

HUNTERS[®]

HERE TO GET *you* THERE



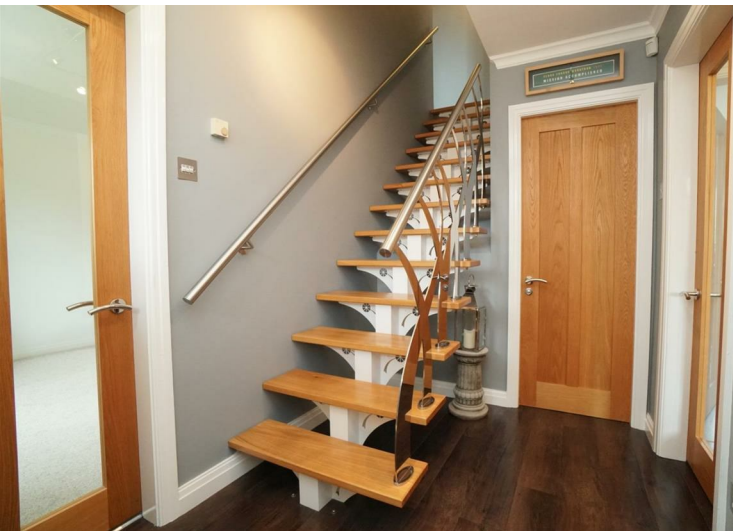
Highland Court

Easingwold, York, YO61 3QL

Guide Price £495,000



Council Tax: E



Boundary View, 14 Highland Court

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HALLWAY

Accessed via composite front door, opaque window to front aspect, Karndean flooring with underfloor heating, bespoke staircase to first floor, ceiling spotlights

SITTING ROOM

Feature marble fireplace with inset coal effect gas fire, window to front aspect, radiators x 2, fully glazed patio doors to rear garden

DINING ROOM

Karndean flooring with underfloor heating, window to front aspect, radiator

KITCHEN

Fitted with a range of base and wall mounted units, matching preparation surfaces with inset stainless steel single drainer sink unit, integrated electric double oven, gas hob and extractor hood, plumbing for dishwasher, space for undercounter fridge and freezer, wall mounted central heating boiler, window to rear aspect

UTILITY ROOM

Part glazed door and window to rear aspect, plumbing for washing machine

WC

Low flush wc, wall mounted wash basin, Karndean flooring with underfloor heating, extractor fan

FIRST FLOOR LANDING

Loft access point

MASTER BEDROOM

Window to front aspect, radiator

EN-SUITE SHOWER/WET ROOM

Walk in shower with mains shower, low flush wc, wall mounted wash basin, underfloor heating, ladder style radiator, recessed ceiling lights, opaque window

BEDROOM TWO

Window to front aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Window to rear aspect, radiator

BATHROOM

Suite comprising panelled bath with mains shower over, fitted screen, low flush wc, wall mounted wash basin, underfloor heating, ladder style radiator, recessed ceiling lights, opaque window

OUTSIDE

To the front of the property the garden is laid mainly to lawn with borders of shrubs and plants. There is pedestrian access down both sides of the property leading to the West facing rear garden. This is laid mainly to lawn with borders of plants and shrubs. There are a couple of vegetable beds, a small pond, greenhouse and a stone paved patio area.

GARAGE

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

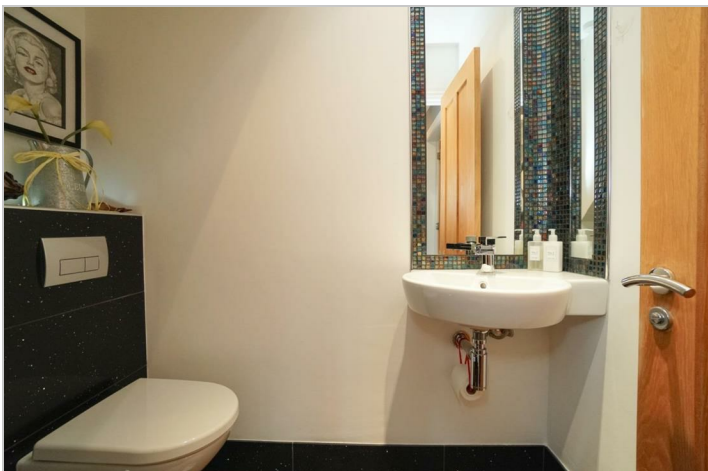
AGENTS NOTE

Internal photographs and floorplan to follow next week

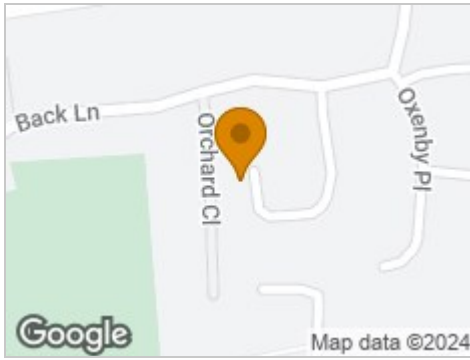
Tel: 01347 823535

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.



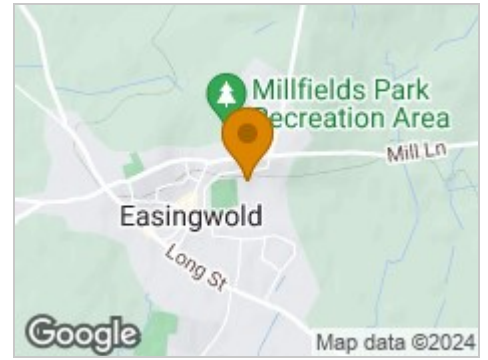
Road Map



Hybrid Map



Terrain Map



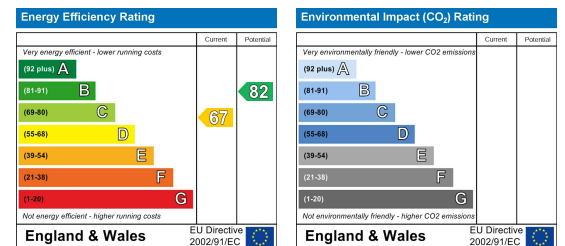
Floor Plan



Viewing

Please contact our Hunters Easingwold Office on 01347 823535 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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