Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

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.

OUTSUDE - 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

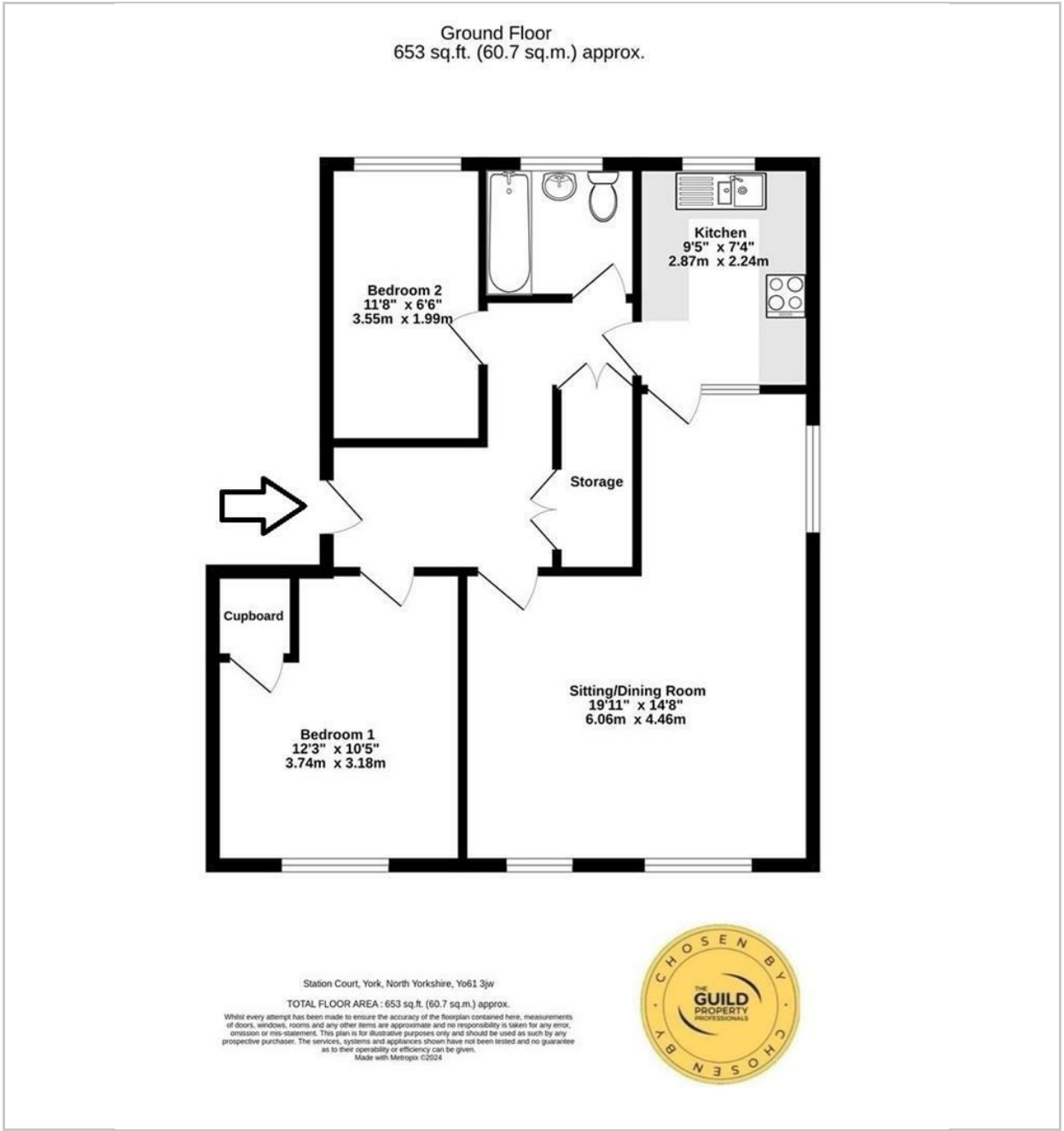
TENURE Leasehold - The annual ground rent is £10 PA and there is a monthly service charge of £54.04 of which there is 100 years remaining on the lease.

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

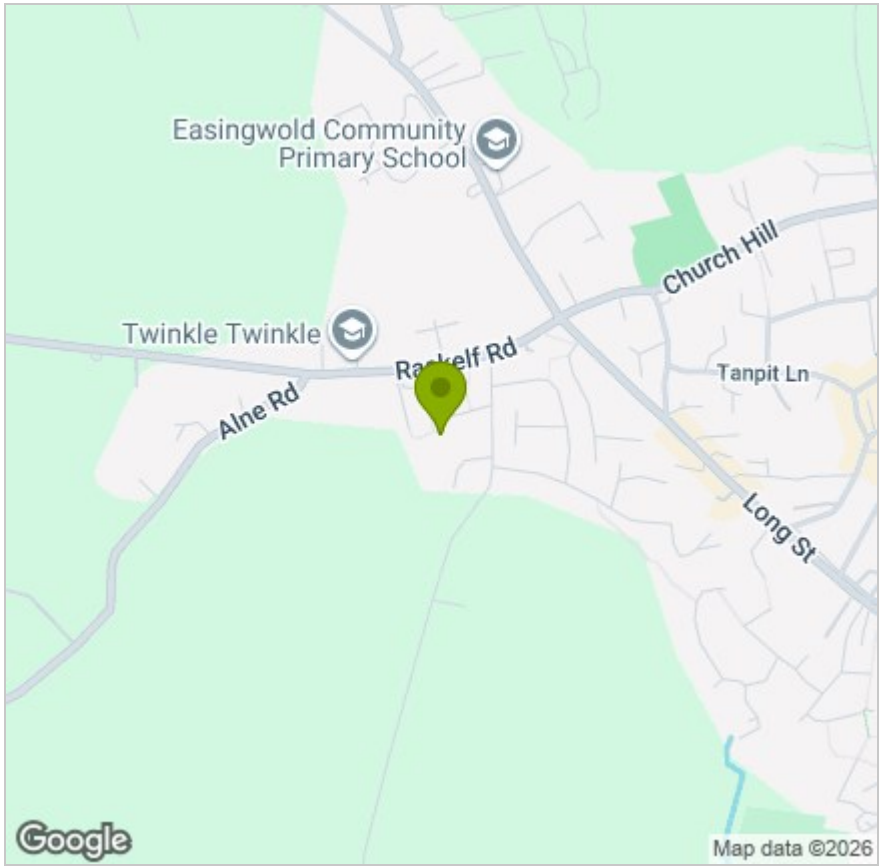
DIRECTIONS - From our central Easingwold office, turn right onto Long Street, and at the mini roundabout turn left onto Raskelf Road. Turn right onto Station Court, whereupon No. is positioned at the far end of the development, identified by the agents For Sale' board.

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

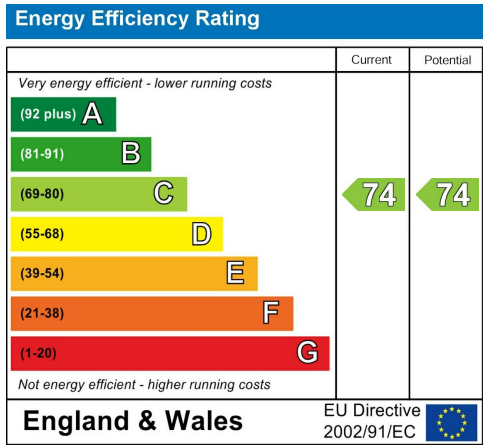
FLOOR PLAN



LOCATION



EPC



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