



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

4 Lime Tree Avenue, Easingwold, York, YO61 3RT



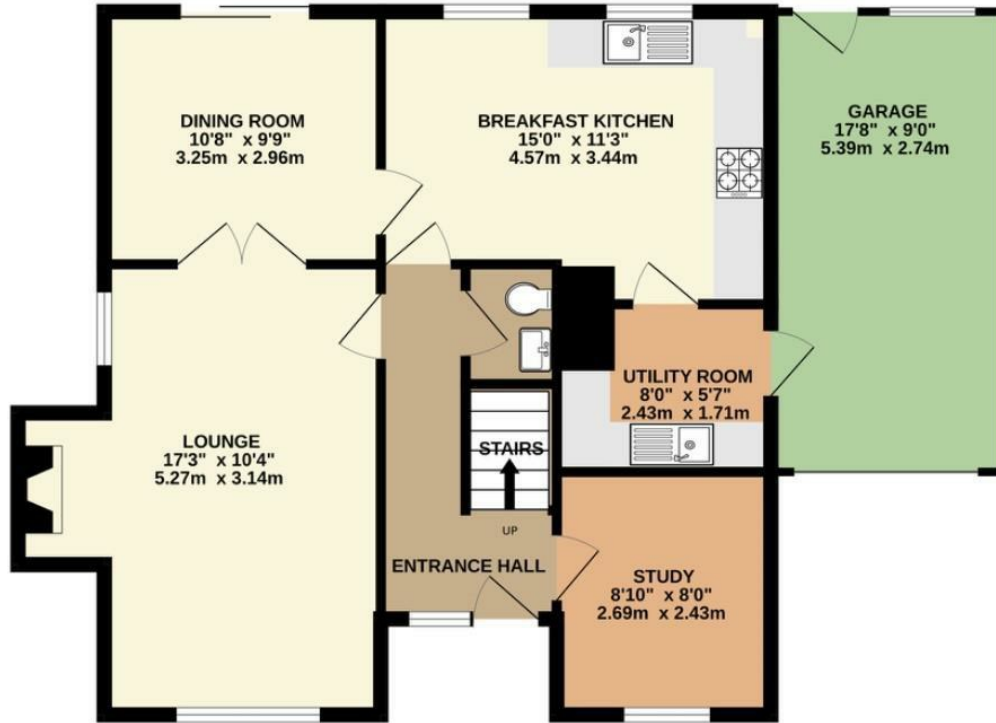
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Guide Price £475,000

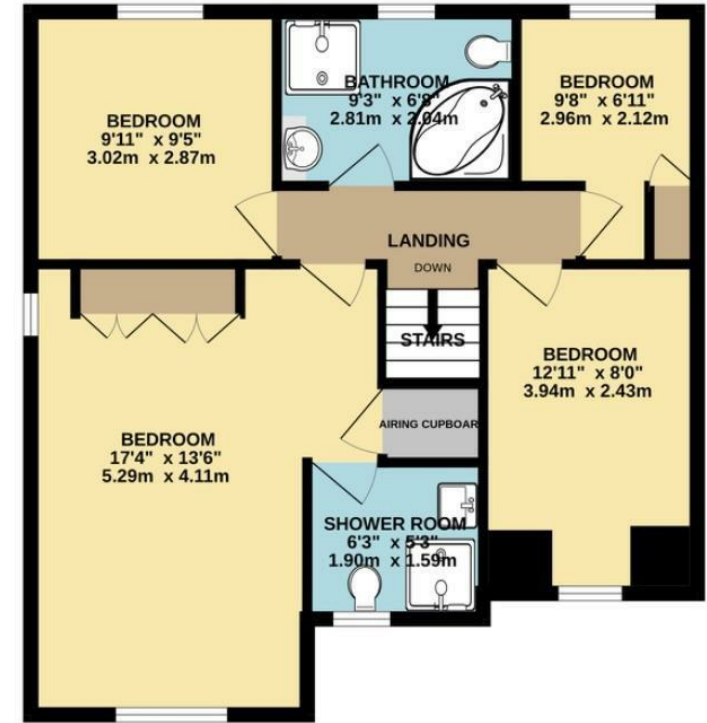
Looking for something to put your own stamp on then this maybe for you. Situated on a highly sought after development, this Hogg built four bedroom detached family home with two bathrooms offers versatile family living. Benefiting from gas fired central heating and extensive double glazing it comprises: hallway, lounge, WC, breakfast kitchen, utility room, dining room and study. Upstairs is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There are gardens front and rear and a single garage. No Onward Chain. Council Tax Band F and EPC rating C. 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  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C	69		
(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	

- **DETACHED HOUSE**
- **SOUGHT AFTER LOCATION**
- **COUNCIL TAX BAND F**

- **FOUR BEDROOMS**
- **NO ONWARD CHAIN**

- **TWO BATHROOMS**
- **EPC RATING C**

#### **PORCH**

Timber front door with glazed panel to side

#### **HALLWAY**

Radiator, stairs to first floor

#### **STUDY**

Window to front aspect, radiator

#### **LOUNGE**

Feature brick built inglenook fireplace with beamed mantle, quarry tiled hearth and open grated fire, window to front and side aspects, exposed beams, radiators x 2, part glazed double doors to dining room

#### **DINING ROOM**

Fully glazed sliding doors to rear garden, radiator, exposed beams

#### **BREAKFAST KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated electric double oven, gas hob and extractor hood, windows x 2 to rear aspect, exposed beams, radiator, door to utility room

#### **UTILITY ROOM**

Fitted with a range of base and wall mounted units with matching work surface, inset single drainer stainless steel sink unit, radiator, plumbing for washing machine, door to garage

#### **WC**

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

#### **FIRST FLOOR LANDING**

Loft access point (drop down ladder, light), radiator

#### **MASTER BEDROOM**

Windows to front and side aspects, fitted wardrobes, exposed beams, radiator, airing cupboard

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

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

#### **BEDROOM TWO**

Window to front aspect, radiator, exposed beams

#### **BEDROOM THREE**

Window to rear aspect, radiator

#### **BEDROOM FOUR**

Fitted wardrobe, window to rear aspect, radiator

#### **BATHROOM**

Suite comprising corner bath, walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, radiator, opaque window to rear aspect, extractor fan

#### **OUTSIDE**

To the front of the property is an area of lawn and borders of shrubs and trees. There is pedestrian access down both sides of the property to the rear garden. This is laid mainly to lawn with borders of shrubs and trees. There is a small patio area and a shed.

#### **GARAGE**

Double timber gates open to a gravelled driveway which in turn leads to a single garage. This has power and light laid on and the wall mounted central heating boiler. There is a door to/from the utility room and also 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.



















