



19B Galtres Drive Easingwold
York, YO61 3DL
£210,000

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AN IMMACULATELY PRESENTED TWO BEDROOM HOME ENJOYING A PROMINENT CORNER SETTING WITH GARDENS, SOUTH FACING PATIO AND GENEROUS PARKING. BEAUTIFULLY MAINTAINED AND THOUGHTFULLY ENHANCED BY THE PRESENT OWNERS OFFERING WELL BALANCED ACCOMMODATION IDEAL FOR FIRST TIME BUYERS OR THOSE SEEKING A MOVE TO SOMETHING MORE MANAGEABLE

Mileages – York approx. 12 miles | Thirsk approx. 10 miles | A19 approx. 0.5 miles (All distances approximate)

Reception Lobby, Sitting Room, Kitchen Breakfast Room, Side Lobby, Cloakroom/WC, Under Stairs Store

Two Bedrooms, Family Bathroom

Gardens to Two Sides, Enclosed Side Terrace, Generous Gravel Driveway Parking

A part glazed uPVC ENTRANCE DOOR opens into a RECEPTION LOBBY, with stairs rising to the first floor.

A panelled door leads into an inviting SITTING ROOM, a bright and comfortable space with a pleasant aspect over the neatly tended front garden. The room is tastefully finished, with soft décor perfectly suited to day to day living.

Beyond lies the KITCHEN BREAKFAST ROOM, appointed with contemporary two tone matt grey cabinetry, lighter wall units and quartz effect straight edge work surfaces. A stainless steel 1¾ sink with swan neck mixer tap sits beneath a rear window. Integrated appliances include an electric oven, hob with concealed extractor above, and dishwasher. Plumbing for both a washing machine and space for a freestanding fridge freezer. Glazed teal tiled midrange and low voltage downlighters provide an impressive finishing touch.

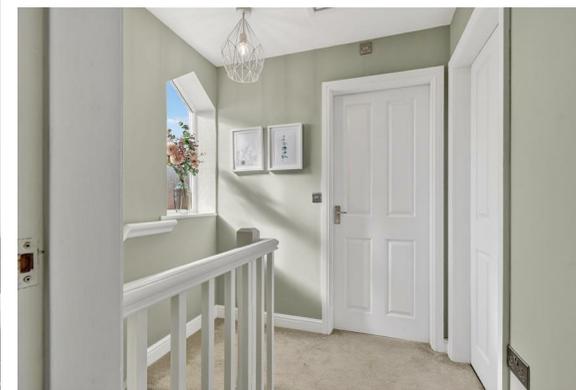
A further door leads into the INNER SIDE LOBBY, giving access to:

A CLOAKROOM/WC, stylishly arranged with vanity wash hand basin with gloss fronted storage below, concealed cistern WC and part tiled walls.

To the otherside of the lobby a USEFUL UNDER THE STAIRS STORE, housing the gas combination boiler, with additional space for a dryer and plentiful storage for coats, shoes and household items.

Stairs rise past a frosted apex window to the FIRST FLOOR LANDING, with loft hatch and pull down ladder to a part boarded, mains lighted loft, offering excellent additional storage.

The PRINCIPAL BEDROOM spans the full width of the house, carefully arranged with an open wardrobe





area set into the stair void, complete with shelving. Brushed chrome sockets with USB points, subtle downlighting and a pleasant front outlook complete the room.

BEDROOM TWO enjoys a rear aspect and includes modern chrome fittings and dimmer lighting.

The **FAMILY BATHROOM** is fully tiled and appointed with a shaped bath with chrome mixer tap and shower above, vanity wash hand basin with gloss fronted storage below, concealed cistern WC and brushed grey vertical towel radiator.

OUTSIDE the property is approached through a charming picket gate, with a central pathway flanked by lawn and mature borders. A neatly clipped hedge softens the corner position and affords a degree of privacy.

A timber gate opens into a **PRIVATE PAVED SIDE TERRACE**, fully enclosed and enjoying a sheltered, sun catching southerly position ideal for outdoor dining. An outside tap is provided.

A further gate leads through to a **GENEROUS GRAVEL DRIVEWAY**, offering substantial off street parking for multiple vehicles. A timber shed provides useful storage. The scale of this area presents an opportunity, if desired, to create an additional garden space or landscaped seating area while retaining parking provision.

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 3DL

TENURE: Freehold

SERVICES: Mains water, electricity, gas and drainage

COUNCIL TAX: B

DIRECTIONS - From our central Easingwold Office proceed south along Long Street, at the mini roundabout, take the first exit onto Stillington Road. Take the first left into Crabmill Lane and then the second left into Galtres Drive follow the road down whereupon 19B Galtres Drive will be found shortly on the left hand side identified by the Churchills for sale sign.

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

AGENT'S NOTE – In accordance with Anti Money Laundering regulations, all purchasers are required to undertake identity verification checks. A fee will apply; please contact our office for further details.



FLOOR PLAN

Ground Floor
288 sq.ft. (26.8 sq.m.) approx.

1st Floor
288 sq.ft. (26.8 sq.m.) approx.

TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.

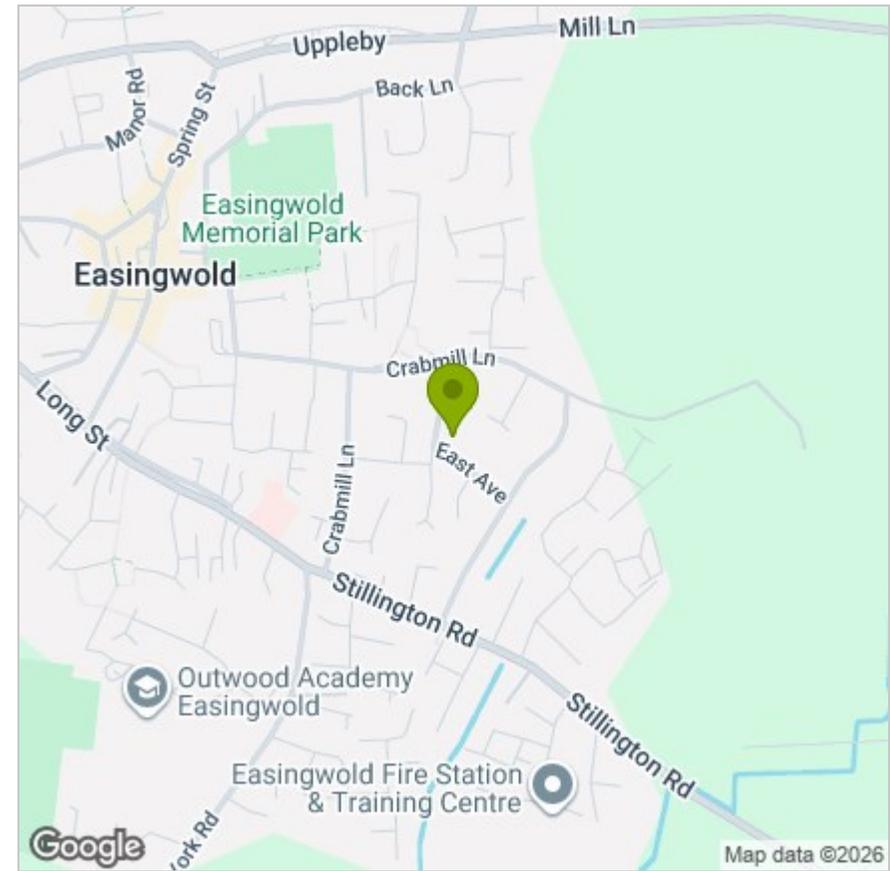
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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