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Carlton House Market Place, Easingwold, York, YO61 3AN

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Guide Price £800,000

Unexpectedly reoffered to the market and situated in the heart of the historic market town of Easingwold this beautiful four bedroom period home is sure to appeal. Positioned in the market place this property offers space and versatility and briefly comprises: hallway, sitting room, dining room, breakfast kitchen, garden room, shower room and utility room. To the first floor are four bedrooms, a bathroom and a shower room. Outside are larger than average gardens, a cedar framed summerhouse, generous off street parking and a single garage. EPC rating C and Council Tax Band F. A viewing is highly recommended to appreciate all this property has to offer. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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
(81-91) B		80	
(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	

- **BEAUTIFUL FAMILY HOME**
- **PERIOD FEATURES**
- **EPC RATING C**

- **SPACE AND VERSATILITY**
- **LARGER THAN AVERAGE GARDEN**
- **COUNCIL TAX BAND F**

- **FOUR BEDROOMS**
- **SITUATED IN THE HEART OF THE TOWN**

ENTRANCE HALLWAY

Accessed via timber front door, parquet flooring, radiator, study area, stairs to first floor

SITTING ROOM

Windows x 2 to front aspect, fireplace with stove effect electric fire, radiators x 2

DINING ROOM

Bay window to front aspect, radiator

BREAKFAST KITCHEN

Fitted with a range of base and overhead units with matching silestone preparation surfaces, inset single drainer sink unit, electric aga (R7), additional electric oven, 2 ring gas hob, plumbing for dishwasher, windows to front and side aspects, cupboard housing gas fired central heating boiler, wood effect flooring, part glazed door to side aspect, fully glazed double doors to garden room

INNER HALLWAY

Wood effect flooring, radiator, skylights x 2, fully glazed sliding doors to rear garden

GARDEN ROOM

Windows to three aspects, radiators x 2, stove effect gas fire, velux windows x 5, wood effect flooring

SHOWER ROOM

Walk in shower cubicle with shower, low flush wc, vanity unit with inset wash basin, tiled floor, radiator, extractor fan

UTILITY ROOM

Fitted with a range of base and wall mounted units, work surfaces, window to rear aspect, plumbing for washing machine, space for tumble dryer

FIRST FLOOR LANDING

Split level galleried landing with 2 x stained glass windows to rear aspect, radiator

BEDROOM ONE

Fitted wardrobes, window to front aspect, radiator

BEDROOM TWO

Fitted cupboard, window to front aspect, radiator

BEDROOM THREE

Windows to front and side aspects, radiator

BEDROOM FOUR

Window to rear aspect, radiator, wood laminate flooring, additional velux window

BATHROOM

Panelled bath with shower attachment, vanity unit with inset wash basin, low flush wc, radiator and electric towel rail, fitted cupboard and shelving, velux window, extractor fan

SHOWER ROOM

Small bath (for sitting in) under the overhead electric shower, fitted screen, low flush wc, vanity unit with inset wash basin, window to rear aspect, radiator

OUTSIDE

The front garden is enclosed by a dwarf wall and is laid mainly to lawn with borders of shrubs and plants. The rear garden is above average in size and consists mainly of lawn with a border in excess of 20 metres backed by a southerly facing brick wall. There is a vegetable garden, espalier fruit trees, pond, wood store, potting shed and greenhouse. There is also a cedar framed summerhouse/garden room.

GARAGE/PARKING

Double timber gates lead to a driveway with ample room for off street parking. There is a single garage with power and light laid on. There is a type 2 electric car charging point adjacent to the side entrance.

SOLAR PANELS

Installed in 2023 there is a total of 11 x 405 Watt solar panels . These come with the property.

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.









