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Cherry Tree House Cherry Tree Avenue, Newton On Ouse,
York, YO30 2BN

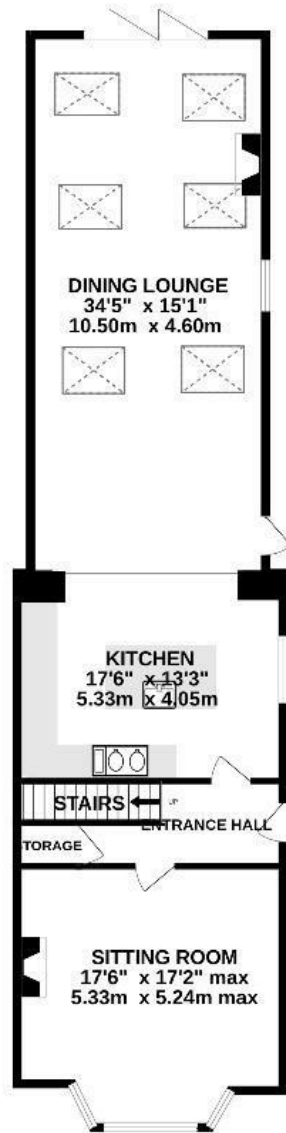
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Guide Price £500,000

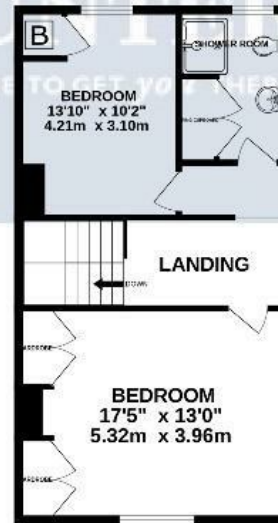
Situated on the sought after Cherry Tree Avenue within the popular village of Newton on Ouse, this four bedroom semi detached property is sure to appeal. It is situated over three floors and offers character, space and versatility. Benefiting from gas fired central heating and extensive double glazing it briefly comprises: hallway, living room, open plan kitchen/diner/lounge, to the first floor are two bedrooms and a shower room and to the second floor are two more bedrooms and a shower room. There is an enclosed garden to the rear and a driveway at the front with off street parking for two vehicles. EPC rating D and Council Tax Band E. Apply Easingwold Office on 01347 823535.

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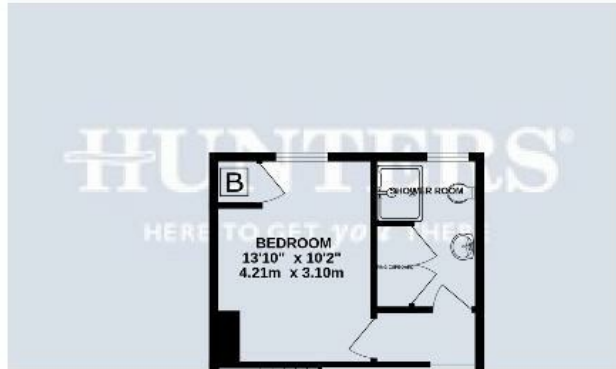
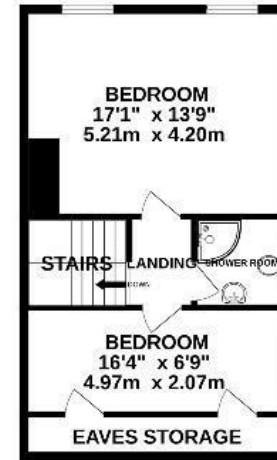
GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 2103 sq.ft. (195.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- **FOUR BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **COUNCIL TAX BAND E**

- **SEMI DETACHED HOUSE**
- **OFF STREET PARKING**

- **THREE FLOORS**
- **EPC RATING D**

HALLWAY

Engineered oak flooring, stairs to first floor, understairs storage cupboards x 2, radiator

SITTING ROOM

Bay window to front aspect, radiator x 2, feature cast iron fireplace with tiled hearth and open fire

KITCHEN/DINER/LOUNGE

Open plan, engineered oak flooring with underfloor electric heating, fitted with a range of base and wall mounted units with matching preparation surfaces, island with inset belfast sink unit, integrated aga cooker (heats hot water), integrated full length fridge and freezer, integrated dishwasher, plumbing for washing machine, windows x 4 to side aspect, velux windows x 6, cast iron multi fuel stove set on a stone hearth, exposed beam, stable door to side aspect, fully glazed bi folding doors to rear garden

FIRST FLOOR LANDING

Window to side aspect, stripped wooden flooring, stairs to second floor

BEDROOM ONE

Fitted wardrobes, radiators x 2, window to front aspect

BEDROOM TWO

Stripped wooden flooring, feature cast iron fireplace, fitted cupboard housing central heating boiler, window to rear aspect,

SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, airing cupboard, radiator, window to rear aspect

SECOND FLOOR LANDING

Stripped wooden flooring

BEDROOM THREE

Windows x 2 to rear aspect, radiator, feature fireplace

BEDROOM FOUR

Window to side aspect, radiator, eaves storage, ceiling spotlights

SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, pedestal wash bash, ladder style radiator, window to side aspect

OUTSIDE

The front of the property is laid mainly to gravel with a border of shrubs and plants. Pedestrian access down the side of the property leads to the enclosed rear garden. This comprises of an area of decking, a paved area, shed and wood store.

PARKING

The gravelled area at the front of the property gives off street parking for two vehicles.

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.









