



14 Aspen Road Easingwold

York, YO61 3SP

Offers Over £450,000



Forming part of a stylish new development within walking distance of the beautiful and historic town of Easingwold, Churchills offers for sale the 'Darwood,' five bedroom detached home built by Avant Homes in 2023. Set on a shared driveway with parking for three cars overlooking open green space this home has been extensively upgraded by the current owners, including Amtico herringbone flooring, quartz worktops, a freestanding island to the kitchen, built in wardrobes, spotlights, and much more. A viewing is highly recommended to appreciate the value of the upgrades that have been completed.

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

With uPVC Double Glazing, Gas Central Heating, Balance of the Structural Warranty, Excellent Decorative Condition Throughout.

Reception Hall, Lounge, Fitted Kitchen with Living Dining Area, Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with Generous 4 Piece EnSuite Bathroom, 4 Further Bedrooms, House Bathroom.

Outside: Driveway, Integral Single Garage, Fully Enclosed Landscaped Rear Garden.

An internal viewing is highly recommended to fully appreciate this stunning family home which has been thoughtfully enhanced and improved.

A PVC entrance door opens into a welcoming RECEPTION HALL with Herringbone effect Engineered Flooring;

Inner door into the LOUNGE with uPVC window overlooking a pleasant green.

From the Reception Hall the Herringbone effect Engineered Flooring flows to the rear of the property opening up to a full width KITCHEN LIVING DINER the real hub of the house which extends to over 27ft length with an extensive range of shaker style fittings comprising cupboard and drawer wall and floor fittings, complimented by upgraded quartz work surfaces with matching upstands. Inset 1 ½ bowl stainless steel sink unit with side drainer and swan mixer tap, integrated dishwasher. Electric induction hob, extractor over, oven and fitted microwave above. Integrated refrigerator and freezer.

KITCHEN ISLAND with matching units and extended





quartz countertop forming a useful breakfast bar.

LIVING DINER AREA with dual French Doors leading out to the rear patio and garden beyond.

Inner door to **UTILITY ROOM** - having matching cupboards and having space and plumbing for a washing machine and space for a separate dryer, rear access door to gardens.

CLOAKROOM/WC.

GALLERIED FIRST FLOOR LANDING.

PRINCIPAL BEDROOM and **LUXURY 4 PIECE EN SUITE BATHROOM/WC.**

GUEST BEDROOM with upgraded fitted wardrobe.

There are 3 **FURTHER BEDROOMS** and a 4 piece **FAMILY BATHROOM** with bath and a separate shower.

OUTSIDE - At the front is a tarmac driveway providing off road parking for 3 vehicles.

INTEGRAL SINGLE GARAGE - 16'8 x 8'10 with up and over door to front.

A path leads to a fully enclosed part walled and fenced landscaped garden with paved patio and shaped lawn.

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 3SP.

TENURE - Freehold.

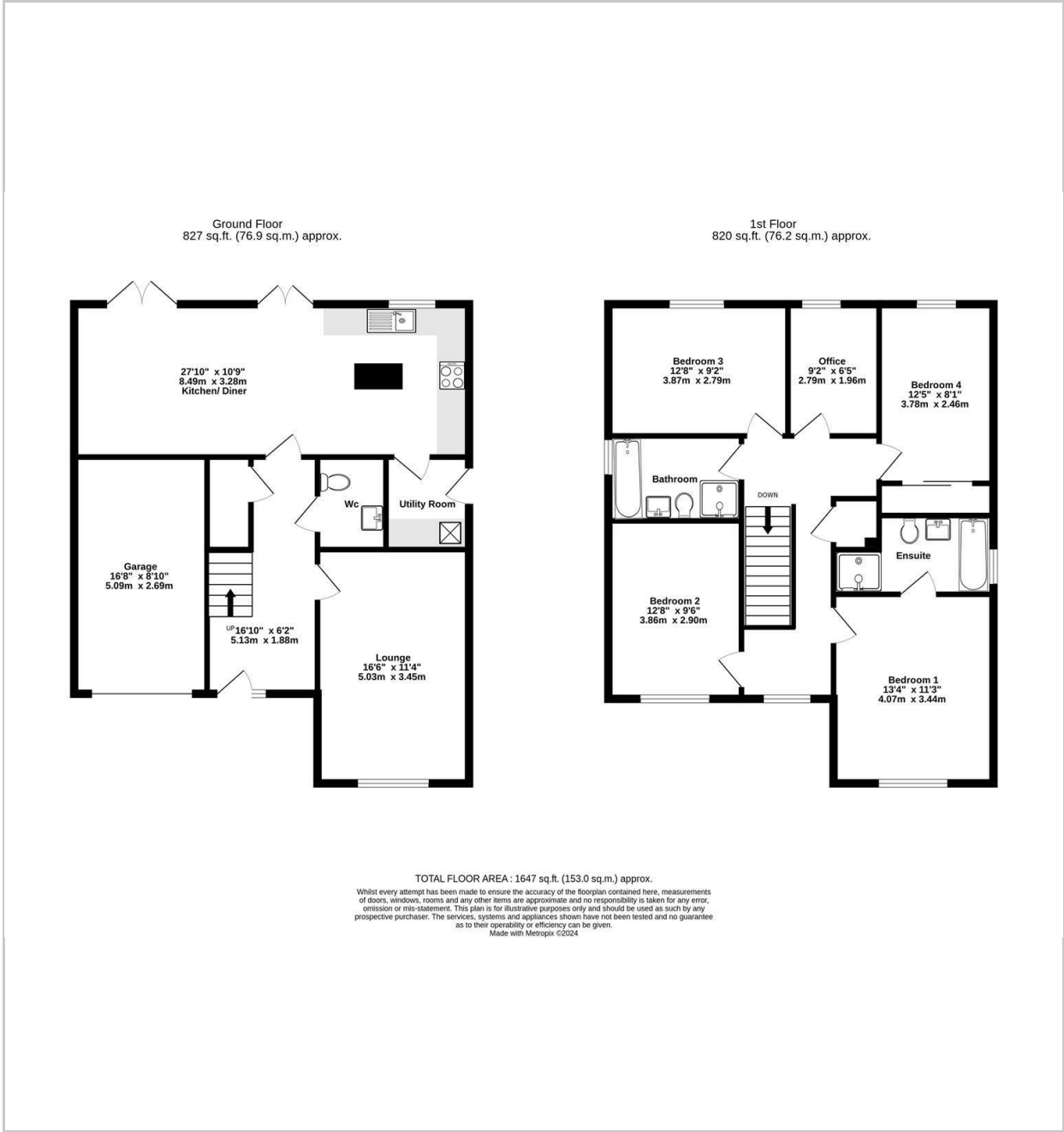
COUNCIL TAX BAND - F.

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

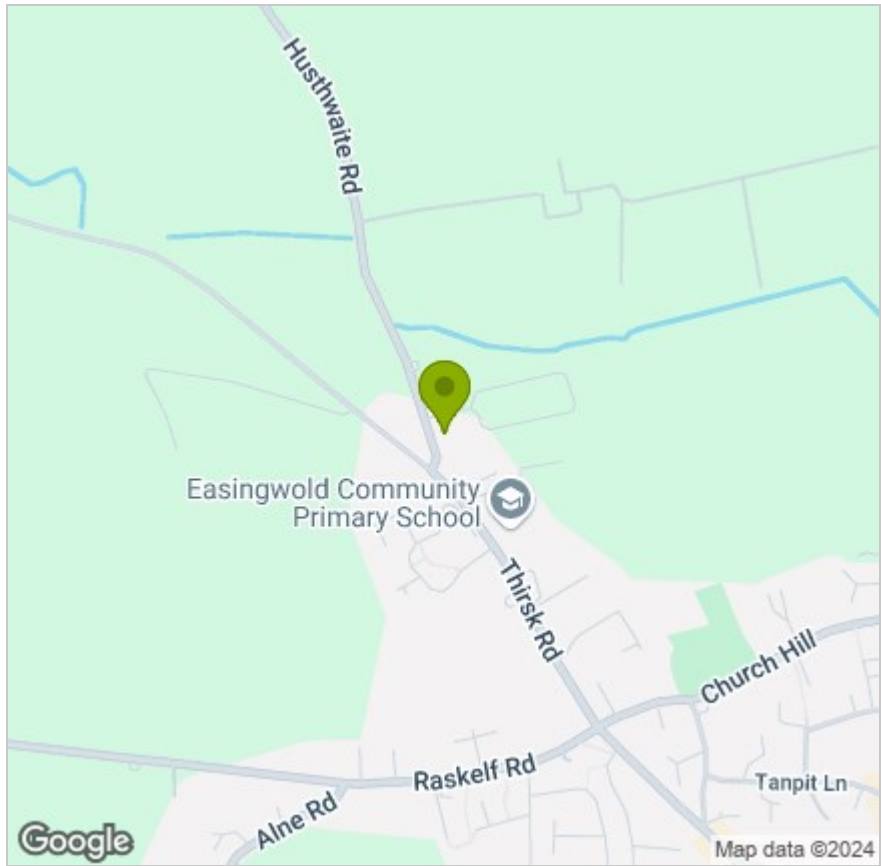
DIRECTIONS - From our central Easingwold office in Chapel Street, proceed north along Long Street past the Primary School turning right and then right again into Aspen Road. No 14 is positioned straight ahead overlooking the green.

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

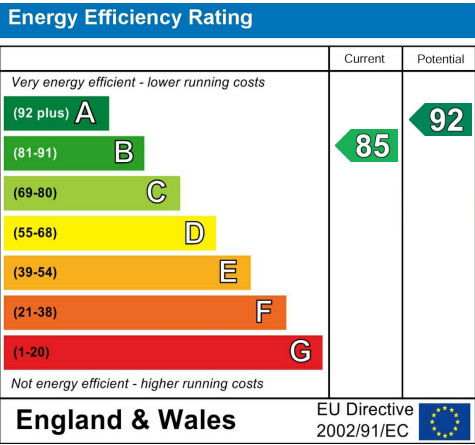
FLOOR PLAN



LOCATION



EPC



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