



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 3  2  2  D

Situated in the popular market town of Easingwold this well presented three bedroom detached family home is sure to appeal. Originally four bedrooms the property was reconfigured to offer spacious living accommodation. benefiting from gas fired central heating and extensive double glazing it briefly comprises: dining kitchen, lounge, wc. conservatory and to the first floor is the master bedroom with en-suite shower room, two further bedrooms and a shower room. Outside are gardens front and rear and there is a single garage. NO ONWARD CHAIN. EPC rating D and Council Tax Band D. Apply Easingwold office on 01347 823535.

- **THREE BEDROOMS**
- **POPULAR MARKET TOWN**
- **COUNCIL TAX BAND D**
- **DETACHED HOUSE**
- **NO ONWARD CHAIN**
- **EN-SUITE FACILITIES**
- **EPC RATING D**

## **DINING KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, range cooker and extractor hood, integrated fridge freezer, integrated dishwasher and washing machine, windows to front and rear aspects, radiators x 2, stairs to first floor, understairs storage cupboard

## **LOUNGE**

Fireplace with wood surround, marble inlay and hearth and inset coal effect gas fire, windows to front and rear aspects, radiators x 2

## **WC**

Low flush wc, wall mounted wash basin, tiled walls, radiator, extractor fan

## **REAR LOBBY**

Doors to/from conservatory, lounge and wc

## **CONSERVATORY**

Door to rear garden, wall light, ceiling fan

## **FIRST FLOOR LANDING**

Loft access point

## **BEDROOM ONE**

Airing cupboard, window to front aspect, radiator

## **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, radiator, window to rear aspect

## **BEDROOM TWO**

Fitted wardrobes, radiator, window to front aspect

## **BEDROOM THREE**

Window to rear aspect, radiator

## **SHOWER ROOM**

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, heated towel rail, opaque window

## **OUTSIDE**

To the front of the property is a gravelled area with borders of mature shrubs and plants. To the rear is an enclosed garden laid mainly to lawn with raised borders of shrubs and flowers. There is also a patio area and summerhouse.

## **PARKING**

A driveway with room for off street parking leads to a single garage. This has power and light laid on and a window to the side.

## **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.

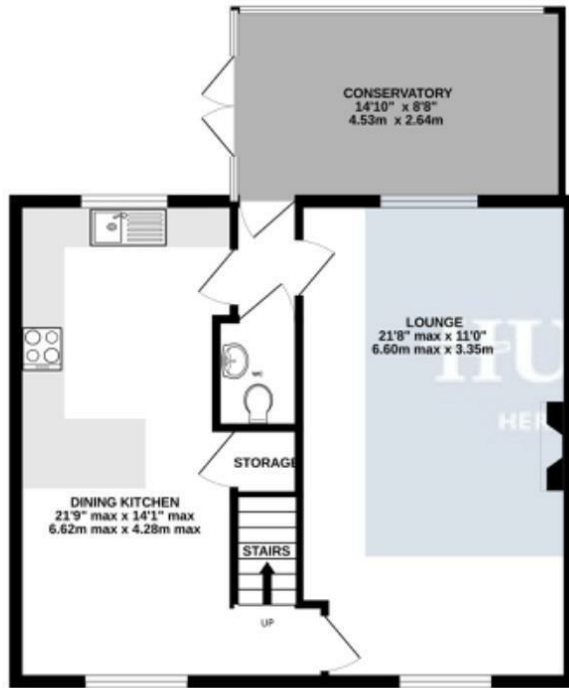




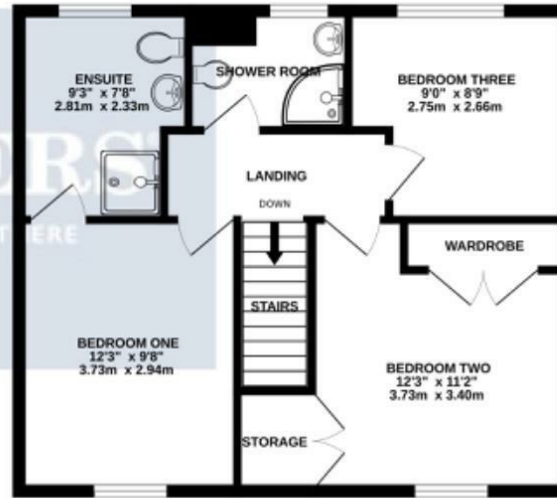




GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.

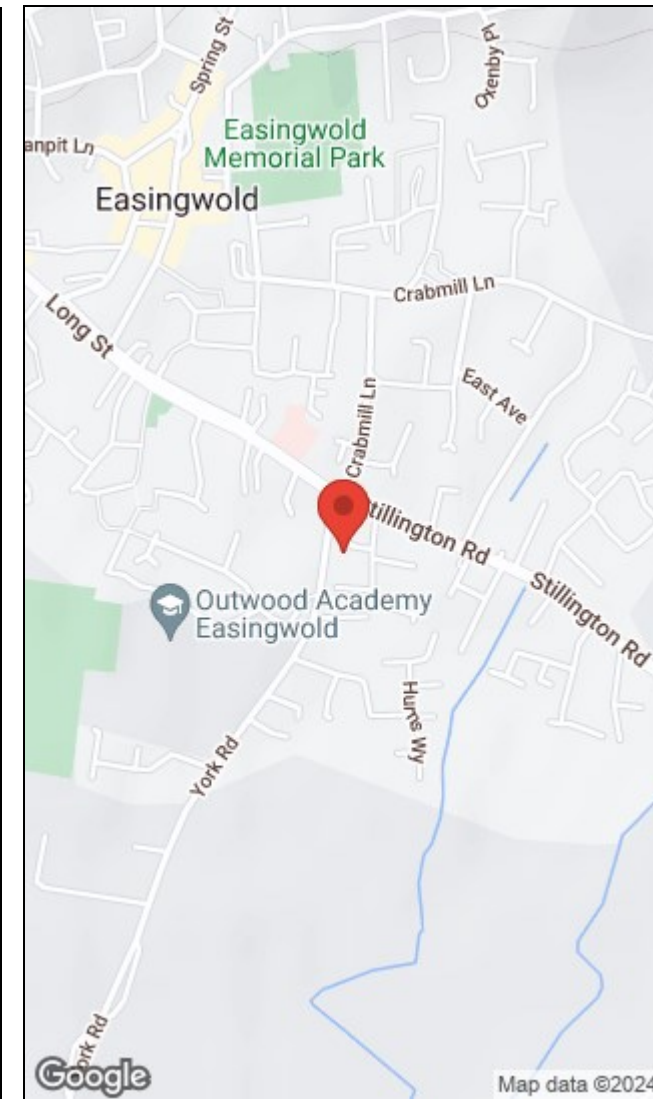


1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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.  
Made with Metropix ©2024



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>85</b>		
	<b>67</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Market Place, Easingwold, York, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by ID Homes (Galtres) Ltd | Registered Address: Trinity House Market Place, Easingwold, York, England, YO61 3AD | Registered Number: 12447385 England and Wales | VAT No: 348 0914 89 with the written consent of Hunters Franchising Limited.