

EMSLEY MAVOR  
ESTATE AGENTS

...your home is where our heart is



## Market Place

Easingwold, York, YO61 3AL

Asking Price £799,999



4



1



2





## Market Place

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STYLE - Grade II Listed Georgian Family Home

HIGHLIGHTS - Rare Opportunity to Purchase a Period Property Overlooking The Market Place, Versatile Accommodation Over Three Floors, Original Features, Enclosed Generous Garden.

THREE WORDS - Make Your Own.

### Historic Georgian Gem in Easingwold's Heart

Substantial Grade II Listed Georgian family home nestled in the Market Place, the heart of Easingwold.

Croft House is a distinguished house that dates from the late eighteenth century providing versatile accommodation arranged over three floors.

Enjoying a prominent position, this cherished property has belonged to same family for over fifty years a testament to a loving family home. In need of some modernisation this is a perfect for buyers looking to make a home their own and a rare opportunity to own a piece of history in one of North Yorkshires most picturesque market towns.

This home is a tribute to the architectural beauty of its era, boasting a wealth of period features including elegant sash windows, charming latch doors, intricate cornicing, picture rails, and ornate fireplaces. The ground floor invites you into two exquisite reception rooms, perfect for relaxation and entertaining, alongside a sociable dining kitchen that serves as the heart of the home. Here, family gatherings and culinary adventures come to life, complemented by the practicality of a boiler room and utility space.



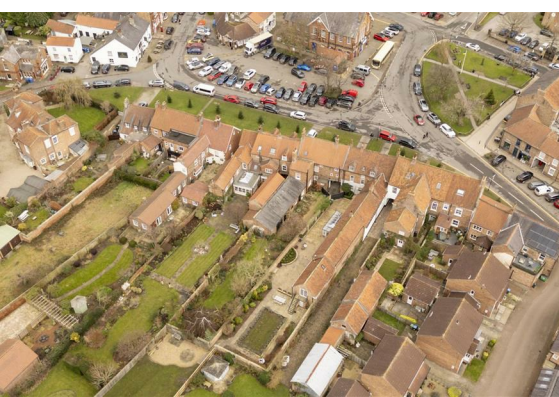




The first floor reveals four generous double bedrooms, each offering a serene retreat, complemented by a main family bathroom and a second WC. Ascend to the second floor providing further scope for renovation to create versatile living options for guests, a teenage hideaway or a home office.

Outside, the generous gardens offer an enclosed and private haven, complete with outbuildings, a stable, and a garage, catering to those seeking tranquillity and space. Families will appreciate the proximity to excellent schools, with a primary school rated 'Good' and a secondary school rated 'Outstanding' by Ofsted. Prestigious private institutions like Cundall Manor and Queen Ethelburga's College are also within easy reach.

With York railway station just 14 miles away, offering swift connections to major cities, Croft House seamlessly blends the charm of country living with urban convenience. Offered with no onward chain, this is a fabulous and rare opportunity to make Croft House your home.

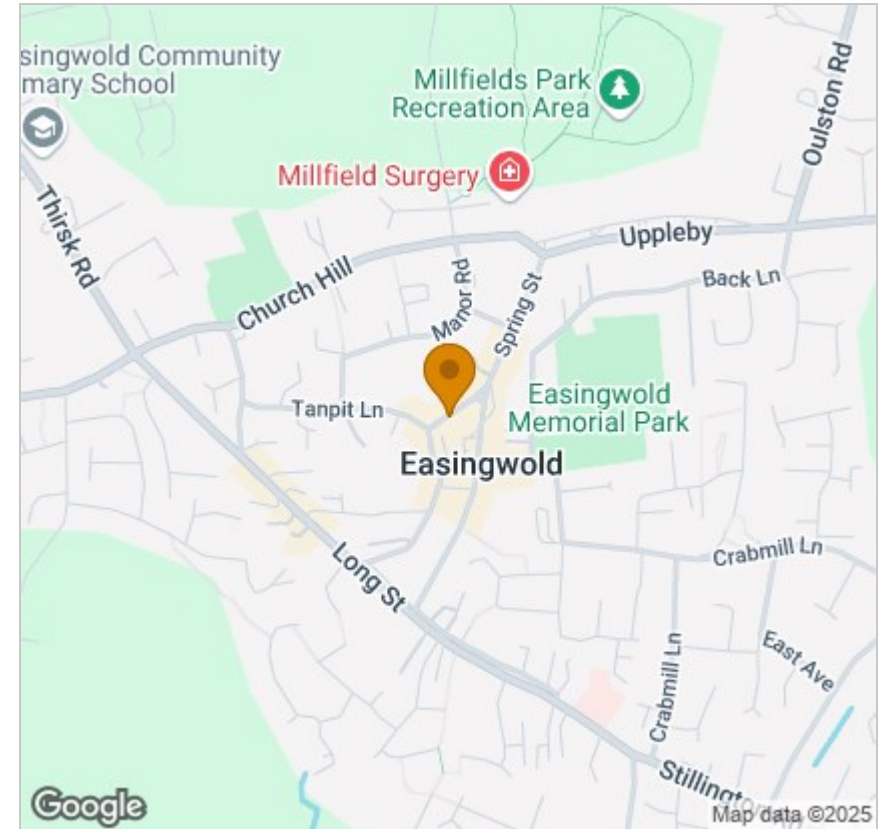




## Floor Plan



## Area Map



## Energy Efficiency Graph

## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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