



NO BALL GAMES

30 Station Court Easingwold  
York, YO61 3JW  
£150,000

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**A SPACIOUS AND WELL PROPORTIONED FIRST FLOOR 2 BEDROOMED APARTMENT WITHIN WALKING DISTANCE OF EASINGWOLD AMENITIES**

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

Communal Reception Hall, 'L' Shaped Reception Hall, Lounge with Dining area, Fitted Kitchen, Bedroom 1, Bedroom 2, Bathroom/WC

Communal Gardens and Off Road Parking

Outside Communal gardens and parking.

Approached from a COMMUNAL RECEPTION DOOR with private intercom, stairs rise to the first floor.

A sturdy private timber door opens to an L-shaped RECEPTION HALL with eye catching parquet flooring throughout. Large walk-in shelved storage cupboard. Doors lead off;

L-shaped SITTING DINING room with uPVC double glazed window to the front overlooking the communal gardens and uPVC double glazed window to the side, woodgrain laminate flooring throughout.

FITTED KITCHEN comprehensively fitted with a range of oak fronted wall and base units complemented by rolltop works surfaces and tiled mid range. Stainless steel sink with side drainer below a uPVC double glazed window to the elevation. Electric oven, electric hob with concealed extractor above, space and plumbing for a washing machine. Wall mounted mains gas boiler.

BEDROOM ONE uPVC double glazed window to the rear elevation overlooking the communal gardens. Shelved wardrobe cupboard.





**BEDROOM TWO** uPVC double glazed window to the front elevation.

**BATHROOM** comprising of a white suite, fully tiled throughout. Panel bath with shower over with side screen, wash hand basin on a pedestal with chrome taps, low suite WC and a vertical chrome towel radiator.

**OUTSIDE** - Off street parking to the front whilst there is a pleasant communal garden to the rear.

**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 3JW.

**COUNCIL TAX BAND** - A

**TENURE** Leasehold - The annual ground rent is £10 PA and there is a monthly service charge of £54.04 of which there is 100 years remaining on the lease.

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

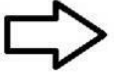
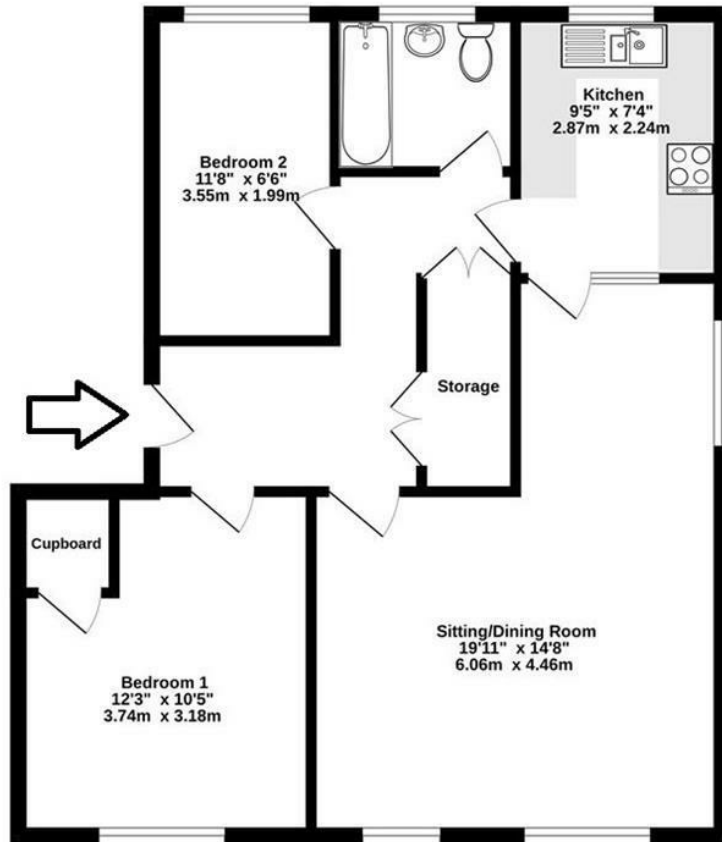
**DIRECTIONS** - From our central Easingwold office, turn right onto Long Street, and at the mini roundabout turn left onto Raskelf Road. Turn right onto Station Court, whereupon No. is positioned at the far end of the development, identified by the agents 'For Sale' board.

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



# FLOOR PLAN

Ground Floor  
653 sq.ft. (60.7 sq.m.) approx.



Cupboard

Bedroom 1  
12'3" x 10'5"  
3.74m x 3.18m

Sitting/Dining Room  
19'11" x 14'8"  
6.06m x 4.46m

Storage

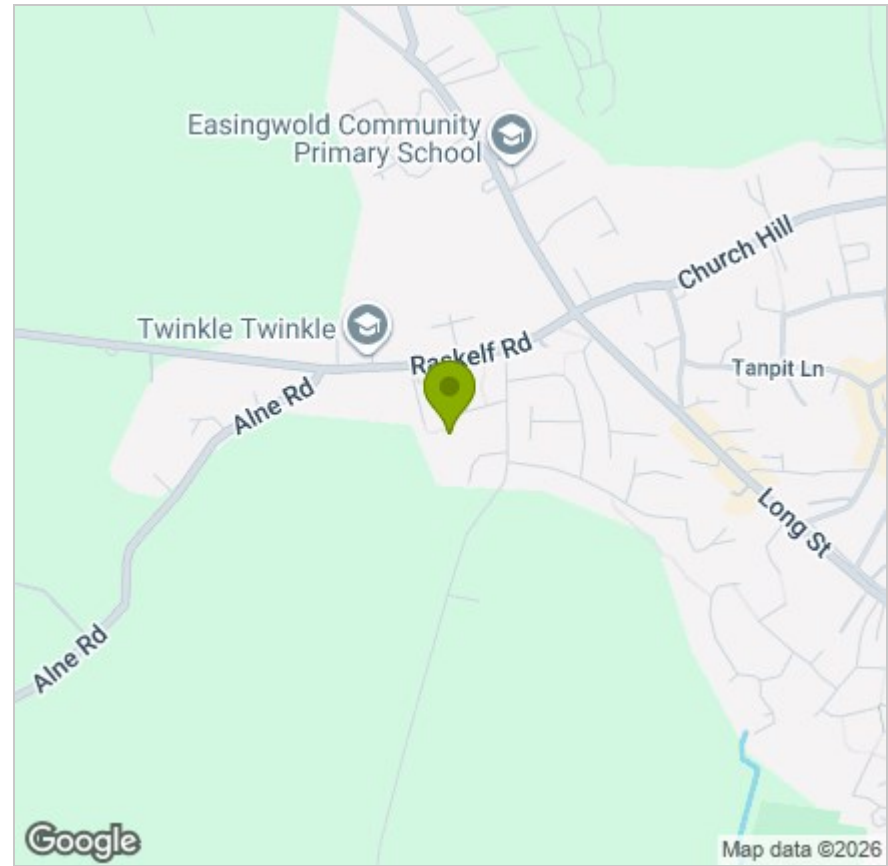
Bedroom 2  
11'8" x 6'6"  
3.55m x 1.99m

Kitchen  
9'5" x 7'4"  
2.87m x 2.24m

Station Court, York, North Yorkshire, YO61 3JW  
TOTAL FLOOR AREA : 653 sq.ft. (60.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	<b>74</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.