



HUNTERS[®]
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LOCKWOOD LANE



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C

Lockwood Lane, Easingwold, York

Guide Price £208,000

Situated in the popular market town of Easingwold this three bedroom semi detached house is offered with an 80% share Benefiting from gas fired central heating and extensive double glazing the property briefly comprises: hallway, wc, lounge, dining kitchen and to the first floor are three bedrooms and a bathroom. There is an enclosed garden to the rear and a driveway for off street parking. EPC rating C and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- THREE BEDROOMS
- POPULAR LOCATION
- SEMI DETACHED HOUSE
- EPC RATING C
- SHARED OWNERSHIP - 80%
- COUNCIL TAX BAND C

HALLWAY

Accessed via composite front door, stairs to first floor, radiator, wood effect flooring

WC

Low flush wc, pedestal wash basin, radiator, opaque window

LOUNGE

Wood effect flooring, window to front aspect, radiator

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated electric oven, hob and extractor hood, plumbing for washing machine, space for tumble dryer, wall mounted cupboard housing central heating boiler, window to rear aspect, radiator, understairs storage cupboard, fully glazed double doors to rear garden, ceiling spotlights

FIRST FLOOR LANDING

Loft access point

BEDROOM ONE

Window to front aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator

BEDROOM THREE

Window to front aspect, airing cupboard, radiator

BATHROOM

Panelled bath with mains shower over, fitted screen, pedestal wash basin, low flush wc, opaque window, radiator

OUTSIDE

The small front garden has artificial grass. Pedestrian access down the side of the property leads to an enclosed rear garden. This has artificial grass and an Indian Stone paved patio area

PARKING

There is a driveway affording off street parking

LEASE/MANAGEMENT CHARGES

We are advised by the vendor that there are 109 years left on the lease and that the annual service charge is £234.84

AGENTS NOTE

Any prospective purchaser is required to meet the Easingwold local connection criteria due to the property being in a Designated Protected Area (DPA). Details are available from North Yorkshire Council. They are also required to undergo an application and financial affordability assessment through The Thirteen Group who are the Housing Association involved.

DISCLAIMER

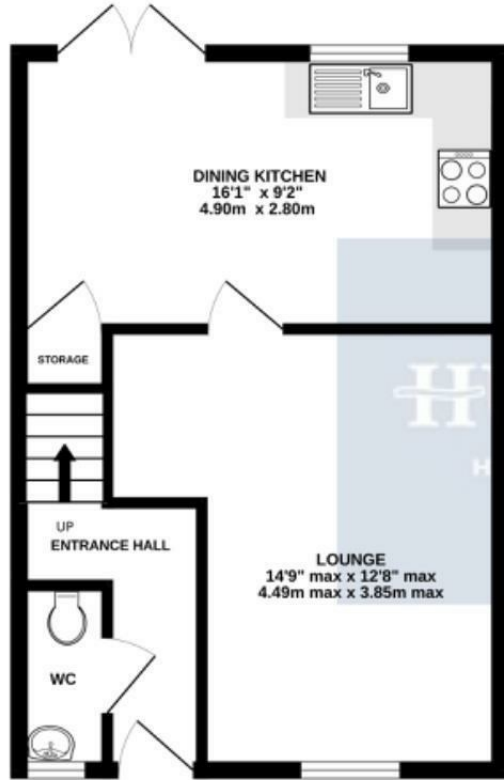
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



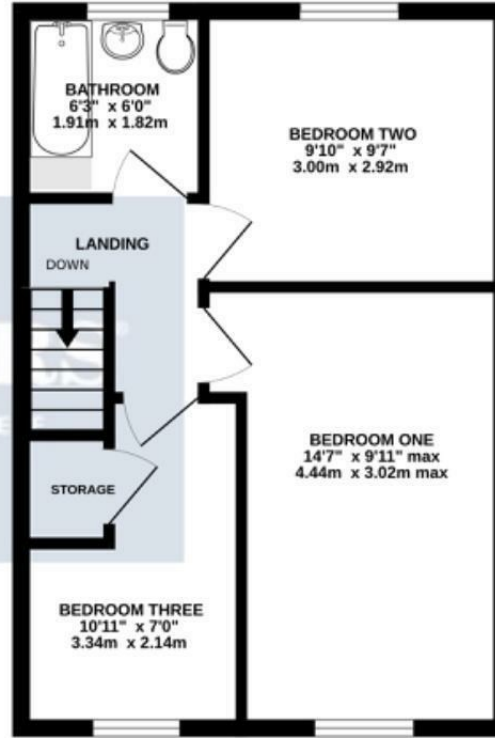




GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.

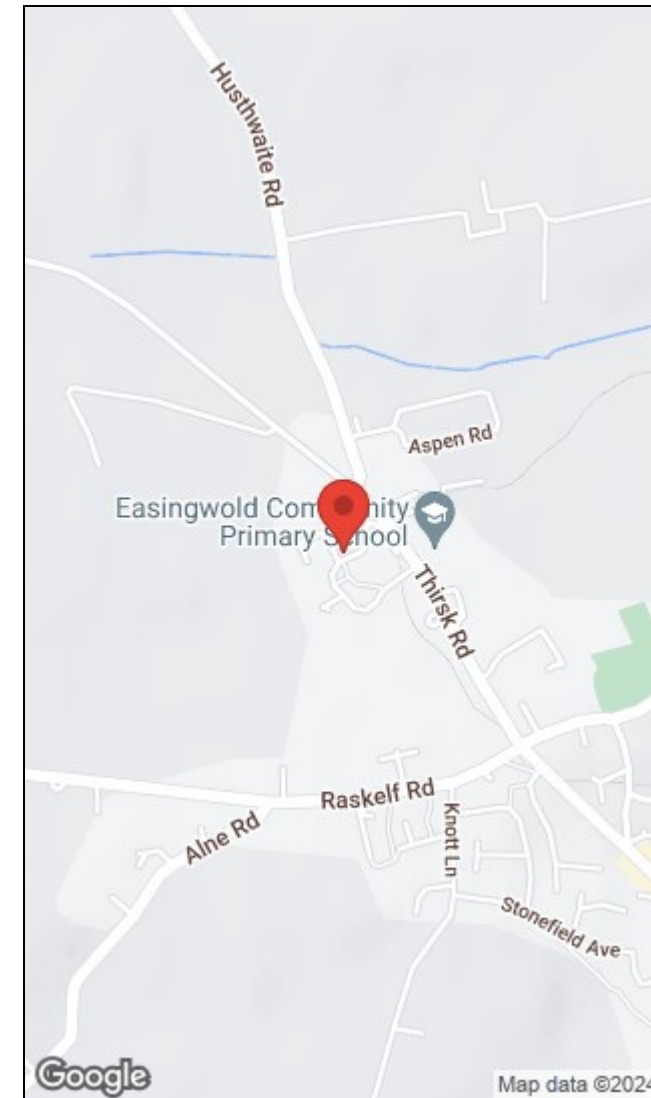


1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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) A			90
(81-91) B		78	
(69-80) C			
(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	

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