



Plaxton Cottage Thirsk Road Easingwold

York, YO61 3HN

£369,950

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3 BEDROOM NEW BUILD, ONE OF JUST FOUR ENJOYING PANORAMIC OPEN VIEWS POSITIONED ON THE EDGE OF EASINGWOLD WHICH HAS BEEN INDIVIDUALLY DESIGNED AND BUILT TO AN EXACTING STANDARD

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

With UPVC Double Glazing, Air Source Heat Pump, Builders Structural Warranty.

Reception Hall, Cloakroom/WC, Sitting Room, Open Plan Fitted Kitchen with Dining Area.

First-Floor Landing, Principal Bedroom with En Suite Shower Room/WC, 2 Further Bedrooms, House Bathroom/WC.

Outside: Driveway with Off Street Parking, Front/Side Garden, Fully Enclosed Rear Garden, Tandem Driveway and EV Charger

A glazed composite entrance door, set beneath a canopied porch with RECEPTION HALL where a turned staircase rises to the first floor.

CLOAKROOM/WC with wall-hung wash hand basin and low suit WC.

Door leads into a front-to-back SITTING ROOM, with generous bay window to the front. To the rear French doors open onto a stone terrace and landscaped gardens.

A door leads from the hallway into an OPENPLAN KITCHEN/ DINING ROOM enjoying a triple aspects over both the front courtyard and private rear garden whilst to the side a window frames open countryside. The kitchen is well equipped with coloured cabinetry, complemented by quartz worksurfaces and a full suite of integrated appliances including fridge/freezer, double electric oven, electric hob with extractor, and dishwasher.

An adjoining door opens into the REAR LOBBY/UTILITY ROOM, fitted with additional storage and plumbing for laundry appliances, as well as a glazed door to the rear patio and gardens. A useful under the stair's cupboard houses the unvented hot water cylinder.

Stairs rise to the FIRST FLOOR LANDING.

The PRINCIPAL BEDROOM enjoys a dual-aspect views to the front and side each framing picturesque rural scenes. To the rear is a ensuite shower room, part tiled to the walls and floor and fitted with a walk in thermostatic rain shower and additional hand shower attachment, gloss fronted vanity unit, low suite WC, chrome towel radiator, and frosted UPVC window.





There are two further bedrooms, thoughtfully arranged., one overlooking the front courtyard, the other enjoying views across neighbouring paddocks and open countryside.

The **FAMILY BATHROOM** features a panelled bath with thermostatic rain shower and hand attachment over, stylish vanity unit with mixer tap and storage, chrome towel radiator, low level WC, and tiled floor with a frosted window.

OUTSIDE, the property is approached via twin brick pillars, with a stone pathway leading through planted borders to the front porch. A side path, enclosed by maturing hedging, continues through a timber gate to the rear garden.

Predominantly laid to lawn with a stone terrace for entertaining and a hawthorn boundary hedge to one side. The garden is fully enclosed, with a further timber gate giving access to tandem parking and a dedicated EV charging point.

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 3HN

TENURE - Freehold

COUNCIL TAX BAND - TBC

SERVICES - Mains water, electricity and drainage, with air source heat pump.

DIRECTIONS - From our central Easingwold office in Chapel Street, proceed north along Long Street past the Primary School, for a short distance where upon the property can be found the right hand side. identified by the Churchills For Sale board.

VIEWING - Strictly by appointment with the sole selling agents, Churchill of Easingwold. Tel: 01347 822800 Email: easingwold@churchillsyork.com.

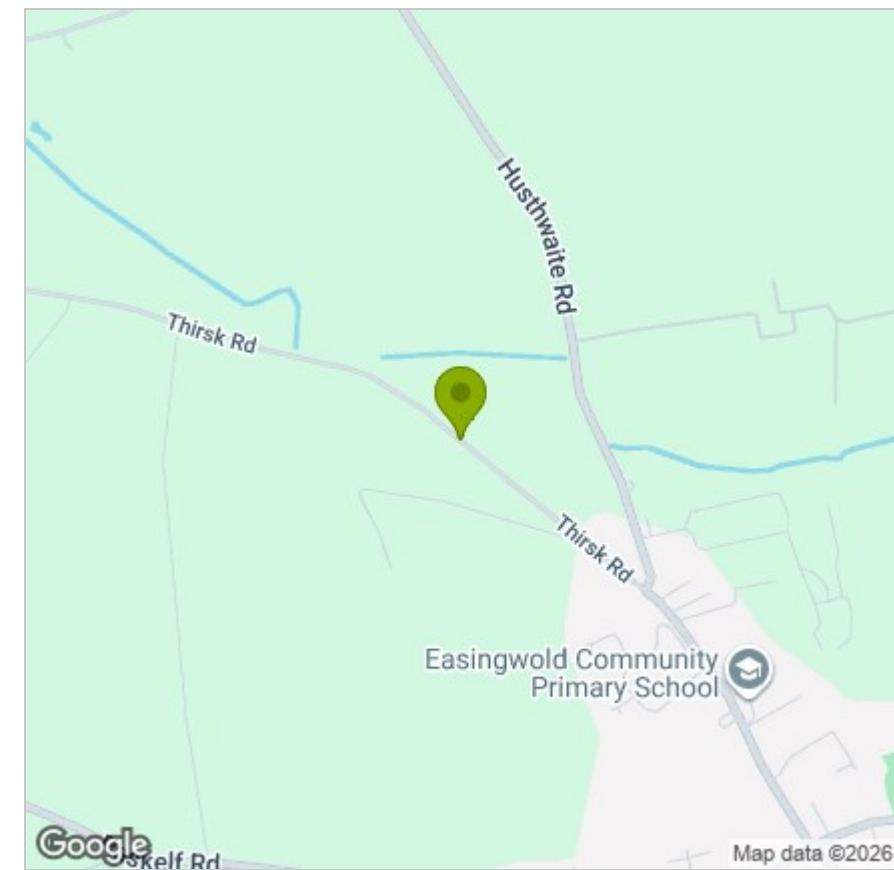
AGENTS NOTES: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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