



HUNTERS
FOR SALE

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HUNTERS[®]
HERE TO GET *you* THERE

2 1 2 C

Showfield Drive, Easingwold, York

Guide Price £200,000

Situated in the popular market town of Easingwold this two bedroom end of terraced property is sure to appeal. It briefly comprises: kitchen, lounge, dining room and to the first floor are two bedrooms and a bathroom. Outside there is an enclosed garden to the side and there is a driveway with room for off street parking for two vehicles (tandem style). The property also benefits from extensive double glazing and gas central heating. EPC rating C and Council Tax Band A. Offered with NO ONWARD CHAIN. Apply Easingwold Office on 01347 823535.

- **TWO BEDROOMS**
- **PARKING**
- **COUNCIL TAX BAND A**
- **END OF TERRACE**
- **POPULAR MARKET TOWN**
- **NO ONWARD CHAIN**
- **GARDEN**
- **EPC RATING C**

KITCHEN

Accessed via part glazed Upvc front door, fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer stainless steel sink unit with mixer tap, electric cooker point, plumbing for washing machine, space for tumble dryer and fridge freezer, recessed ceiling lights, window to dining room

LOUNGE

Fireplace with wood surround, marble inlay and hearth, inset coal effect gas fire, radiator, understairs storage cupboard

DINING ROOM

Window to front aspect, fully glazed double doors to side aspect, radiator, stairs to first floor

FIRST FLOOR

BEDROOM ONE

Window to rear aspect, walk in dressing area

WALK IN DRESSING AREA

Loft access point, window to side aspect, radiator

BEDROOM TWO

Windows to rear and side aspects, radiator

BATHROOM

Suite comprising panelled bath, walk in shower cubicle with electric shower, low flush wc, pedestal wash basin, radiator, opaque window, ceiling spotlights

OUTSIDE

A gate gives pedestrian access to the side of the house. The enclosed garden is laid mainly to lawn with a paved patio area. There is also a garden shed.

PARKING

There is a driveway with tandem parking for two vehicles.

DISCLAIMER

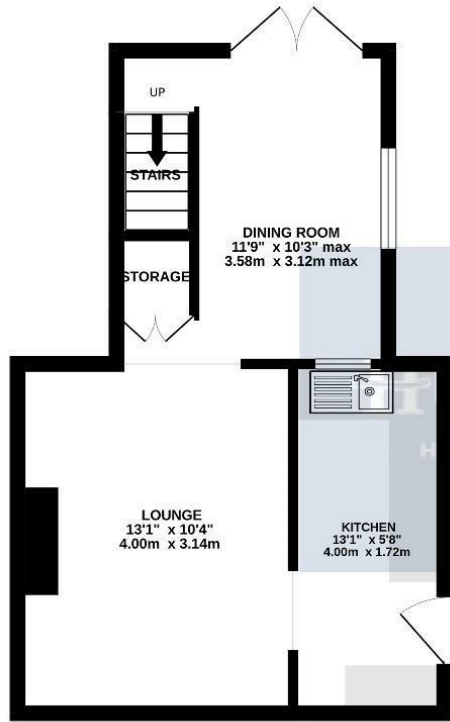
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



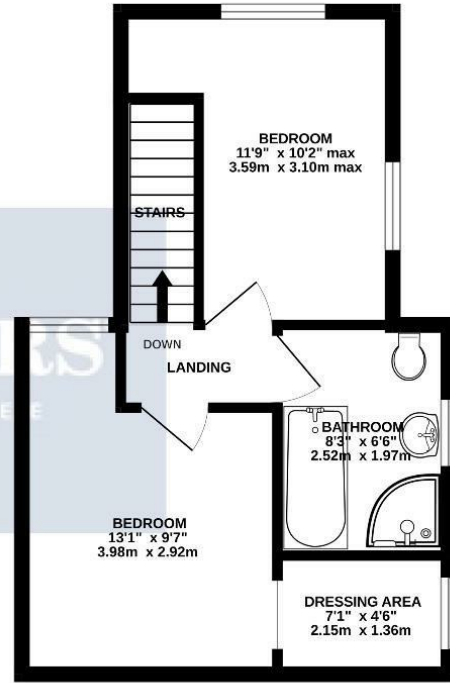




GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.

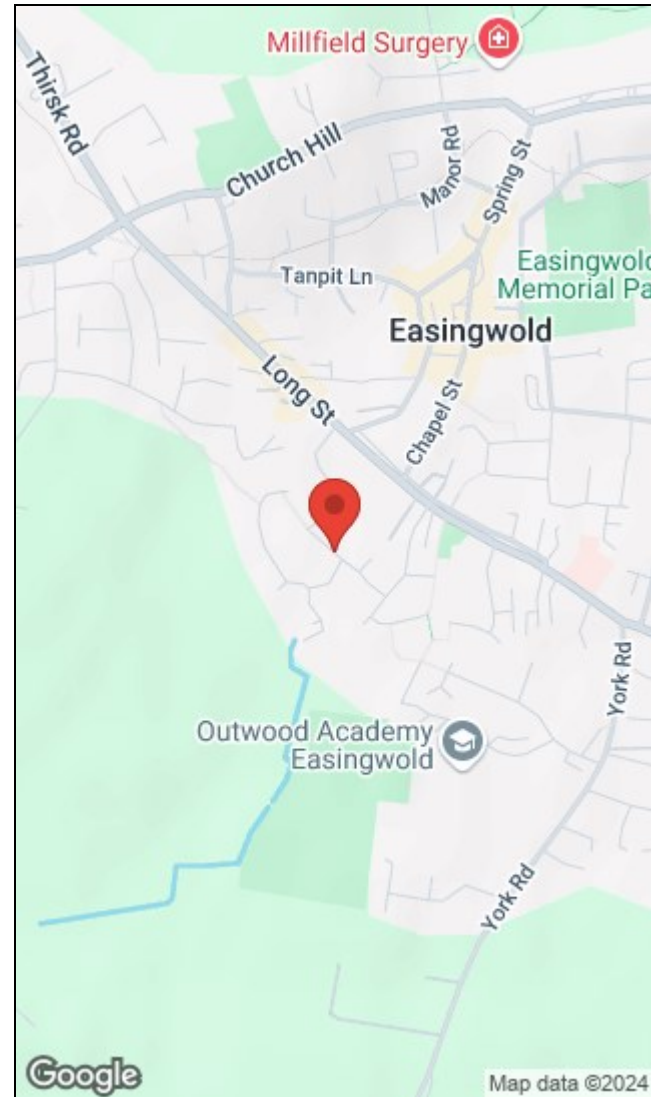


1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 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.
Made with Metropix 5/2023



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 | | |

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