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20 Goldfinch Way, Easingwold, York, YO61 3RJ

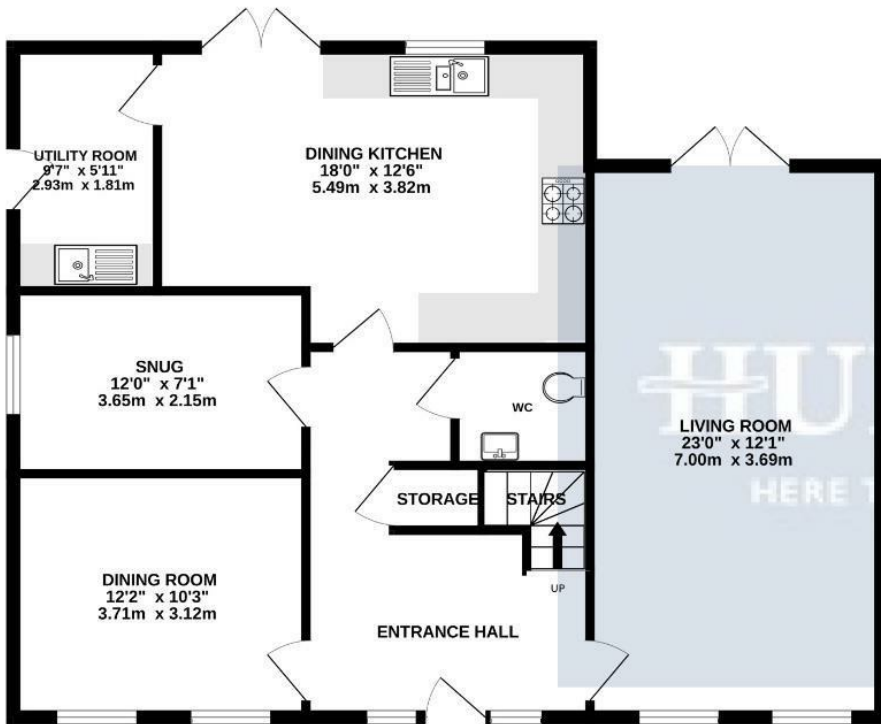
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Guide Price £565,000

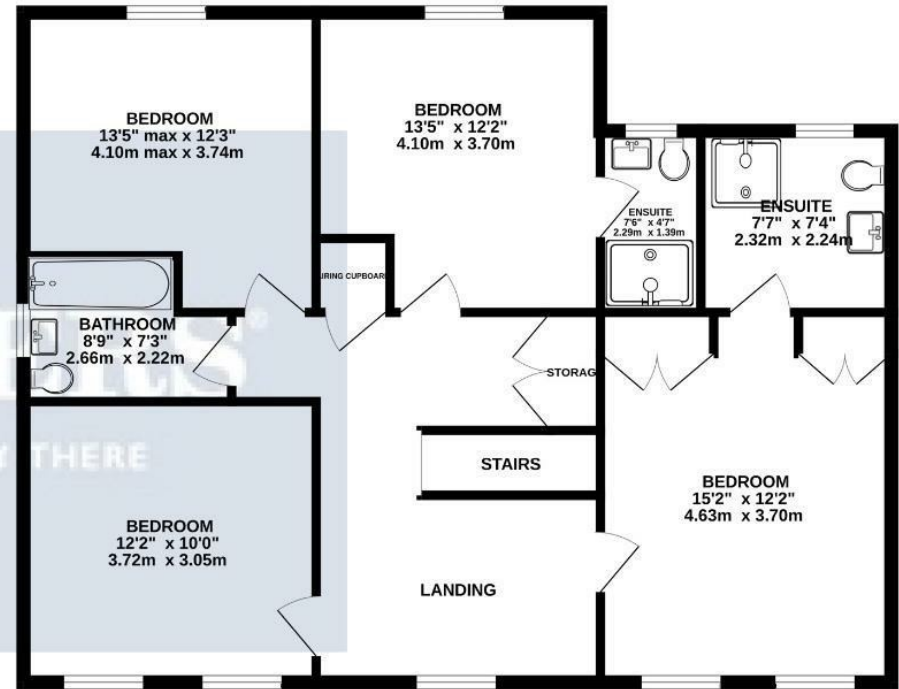
Built in 2020 in the popular Market Town of Easingwold this four bedrooled detached family home is situated on a good sized plot and enjoys views overlooking the green. Offering space and versatility this immaculately presented property briefly comprises: hallway, lounge, dining room, study/snug, wc, dining kitchen and utility room. To the first floor is the master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside the front of the property has borders of perennials and shrubs and there is an enclosed rear garden. Ample room for off street parking and a double garage. The property also benefits from extensive double glazing and gas fired central heating. EPC rating B and Council Tax Band F. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- **FOUR BEDROOMS**
- **GOOD SIZED PLOT**
- **COUNCIL TAX BAND F**

- **THREE BATHROOMS**
- **IDEAL FAMILY HOME**

- **SPACE AND VERSATILITY**
- **EPC RATING B**

HALLWAY

Accessed via composite front door, full length opaque glazed panels to each side, stairs to first floor, radiator, understairs storage cupboard

DINING ROOM

Windows x 2 to front aspect, radiator

LOUNGE

Contemporary electric fire, media wall, windows x 2 to front aspect, radiators x 2, fully glazed double doors to rear aspect,

STUDY/SNUG

Window to side aspect, radiator

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated appliances to include eye level double oven, gas hob, cooker hood, fridge freezer and dishwasher. There is a window and fully glazed double doors to rear aspect, wood effect flooring, radiator

WC

Low flush wc, wall mounted wash basin, radiator, tiled floor, part tiled walls, extractor fan

UTILITY ROOM

Fitted with a range of base units with matching work surface, inset stainless steel sink unit, integrated washing machine, space for tumble dryer, wall mounted cupboard housing central heating boiler, window to rear aspect, part glazed composite door to side aspect, recessed ceiling lights

FIRST FLOOR LANDING

Window to front aspect, radiators x 2, fitted cupboard, cupboard housing hot water system, loft access point

MASTER BEDROOM

Fitted wardrobes x 2, windows to front aspect x 2, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, wall mounted wash basin, ladder style radiator, opaque window to rear aspect, tiled floor, recessed ceiling lights

BEDROOM TWO

Window to rear aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower room with mains shower, low flush wc, wall mounted wash basin, ladder style radiator, opaque window to rear aspect, tiled floor, recessed ceiling lights

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Windows x 2 to front aspect, radiator

BATHROOM

Suite comprising panelled bath with electric shower over, fitted screen, wall mounted wash basin, low flush wc, ladder style radiator, tiled floor, part tiled walls, opaque window to side aspect, part tiled walls

OUTSIDE

To the front of the property are beds of plants and shrubs. Gated access leads to the enclosed rear garden It is encompassed by brick wall and fencing. It has been landscaped with an astro turf lawn, raised beds of plants and shrubs, an area of bark for shed or trampoline, an area of decking ideal for Al Fresco dining. There are 2 electric points and an outside tap.

DOUBLE GARAGE

Power and light laid on. Personnel access door to/from garden. There is additional parking in front of the garage.

ADDITIONAL INFORMATION

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- Council Tax Band: F
- EPC Rating: B
- Builders warranty still valid

We have been advised that when the development has been completed, there will be a maintenance charge applicable for the upkeep of the communal areas.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









