



HUNTERS[®]

HERE TO GET *you* THERE

 3  2  1  D

New Inn Lane, Easingwold, York

Guide Price £425,000

Situated within close proximity to the amenities of this popular market town this three bedroom detached bungalow offers space and versatility and is sure to appeal. Benefiting from extensive double glazing and gas fired central heating it briefly comprises: hallway, lounge/diner, kitchen, master bedroom with en-suite wet room, two further bedrooms and a bathroom. Outside are gardens, off street parking and a single garage. Modifications have been made to facilitate those with mobility issues (ramp, widened doors, grab rails) NO ONWARD CHAIN. EPC rating D and Council Tax Band E. Apply Easingwold Office on 01347 823535.

- **THREE BEDROOMS**
- **CLOSE TO AMENITIES**
- **COUNCIL TAX BAND E**
- **DETACHED BUNGALOW**
- **NO ONWARD CHAIN**
- **EPC RATING D**
- **TWO BATHROOMS**
- **MODIFIED FOR THOSE WITH DISABILITIES**

HALLWAY

Radiator, alarm control point

LOUNGE/DINER

Feature brick fireplace with wooden mantle and shelving, inset gas fired wood burner effect stove, windows x 2 to side aspect, fully glazed double doors to side aspect, radiators x 2, fitted shelving

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset stainless steel single drainer sink unit, integrated electric oven, hob and extractor hood, integrated dishwasher, integrated freezer, plumbing for washing machine, wall mounted central heating boiler, ceiling spotlights, radiator, window and part glazed door to rear aspect

MASTER BEDROOM

Fitted wardrobes, window to side aspect, radiator

EN-SUITE WET ROOM

Walk in shower cubicle with mains shower, wall mounted wash basin, low flush wc., opaque window, tiled floor and walls, ladder style radiator

BEDROOM TWO

Window to front aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

BATHROOM

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

OUTSIDE

There are gardens to three sides mainly paved and gravelled for ease of maintenance. There are borders of shrubs and plants.

GARAGE

There is a single garage with power, light and water laid on. There is 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.

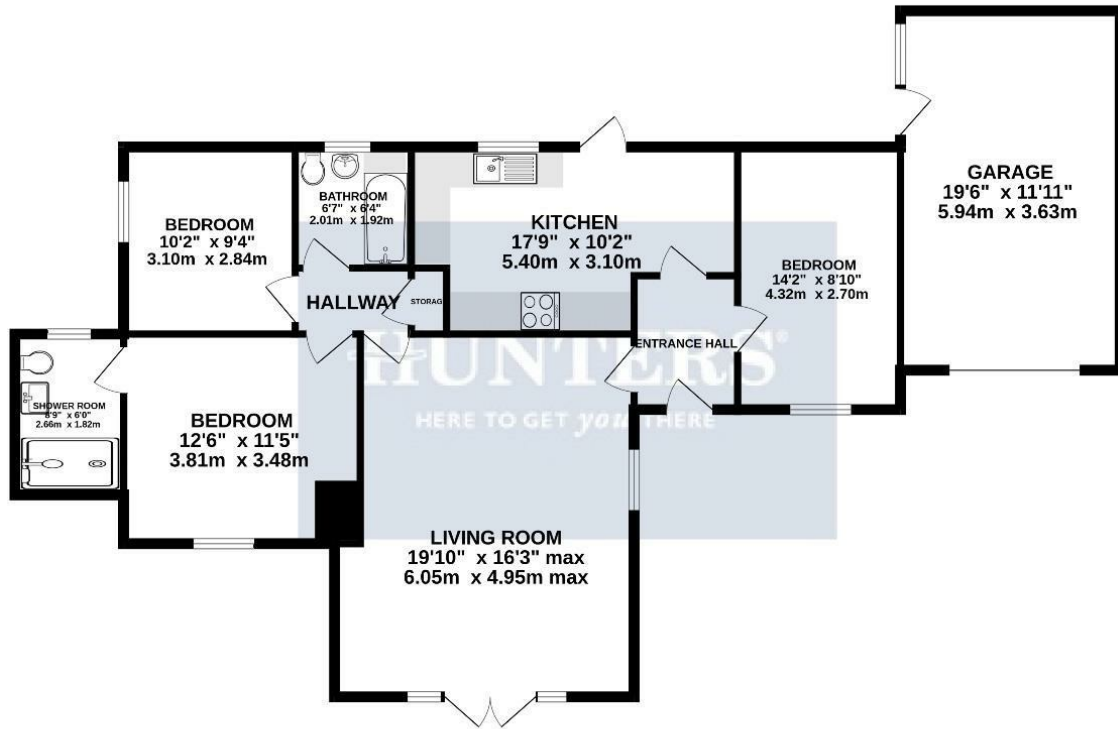








GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC

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