



7, Lime Tree Avenue, Easingwold
York, North Yorkshire YO61 3RT

£345,000

Reasons Buy

- ✓ Mid Terrace House
- ✓ It's Claypenny! Highly Desirable Location
- ✓ Versatile Living Space
- ✓ Cleverley Extended Providing Super Sunroom and Generous Utility
- ✓ Master Bedroom, Dressing Area and Ensuite
- ✓ Two Further Bedrooms, Family Bathroom
- ✓ Delightful South Facing Garden
- ✓ Garage with Additional Parking

Overview

Lime Tree Avenue is neatly positioned at the edge of this highly desirable tree lined development. It is a charming blend of modern and country style. This family home has been thoughtfully extended creating versatile and sociable living which flows effortlessly. It is stylishly decorated throughout with smart flooring.

Downstairs, is the sitting room leads to the sunroom and back through to the kitchen. There is a generous sized utility and cloakroom. Upstairs the Master has a dressing area and ensuite. With two further bedrooms and family bathroom

Outside the property enjoys a south facing enclosed low maintenance garden. There is a single garage with additional parking.

Any lucky buyer can simply move their furniture in and call it home!!

Definitely one to view!

Step Inside

Open your front door and you are greeted with a warm and welcoming hallway. Head to the right into the sitting room. This space is wonderfully light and airy with bay window to the front, dining area to the rear and French doors to the sunroom. There is plenty of room for a comfy corner sofa and chairs set in front of the fireplace making it cosy and perfect for family nights in.

Continue through to the sunroom with delightful garden views. French doors and velux windows allow lots of natural light to flood in.



The space is versatile, currently used a family room with comfy seating and a dining table but can be used to suit a buyer's requirements. A door leads to a fabulous utility room with oodles of storage cupboards and plumbing for a washing machine and stainless steel sink and drainer.

The kitchen has been redesigned to provide built-in seating, ideal for chatting while the chief cook rustles up supper! The kitchen is stylish; soft grey wall mounted cupboards and drawers perfectly complimented by the wood effect worksurface. Fitted with all mod cons a busy cook requires; Range cooker, 5 ring gas hob, microwave, fridge/freezer, dishwasher and the all-important wine rack! There is also a downstairs cloakroom.

Upstairs

Take the turnaround staircase to the first-floor landing with space for bookshelves. The Master is a generous size with plenty of room for a King size and additional furniture. This leads to a dressing area with built in wardrobe and ensuite.

The second bedroom is a double and the third is a good size single, both have lovely garden views. The family bathroom is smart with fresh white tiling with blue mosaic trim.

Outside

The rear garden is south facing and fully enclosed. It is paved with Indian stone ideal for alfresco dining, summer BBQ's or simply relaxing with a glass of fizz watching the sun go down. There is plenty of space for flowering pots and shrubs. The bottom of the garden is lawned. A gate leads to the single garage (with power), where there is additional off street parking. The front is lawned with path leading to entrance door.

Services

Gas Central Heating, UPVC Double Glazing, Mains Drainage.

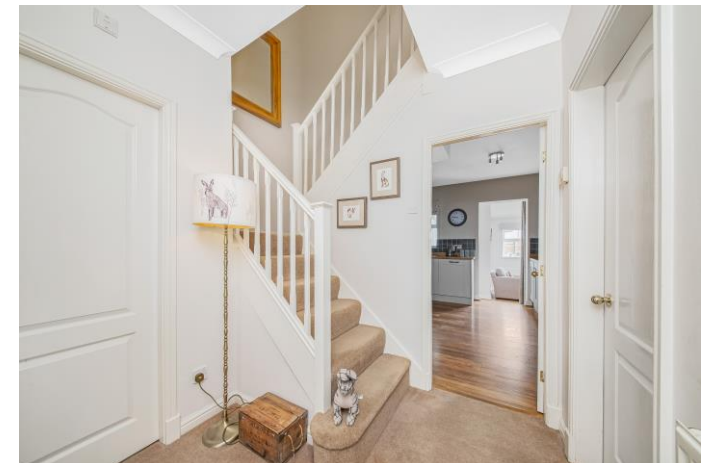


Local Life in Easingwold

Easingwold is one of North Yorkshire's hidden gems. The traditional cobbled market square encompassed by beautiful Georgian architecture and pretty green exudes so much character, charm and warmth. It really is a picture-perfect town.

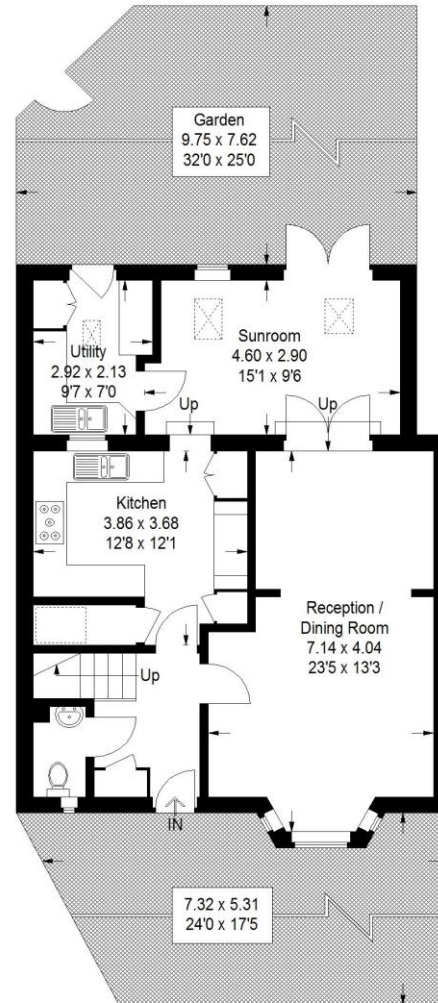
If that isn't enough, Easingwold offers a fabulous array of amenities, from independent shops to cater for every need, and along with the weekly Friday open air market, schools and recreational facilities, it really does have it all. To name but a few, enjoy a latte at The Curious Table, a light lunch at The Olive Branch and Dinner at The George! There are gift and clothing boutiques for that special present, flower shop, galleries, a butcher, a baker, everything except a candle stick maker! Situated at the edge of the Howardian Hills you are a stone's throw away from beautiful scenery and woodland walks.

There are excellent transport links to the A19 and A1. A regular bus service, and with York Station less than half an hour away running regular trains to King Cross, you could be in London within two hours. We think it's the perfect place to live!



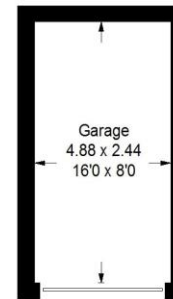
Lime Tree Ave, YO61

Approximate Gross Internal Area
Ground Floor = 69.6 sq m / 749 sq ft
First Floor = 46.8 sq m / 504 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 128.6 sq m / 1384 sq ft

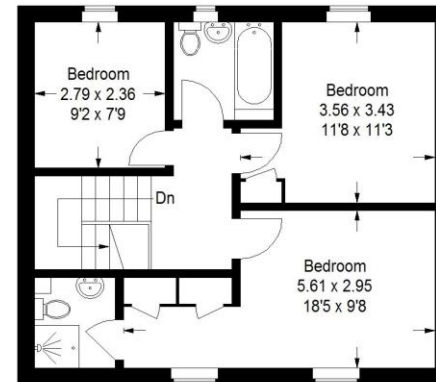


Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID791573)



(Not Shown In Actual
Location / Orientation)



First Floor

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