



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



**Ideal for FTB's/Investors and located within walking distance of Easingwold town centre, this second-floor studio apartment is available to purchase with NO ONWARD CHAIN. The property briefly comprises a recently replaced kitchen (2023), a living area / bedroom and a bathroom. This development also offers a communal garden area and residents parking. EPC Rating: D Council Tax Band: A**

- No Onward Chain
- Bathroom
- Walking Distance To Town Centre
- Second Floor Studio Apartment
- Communal Garden Area
- EPC Rating: D
- Recently Fitted Kitchen
- Residents Parking
- Council Tax Band: A

## Easingwold

The town is ideally placed for quick access to the A19 and York and a regular bus route runs from the square. There is an abundance of local amenities including boutique shops, eateries and groceries. There are country walks aplenty and amongst the town's surroundings are the Howardian Hills; a designated Area of Outstanding Natural Beauty.

## Communal Entrance

On entering the building from the ground floor there is a communal stairwell with stairs to the apartments on the first and second floors. Kendal is situated on the second floor.

## Kitchen

The property is accessed via a timber entrance door into the kitchen. The kitchen has recently been updated and comprises a range of wall and base units, worktops, a sink with a mixer tap, an integrated ceramic hob and an electric oven and space for a fridge freezer and washing machine. The kitchen has vinyl flooring and a double-glazed window to the rear.

## Living Area / Bedroom

Accessed from the kitchen, the living area/bedroom has been redecorated in 2023 and recarpetted in 2024, it has an electric wall-hung heater and a double-glazed window to the rear. There is also access to a storage cupboard where the hot water cylinder is located and there is also a door to the bathroom.

## Bathroom

The bathroom is tiled and comprises a curved corner bath with an electric shower over with a shower curtain, a pedestal hand wash basin and a toilet. There is also an extractor fan.

## External

To the rear of the property there is a lawned communal garden area. There is parking available to the rear of the building on a first come first served basis.

## Leasehold Information

Lease Term: 999 years from 12th June 1992 (967 years remaining approximately)  
Ground rent: £100 per annum  
Maintenance Charge: £75 per month

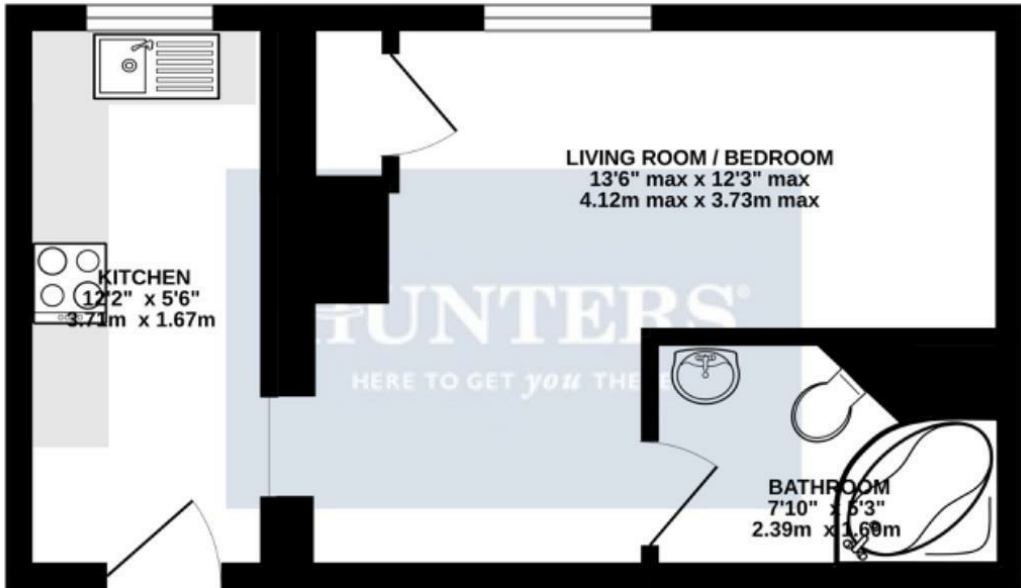
## Disclaimer

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.

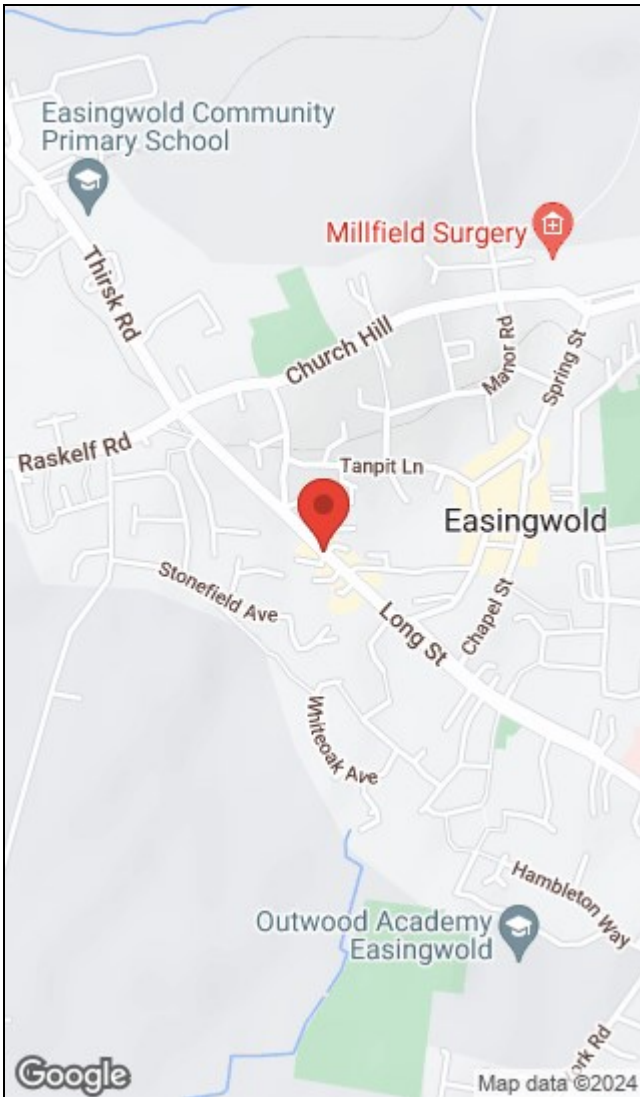




FIRST FLOOR  
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 247 sq.ft. (23.0 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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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