

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

55A Uppleby Easingwold

York, YO61 3BD

£675,000

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THIS SUBSTANTIAL AND BEAUTIFULLY REIMAGINED 5 BEDROOMED SEMI DETACHED FAMILY HOME OCCUPIES A HIGHLY SOUGHT AFTER POSITION ALONG UPPLEBY, ONE OF EASINGWOLD'S MOST ESTABLISHED RESIDENTIAL ADDRESSES. THOUGHTFULLY MODERNISED AND SIGNIFICANTLY ENHANCED BY THE CURRENT OWNERS, THE PROPERTY COMBINES STYLISH CONTEMPORARY LIVING WITH PRACTICAL FAMILY ACCOMMODATION EXTENDING TO OVER 2,000 SQ FT, CENTRED AROUND A REMARKABLE OPEN PLAN KITCHEN, DINING AND FAMILY ROOM. A SOUTH FACING ROOF TERRACE, VERSATILE GROUNDFLOOR BEDROOM, LANDSCAPED PART WALLED GARDENS AND WELL PROPORTIONED BEDROOM ACCOMMODATION CREATE A HOME OF EXCEPTIONAL QUALITY, PERFECTLY SUITED TO MODERN FAMILY LIFE.

Mileages: York - 13 miles, Thirsk - 12 miles, A19 - 4 miles (Distances Approximate).

Reception Hall, Sitting Room, Snug/Study, Stunning Open Plan Kitchen/Living/Dining Room, Bedroom 5, Utility Room, Cloakroom/WC

Principal Bedroom Suite with Dressing Room, Luxury Ensuite and South Facing Roof Terrace, 3 Further Bedrooms, Family Bathroom

Driveway Parking, Landscaped Rear Garden, Outdoor Kitchen and Entertaining Areas

A composite entrance door with glazed side panels opens into a generous RECEPTION HALL finished with striking resin flooring and a return staircase rising to the first floor. A useful shelved understairs cupboard provides practical storage.

A timber door leads through to the elegant SITTING ROOM, enjoying pleasant views across the attractive tree-lined frontage of Uppleby and neighbouring period homes. A decorative open fireplace with painted timber surround creates an attractive focal point, complemented by parquet flooring, brushed bronze period style radiators and French doors opening directly onto the rear terrace.

To the opposite side of the hall is a versatile SNUG/STUDY, again benefiting from views over Uppleby, matching parquet flooring and a period style radiator. An adjoining store houses the recently installed gas fired boiler and pressurised hot water cylinder whilst providing useful shelving and storage.

Positioned to the rear of the property is the true heart of the home; an outstanding open plan KITCHEN/LIVING/DINING ROOM designed for modern family living and entertaining.

The kitchen is centred around an impressive quartz topped island extending to over 10ft in length, incorporating extensive storage, deep pan drawers, wine cooler, power points and a generous breakfast bar beneath pendant lighting. A sophisticated range of two-tone cabinetry includes deep ocean blue base and wall units complemented by stylish tiled splashbacks. Integrated appliances comprise a full height fridge and freezer, dishwasher, induction hob with extractor and a comprehensive bank of cooking appliances including twin ovens, microwave and coffee machine. A stainless steel sink with etched drainer grooves and instant boiling water tap complete the space, whilst tiled flooring runs throughout. French doors open directly onto the rear terrace, framed by contemporary vertical radiators. Steps lead down into;

A superb LIVING/DINING AREA, where parquet flooring continues beneath an impressive latern roof and bifold doors seamlessly connect the interior with the garden beyond.

A timber door leads through to BEDROOM FIVE, offering highly versatile accommodation and presenting an excellent option for an elderly relative seeking ground-floor living, or a teenager looking for a greater degree of independence. French doors open directly onto the rear garden with easy access to outside space.

From the reception hall, a separate UTILITY ROOM continues the attractive resin flooring and is fitted with an extensive range of storage cupboards together with integrated fridge, freezer, sink unit, plumbing for a washing machine and space for a tumble dryer.

Adjoining a stylish CLOAKROOM/WC appointed with attractive wall panelling, vanity wash hand basin with storage below and low suite WC.

Stairs rise to the FIRST FLOOR LANDING with timber doors leading off.

The PRINCIPAL BEDROOM SUITE enjoys views to two aspects together



















with French doors opening onto a superb south facing roof terrace enclosed by a low brick wall with stone coping. From here there are wonderful rooftop views across Easingwold with countryside glimpses beyond. A pocket door opens to a well appointed dressing room with shelving and loft access.

A further pocket door leads through to the LUXURY ENSUITE BATHROOM, beautifully appointed with a freestanding bathtub, walk-in shower with rainfall fitting, wall mounted wash hand basin, low suite WC and heated towel radiator, all finished with elegant brushed gold fittings and contemporary tiling.

The GUEST BEDROOM enjoys elevated views across Uppleby and benefits from a full wall of fitted wardrobes with shelving and hanging space, complemented by contemporary panelling.

To the rear is a further DOUBLE BEDROOM enjoying attractive garden and rooftop views with glimpses towards open countryside beyond.

A FOURTH BEDROOM overlooks the front elevation and would equally lend itself as a further home office.

The HOUSE BATHROOM comprises a modern white suite including a panelled bath with thermostatic shower and folding screen, vanity wash basin with storage below, low suite WC, useful storage cupboard and heated chrome towel radiator.

OUTSIDE, the property benefits from driveway parking for two vehicles together with a paved frontage.

To the rear, steps descend from the sitting room onto a generous elevated entertaining terrace. To one side is a fitted OUTDOOR KITCHEN, complete with work surface, storage and provision for appliances, creating a superb space for al fresco dining and entertaining.

Further steps lead down to an attractively landscaped garden, principally laid to lawn and framed by railway sleeper borders, mature planting, established hedging and well stocked flower beds. Fully enclosed and enjoying an excellent degree of privacy, the garden is both child and pet friendly whilst providing an attractive setting for year-round enjoyment.

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 3BD
COUNCIL TAX BAND – F
TENURE – Freehold

SERVICES – Mains water, electricity, gas and drainage. Gas fired central heating.

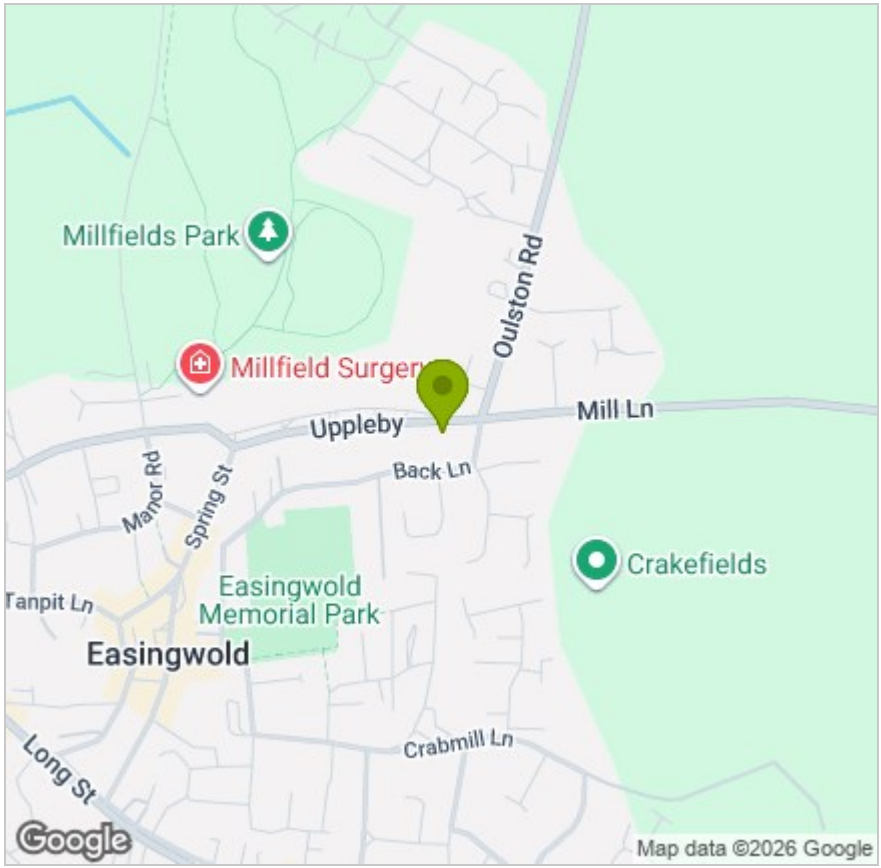
VIEWING – Strictly by prior appointment through the selling agents, Churchills. Tel: 01347 822 800 Email: easingwold@churchillsyork.com

AGENTS NOTE - 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.

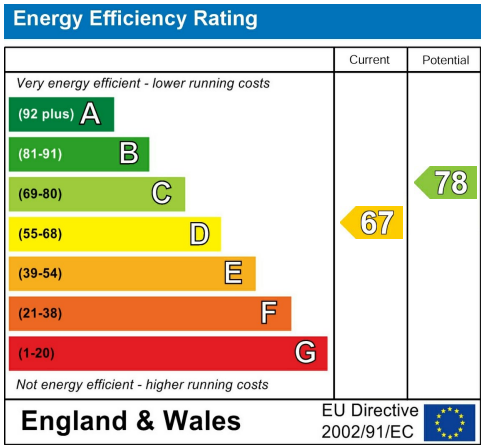
FLOOR PLAN



LOCATION



EPC



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