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8 Snowdrop Close, Easingwold, YO61 3GT



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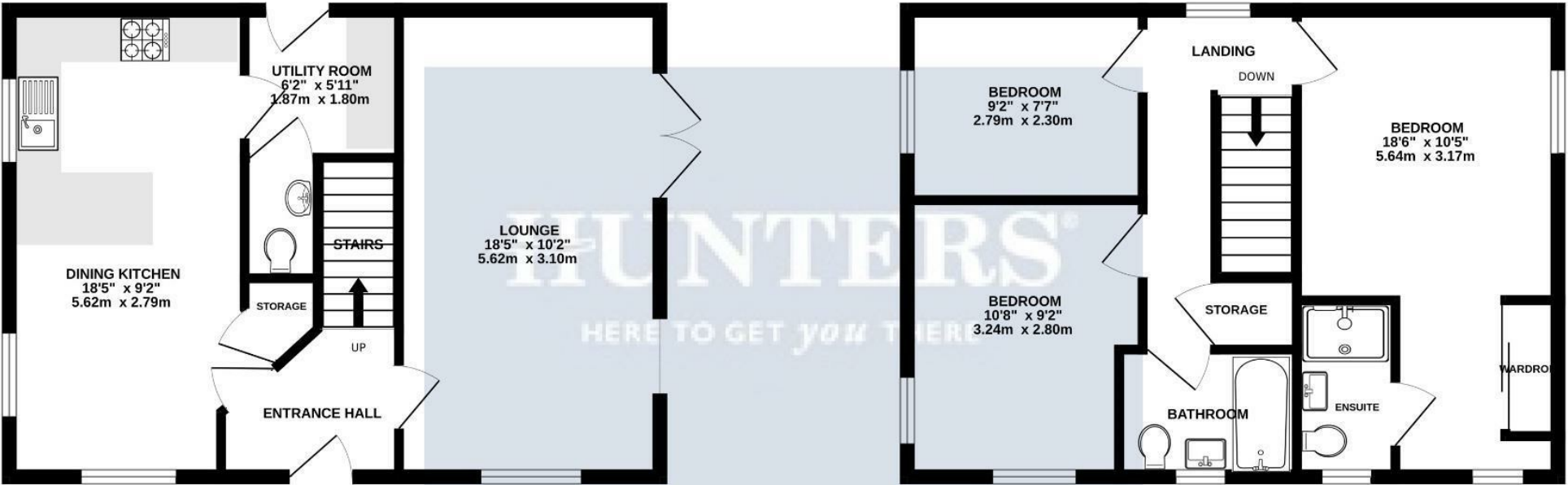
Guide Price £325,000

Situated in the popular market town of Easingwold this well presented three bedroom detached house is sure to appeal. Built in December 2020 it benefits from the remaining 7 years of the NHBC warranty. It comprises entrance lobby, lounge, dining kitchen, utility and wc. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and a bathroom. There is an enclosed south facing garden to the side and a detached single garage. EPC rating B and Council Tax Band D. A viewing is highly recommended to appreciate this lovely home. Apply Easingwold Office on 01347 823535.

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

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.1 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		93
(81-91) B	82	
(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		

- **THREE BEDROOMS**
- **POPULAR MARKET TOWN**
- **EPC RATING B**
- **DETACHED HOUSE**
- **SOUTH FACING GARDEN**
- **EN-SUITE FACILITIES**
- **COUNCIL TAX BAND D**

### **ENTRANCE LOBBY**

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

### **LOUNGE**

Window to front aspect, fully glazed double doors to garden, radiators x 2

### **DINING KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated fridge/freezer, integrated electric oven, gas hob and cooker hood, integrated dishwasher, window to front aspect, 2 x windows to side aspect, radiators x 2, tiled floor

### **UTILITY ROOM**

Part glazed composite door to rear aspect, fitted with a range of base units, plumbing for washing machine, wall mounted cupboard housing gas fired central heating boiler, radiator, tiled floor

### **WC**

Low flush wc, pedestal wash basin, tiled floor, extractor fan

### **FIRST FLOOR LANDING**

Loft access point, radiator, window to rear aspect, storage cupboard

### **MASTER BEDROOM**

Fitted wardrobes, window to front and side aspects, radiators x 2

### **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, tiled floor, opaque window

### **BEDROOM TWO**

Window to front and side aspect, radiator

### **BEDROOM THREE**

Window to side aspect, radiator

### **BATHROOM**

Suite comprising panelled bath with mains shower over, fitted screen, pedestal wash basin, low flush wc, radiator, tiled floor, opaque window

### **OUTSIDE**

To the front of the property is a small lawned area. Gated access leads to the part walled south facing garden. This has an artificial lawned area, patio area and raised flower beds. There is a personnel access door to the garage.

### **GARAGE AND PARKING**

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

### **ADDITIONAL INFORMATION**

Please be advised there is an annual estate charge.

### **ANTI MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### **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.



















