

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

33 Goldfinch Way Easingwold

York, YO61 3RJ

£295,000

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THREE BEDROOM SEMI-DETACHED FAMILY HOME WITHIN EASY REACH OF THE TOWN'S AMENITIES, FORMING PART OF A SOUGHT AFTER MODERN DEVELOPMENT. THOUGHTFULLY MAINTAINED AND WELL SUITED TO MODERN LIVING, THIS FAMILY HOME OFFERS WELL PROPORTIONED ACCOMMODATION INCLUDING A FULL WIDTH SITTING ROOM, STYLISH KITCHEN/DINER AND PRINCIPAL BEDROOM WITH FITTED WARDROBES AND AN EN-SUITE SHOWER ROOM. COMPLEMENTED BY AN ENCLOSED REAR GARDEN, TIMBER STORAGE SHED AND DRIVEWAY PARKING, HOMES OF THIS NATURE REMAIN CONSISTENTLY POPULAR WITH FIRST TIME BUYERS, PROFESSIONALS, YOUNG FAMILIES AND DOWNSIZERS SEEKING A MOVE IN READY HOME

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

Staircase Reception Hall, Full Width Sitting Room, Kitchen/Diner, Cloakroom/WC

First Floor Landing, Principal Bedroom with En Suite Shower Room, 2 Further Bedrooms, Family Bathroom

Private Driveway Parking, Front and Rear Lawned Gardens, Timber Storage Shed

Set beneath a composite canopy porch, a composite entrance door opens into a welcoming RECEPTION HALL, with a turned staircase rising to the first floor and a useful under stairs storage cupboard.

A door leads to the CLOAKROOM/WC, appointed with a low suite WC, pedestal wash hand basin with tiled splashback, radiator and frosted PVC double glazed window to the side.

To the rear, a door opens into the full width SITTING ROOM, a well proportioned and tastefully decorated reception space featuring PVC double glazed French doors opening onto the rear patio and gardens beyond.

To the front, the KITCHEN/DINER overlooks the front garden through a PVC double glazed window and is comprehensively fitted with a range of contemporary light grey gloss wall and base units complemented by straight edged work surfaces and matching upstands with subway style tiled midrange. Integrated appliances include a full size dishwasher, fitted fridge, separate freezer and double oven, whilst a four ring gas hob with stainless steel extractor canopy above forms the focal point of the kitchen. LED lighting beneath the wall mounted units adds a contemporary finish. To one side there is ample space for a family dining table.

A turned staircase rises to the FIRST FLOOR LANDING, with loft hatch access. The loft is partially boarded, providing useful additional storage.

The PRINCIPAL BEDROOM enjoys a rear garden aspect and benefits from dual fitted wardrobes providing hanging and shelving space.

A door leads to the EN-SUITE SHOWER ROOM, fitted with a mains plumbed Mira shower within a shower cubicle, pedestal wash hand basin with tiled splashback, low suite WC, radiator and a frosted PVC double glazed window.

BEDROOM TWO enjoys a front elevation outlook.

BEDROOM THREE, also positioned to the front and benefits from a fitted wardrobe with shelving.

The FAMILY BATHROOM is fitted with a white three piece



















suite comprising panelled bath, pedestal wash hand basin and low suite WC.

OUTSIDE, the property is approached via a tarmac driveway providing ample off street parking. The front garden is principally laid to lawn with maturing saplings and shrubs, whilst a pathway leads to the front entrance door.

A timber personal gate to the side of the property gives access to the fully enclosed rear garden. A pathway leads past a timber garden shed (10ft x 5ft) and beyond opens onto a mainly laid to lawn garden enclosed by fenced boundaries, making it ideal for children and pets. Adjoining the French doors from the sitting room is a paved patio, ideal for outdoor entertaining, whilst to the far end of the garden are vegetable beds providing an excellent growing area for the keen gardener.

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 Northallerton, Thirsk, Harrogate, Leeds and York, and the town is bypassed by the A19 for travel further afield.

POSTCODE – YO61 3RJ
COUNCIL TAX BAND – D
TENURE – Freehold
SERVICES – Mains Water, Electricity, Drainage and Gas Fired Central Heating

DIRECTIONS - From our central Easingwold office, proceed south along Long Street, take the first exit at themini round about onto Stillington Road, and continue for a third of a mile until reaching the development on the left. Follow the road round taking the left turn into Goldfinch Way where the property is located on the left handside.

AGENTS NOTE - In accordance with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks and a fee will apply; please contact the office for further details. Some photographs have been digitally enhanced for marketing purposes

FLOOR PLAN



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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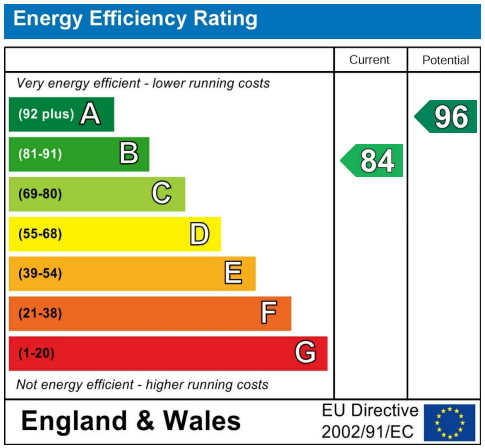
SALES
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THE GUILD PROPERTY PROFESSIONALS ASSOCIATE

LOCATION



EPC



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