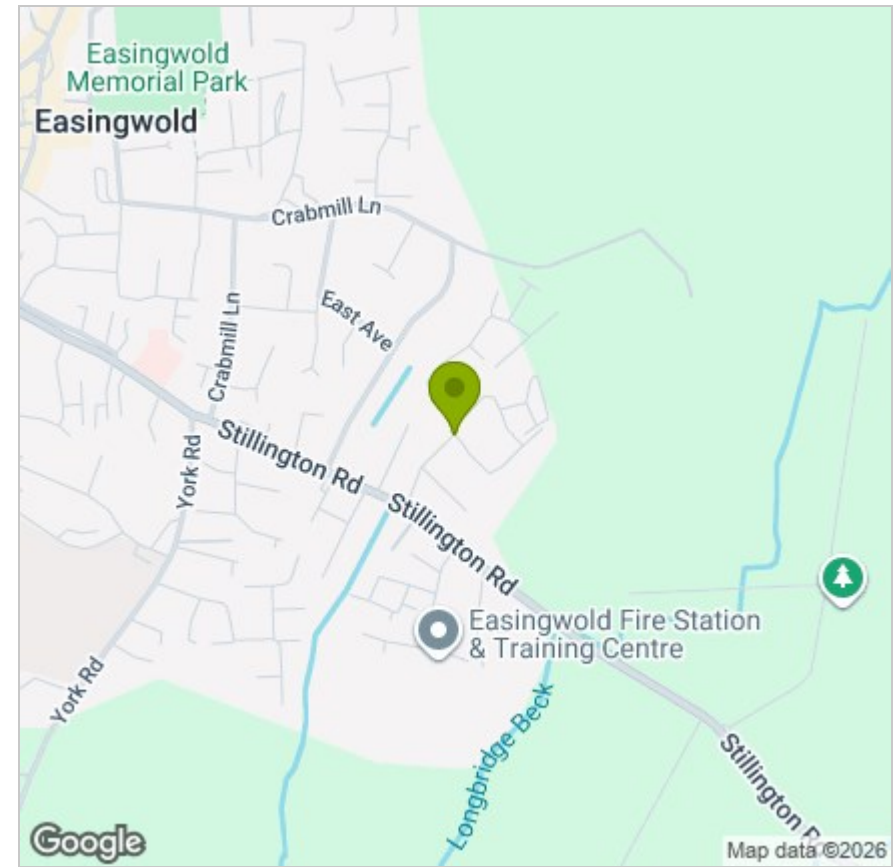
AGENT'S NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our 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>97</b>	<b>97</b>
(81-91) <b>B</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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