



**HUNTERS**<sup>®</sup>  
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# Stonefield Avenue, Easingwold, York

Guide Price £285,000

Situated in the popular market town of Easingwold this three bedroom detached bungalow offers flexibility as the third bedroom is currently used as a dining room. Sure to appeal it is offered with NO ONWARD CHAIN. Benefiting from gas fired central heating and extensive double glazing it comprises: hallway, lounge, kitchen, conservatory, three bedrooms and a shower room. There is an enclosed garden to the side and a driveway leading to a single garage. EPC rating D and Council Tax Band D. Apply Easingwold Office on 01347 823535.

- **THREE BEDROOMS**
- **POPULAR MARKET TOWN**
- **COUNCIL TAX BAND D**
- **DETACHED BUNGALOW**
- **NO ONWARD CHAIN**
- **GARDEN AND GARAGE**
- **EPC RATING D**

## HALLWAY

Fitted cupboard, loft access point, radiator

## LOUNGE

Fireplace with wood surround, marble inlay and hearth and inset electric fire, windows to side and rear aspects, radiators x 2

## KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated appliances to include electric oven, microwave, gas hob and fridge/freezer, plumbing for dishwasher, tiled floor, radiator, part glazed door to rear aspect, window to rear aspect

## CONSERVATORY

Tiled floor, fully glazed door to garden with fully glazed panel to side, radiator

## BEDROOM ONE

Fitted wardrobes and bedroom furniture, radiator, window to side aspect

## BEDROOM TWO

Fitted wardrobes, radiator, window to side aspect

## BEDROOM THREE/DINING ROOM

Window to side aspect, fully glazed door to conservatory with full length glazed panel to side, radiator

## SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, ladder style radiator, opaque window, tiled floor, recessed ceiling lights, extractor fan

## OUTSIDE

To the front and one side of the property are gravelled beds with bushes and shrubs. To the other side of the property is an enclosed garden laid mainly to lawn with borders of shrubs and there is also a patio area.

## GARAGE AND PARKING

A driveway to the rear of the property offers off street parking and leads to a single garage. This has power and light laid on and is plumbed for a washing machine.

## DISCLAIMER

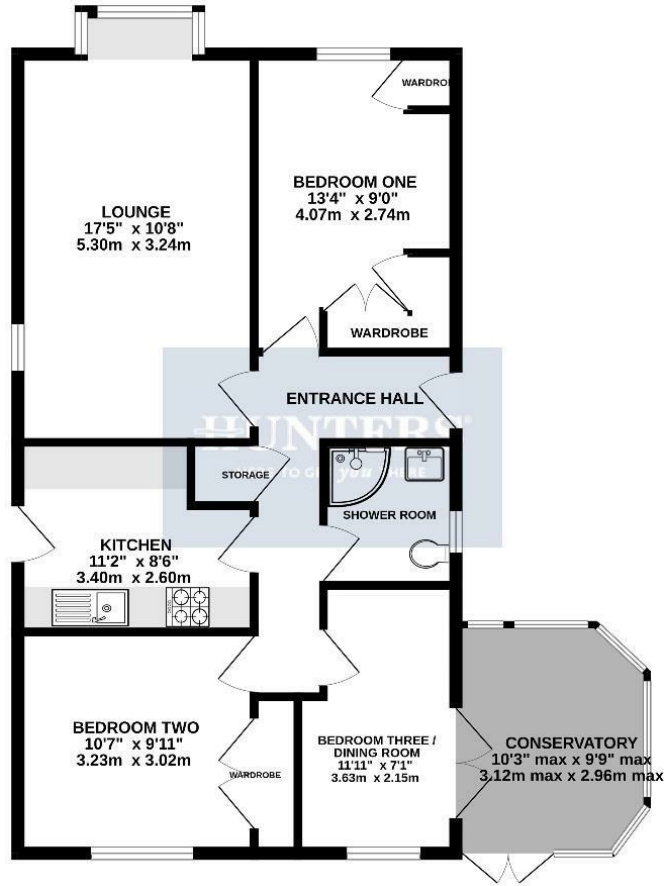
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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





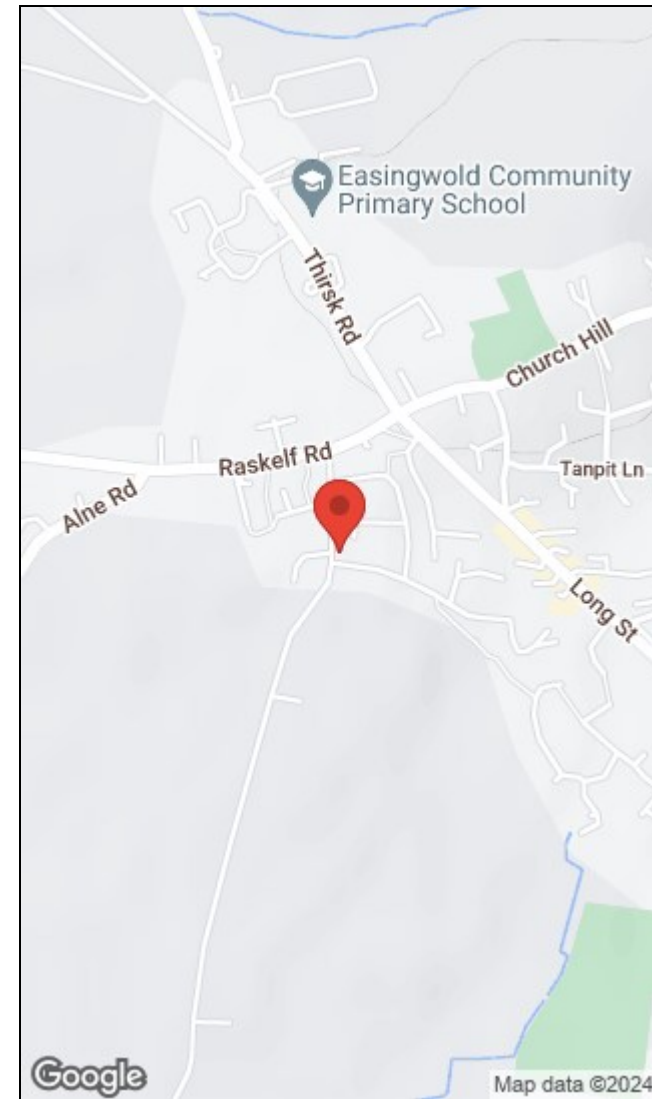


GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.

While 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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