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9 Apple Garth, Easingwold, York, YO61 3LZ

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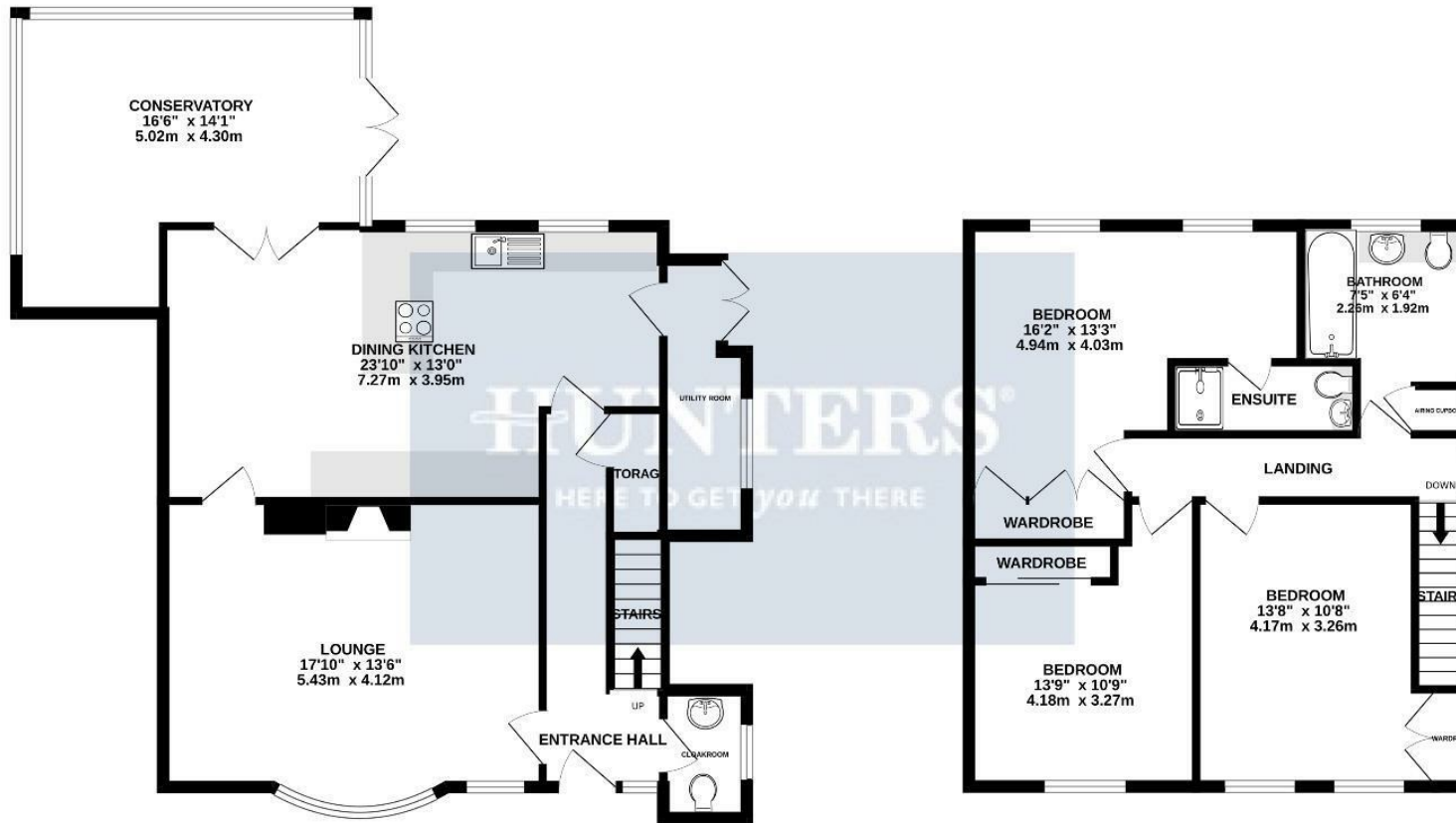
Guide Price £525,000

Situated in a great location within this popular market town this immaculate family home was originally a four bedroom property but has been reconfigured to a three double bed roomed one with en-suite facilities by the current owners. Benefiting from gas fired central heating and extensive double glazing it briefly comprises: entrance porch, hallway, lounge, dining kitchen, conservatory, wc, utility room and to the first floor is a master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Outside is a wrap round garden and a shared driveway leading to a double garage. EPC rating B and Council Tax Band E. A viewing is highly recommended to appreciate this lovely property. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR  
881 sq.ft. (81.8 sq.m.) approx.

1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	

- **THREE BEDROOMS**
- **POPULAR LOCATION**

- **EPC RATING B**

- **DETACHED HOUSE**
- **DOUBLE GARAGE**

- **COUNCIL TAX BAND E**

- **EN-SUITE FACILITIES**

- **VIEWING HIGHLY RECOMMENDED**

- **360 TOUR & PROPERTY VIDEO AVAILABLE**

#### **ENTRANCE PORCH**

Brick built with stone step and panelled ceiling, outside light, timber front door.

#### **HALLWAY**

Karndean flooring, radiator, stairs to first floor, understairs storage cupboard

#### **LOUNGE**

Feature marble fireplace with inset coal effect gas fire, windows x 2 to front aspect, radiators x 2

#### **DINING KITCHEN**

Fitted with a range of base and wall mounted units with matching granite work surfaces, inset sink unit with a cooker tap, integrated double electric oven, warming drawer and hob, integrated microwave, dishwasher and fridge, windows x 2 to rear aspect, radiators x 2, karndean flooring, recessed ceiling lights, fully glazed door to conservatory

#### **CONSERVATORY**

Electric underfloor heating, radiators x 2, windows to four aspects, fully glazed double doors to rear garden

#### **WC**

Low flush wc, wall mounted wash basin, radiator, karndean flooring, opaque window to side aspect

#### **UTILITY ROOM**

Plumbing for washing machine, space for fridge freezer, tiled floor, radiator, fully glazed door to side aspect

#### **FIRST FLOOR LANDING**

Radiator, window to side aspect, loft access point (drop down ladder, partly boarded, lighting

#### **MASTER BEDROOM**

Fitted wardrobes, windows x 2 to rear aspect, radiators x 2

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

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

#### **BEDROOM TWO**

Fitted wardrobes, windows x 2 to front aspect, radiator

#### **BEDROOM THREE**

Fitted wardrobe, radiator, window to front aspect

#### **BATHROOM**

Panelled bath with mains shower over, fitted screen, vanity unit with inset wash basin, low flush wc, cupboard housing gas fired central heating boiler, radiator, tiled floor, part tiled walls, recessed ceiling lights, part tiled walls, opaque window to rear aspect

#### **OUTSIDE**

There is a wrap round garden. The front of the property is lawned with borders of shrubs. Double timber doors lead to the side of the property is a stone paved patio area, bin store, shed, greenhouse, vegetable plot, a lawned area and borders of shrubs. The rear of the property is laid mainly to lawn with borders of shrubs and trees. There is also a stone paved patio area.

#### **ADDITIONAL INFORMATION**

The property benefits from solar panels with storage batteries (more details available from the office)

#### **DOUBLE GARAGE**

15'6" x 16'1"

There is a shared block paved driveway leading to a double detached garage with electric door, it has power and light laid on and a personnel access door to/from the garden. There is also room to park in front of the garage doors.

#### **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.











