



18 THE VILLAGE, EARSWICK, YORK
£580,000

Carter Jonas

18 THE VILLAGE, EARSWICK, YORK, YO32 9SL

18 The Village forms one half of a pair of individually designed semi-detached houses in this peaceful yet convenient location. Constructed approximately 10 years ago, the property offers the practical elements and layout of a modern home, with characterful touches and stylish fittings.

The accommodation extends over three floors, recently redecorated in tasteful colours and wooden flooring installed in several rooms. The entrance hallway leading to the living room with an attractive bay window, and a fabulous open-plan kitchen-dining room to the rear. An impressive heart of the home, this space is flooded with natural light thanks to the cleverly designed pitched roof and ample glazing, with doors leading directly out onto the garden. The fitted timber kitchen benefits from an island unit, a Stoves range and a Quooker tap. A useful utility room and cloakroom completes the ground floor. Four bedrooms occupy the first and second floors, with two en suites and a house bathroom.

Externally, the property enjoys a generous lawned garden, secured on all sides with fencing, mature hedging and neighbouring trees. There is a storage shed to the rear, and a gravelled driveway to the front providing off-street parking for approx. 2 vehicles.

Earswick is a popular village, conveniently situated just 3 miles north of York city centre. It boasts an active community with a village hall, a playground, delightful riverside walks and is within catchment of excellent local schools. A variety of shops and amenities can be found nearby in Monks Cross and Clifton Moor shopping centres, . It is extremely well placed for access to Leeds, Harrogate and beyond, via the A1237.

TENURE Freehold

SERVICES Mains gas and drainage

LOCAL AUTHORITY City of York

EPC BAND

COUNCIL TAX BAND C

INTERNET Ultrafast Fibre available

BEAUTIFULLY DESIGNED 4 BEDROOM HOUSE WITH A SIZEABLE GARDEN AND DRIVEWAY, IDEALLY SITUATED IN THE VILLAGE OF EARSWICK, JUST 3 MILES NORTH OF YORK CITY CENTRE.





Classification L2 - Business Data



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18 The Village

Approximate Gross Internal Floor Area = 164.2 sq m / 1768 sq ft

Ground Floor Area = 75.3 sq m / 811 sq ft

First Floor Area = 54.6 sq m / 588 sq ft

Second Floor Area = 34.3 sq m / 369 sq ft

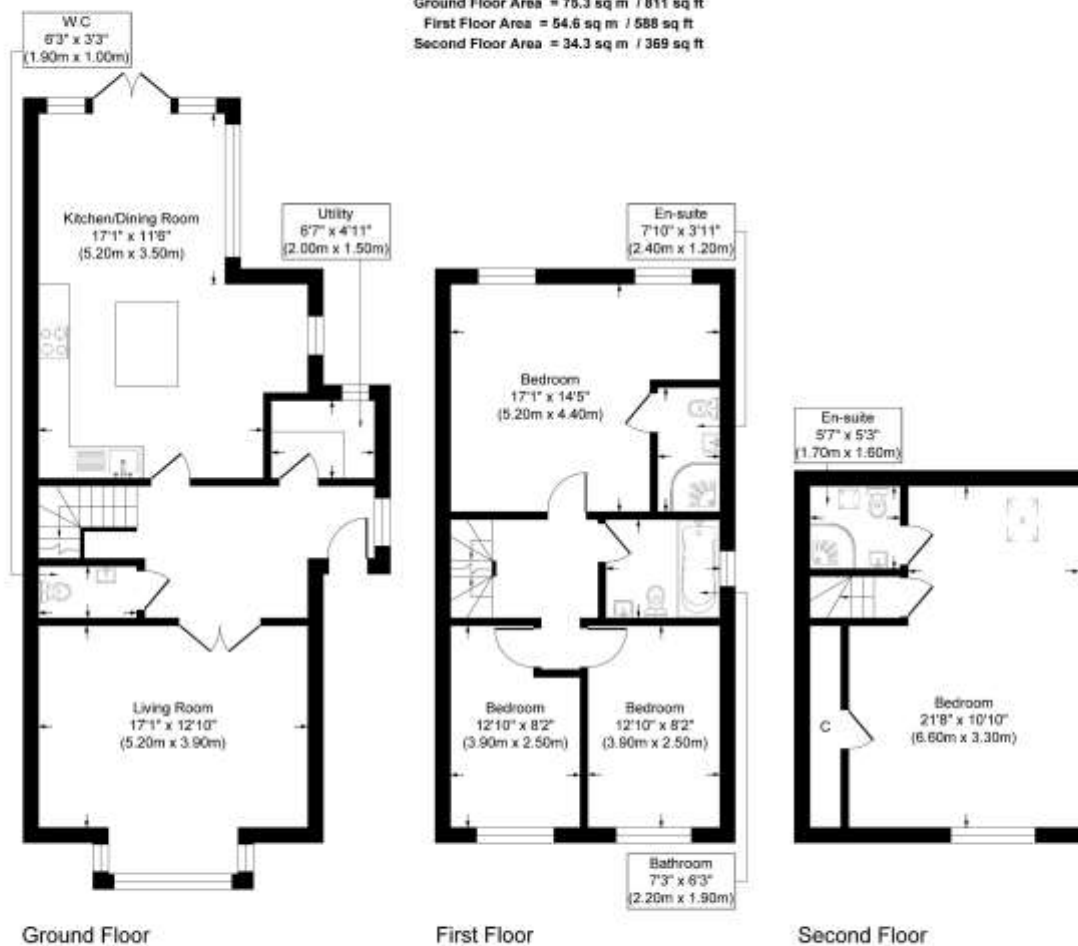


Illustration for identification purposes only, measurements are approximate, not to scale.

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