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41 Prospect Avenue, Easingwold, York, YO61 3GF



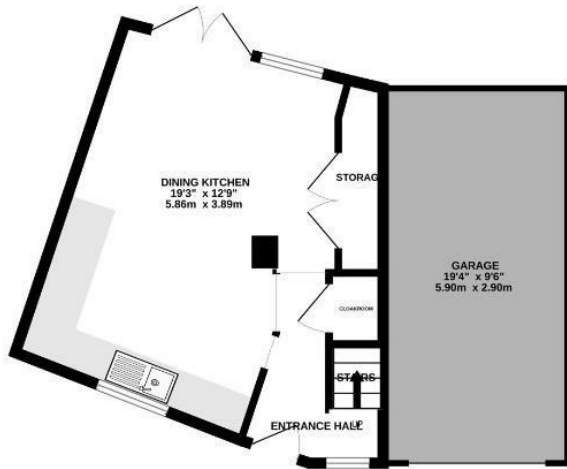
41 Prospect Avenue, Easingwold, York, YO61 3GF

Guide Price £365,000

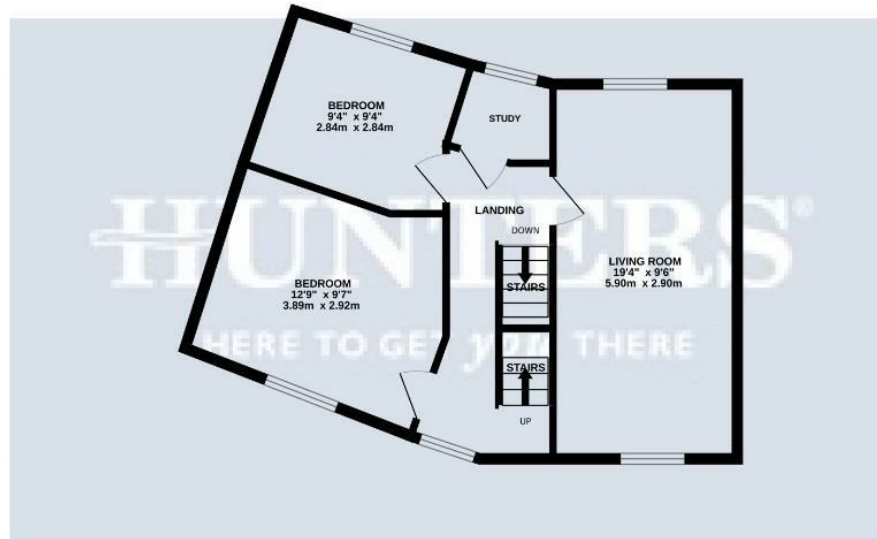
Situated over three floors this mid terraced townhouse offers space and versatility. Its unique layout is sure to appeal and it briefly comprises: entrance lobby, dining kitchen, wc, to the first floor is the lounge, two bedrooms, a study and to the second floor is the master bedroom with en-suite shower room and a further bedroom. Outside are gardens front and rear, off street parking and a single garage. The property also benefits from gas fired central heating and extensive double glazing. EPC rating C, Council Tax Band D. Apply Easingwold Office on 01347 823535.

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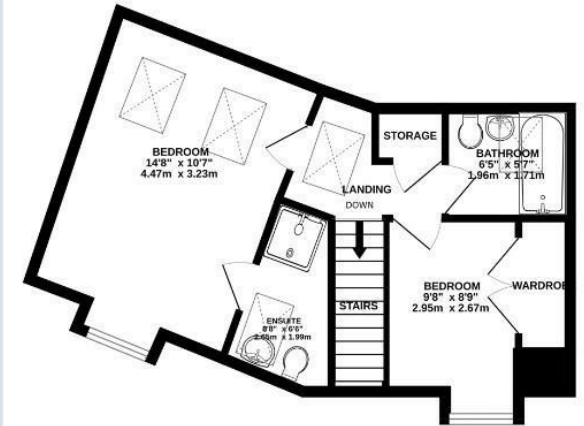
GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

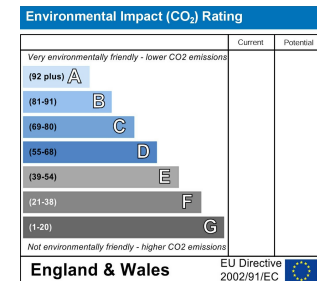
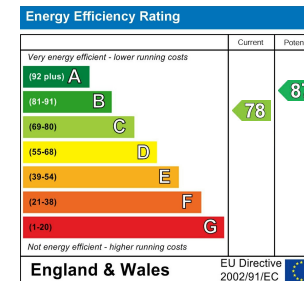


2ND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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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- **FOUR BEDROOMS**
- **EN-SUITE FACILITIES**
- **EPC RATING C**

- **TOWNHOUSE**
- **THREE FLOORS**
- **COUNCIL TAX BAND D**

- **MID TERRACE**
- **POPULAR LOCATION**

#### **ENTRANCE LOBBY**

Accessed via composite front door, window to front aspect, radiator, stairs to first floor

#### **KITCHEN/DINER**

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer stainless steel sink unit, range cooker, extractor hood, integrated fridge freezer, integrated dishwasher, window to front aspect, full length window to rear aspect, double fully glazed doors to rear aspect, utility cupboard with plumbing for washing machine, space for tumble dryer, radiators x 2

#### **WC**

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

#### **FIRST FLOOR LANDING**

Window to front aspect, radiator, stairs to second floor

#### **LOUNGE**

Windows to front and rear aspects, radiator

#### **BEDROOM TWO**

Window to front aspect, radiator

#### **BEDROOM THREE**

Window to rear aspect, radiator

#### **STUDY/OFFICE**

Window to rear aspect, radiator

#### **SECOND FLOOR LANDING**

Airing cupboard, radiator, velux window

#### **BEDROOM ONE**

Window to front aspect, velux windows x 2, radiator

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

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

#### **BEDROOM FOUR**

Fitted cupboard, window to front aspect, radiator, loft access point

#### **BATHROOM**

Panelled bath with mains shower over, low flush wc, pedestal wash basin, radiator, velux window, tiled floor

#### **OUTSIDE**

To the front of the property is a lawned area with borders of flowers and shrubs. The rear garden is laid mainly to lawn with borders of shrubs and there is an area of decking for al fresco dining.

#### **GARAGE/PARKING**

There is a driveway for off street parking. This leads to a single garage. In the garage are some base units with work surface and inset wash basin, the wall mounted central heating boiler. There is a personnel access door to/from the rear 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.



















