



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 4  3  1  B

# Lavender Way, Easingwold, York

Guide Price £380,000

Situated in the popular market town of Easingwold this four bedroom detached family home is sure to appeal. Benefiting from gas fired central heating and extensive double glazing it briefly comprises: hallway, lounge, dining kitchen, wc and to the first floor is the master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside is an enclosed garden and an attached single garage. EPC rating B and Council Tax Band E. Apply Easingwold Office on 01347 823535.

- **DETACHED HOUSE**
- **POPULAR MARKET TOWN**
- **COUNCIL TAX BAND E**
- **FOUR BEDROOMS**
- **GARDEN AND GARAGE**
- **EN-SUITE FACILITIES**
- **EPC RATING B**

## HALLWAY

Accessed via part glazed composite front door, radiator, stairs to first floor

## WC

Low flush wc, pedestal wash basin, radiator, extractor fan

## LOUNGE

Windows to front and side aspects, radiator

## DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, integrated electric oven, gas hob and extractor, integrated dishwasher, plumbing for washing machine, understairs storage cupboard, window to front aspect, fully glazed double doors to garden

## FIRST FLOOR LANDING

Loft access point, storage cupboard, radiator

## MASTER BEDROOM

Windows x 2 to side aspect, radiator

## EN-SUITE SHOWER ROOM

k in shower cubicle with mains shower, low flush wc, wash basin, ladder style radiator, opaque window, extractor fan

## BEDROOM TWO

Window to side aspect, radiator

## EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, opaque window

## BEDROOM THREE

Windows to front and side aspects, radiator

## BEDROOM FOUR

Window to side aspect

## BATHROOM

Panelled bath, low flush wc, pedestal wash basin, ladder style radiator, opaque window

## OUTSIDE

There is an enclosed garden to the side of the property laid mainly to lawn and there is a paved patio area

## GARAGE

A driveway with room for off street parking leads to a single attached garage. This has power and light laid on and a personnel access door to/from the garden.

## 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.

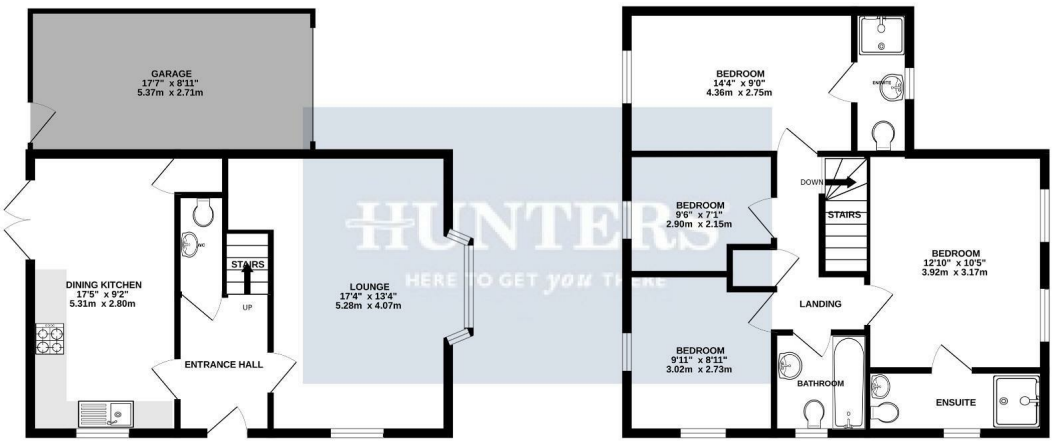






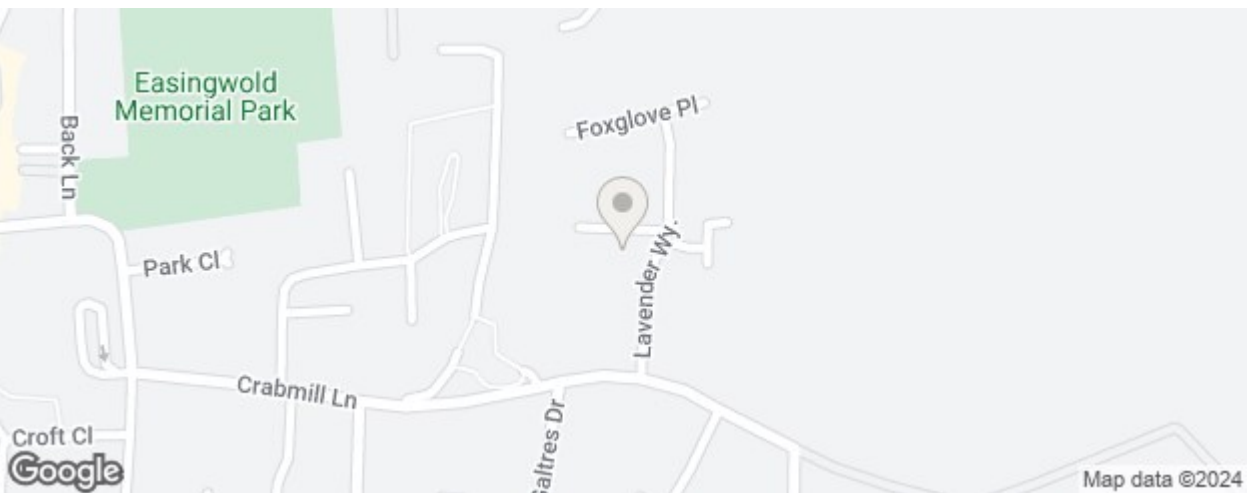
GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.4 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 ©2024



Market Place, Easingwold, York, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by ID Homes (Galtres) Ltd | Registered Address: Trinity House Market Place, Easingwold, York, England, YO61 3AD | Registered Number: 12447385 England and Wales | VAT No: 348 0914 89 with the written consent of Hunters Franchising Limited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	