



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

128 Long Street, Easingwold, York, YO61 3JA

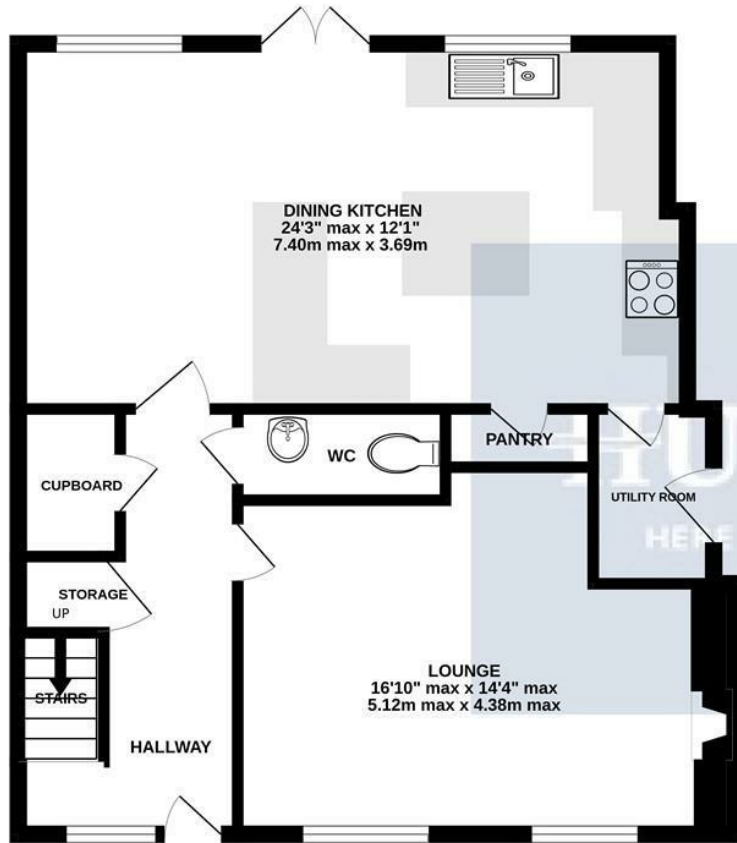
128 Long Street, Easingwold, York, YO61 3JA

Guide Price £375,000

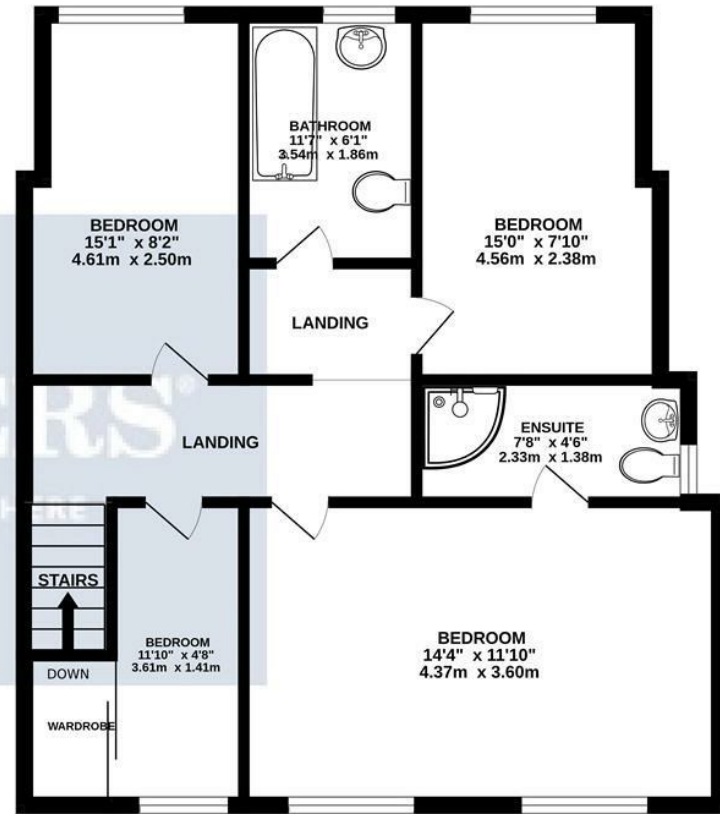
Situated just a stones throw from the Market Place of this popular town this spaciouly deceptive family home is sure to appeal. This well presented property briefly comprises: hallway, lounge, dining kitchen, utility room and wc. To the first floor is the master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside is an enclosed walled garden to the rear and off street parking for one vehicle. Council Tax Band D and EPC rating C. Apply Easingwold Office on 01347 823535.

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

GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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		
(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	

- SEMI DETACHED HOUSE
- CLOSE TO MARKET PLACE
- COUNCIL TAX BAND D

- FOUR BEDROOMS
- POPULAR MARKET TOWN

- TWO BATHROOMS
- EPC RATING C

#### **HALLWAY**

Accessed via part glazed composite front door, window to front aspect, radiator, stairs to first floor, understairs storage cupboard, large walk in cupboard

#### **WC**

Low flush wc, wall mounted wash basin, extractor fan

#### **LOUNGE**

Fireplace with beamed mantle and inset cast iron multi fuel stove, windows x 2 to front aspect, window to side aspect, radiator, engineered oak floor

#### **DINING KITCHEN**

Fitted with a range of oak shaker style base and wall mounted units with matching preparation surfaces, inset stainless steel sink unit, integrated full length fridge, integrated dishwasher, range cooker with overhead extractor, island unit, breakfast bar, walk in pantry cupboard, wood effect flooring, ceiling spotlights, radiator, window to rear aspect, fully glazed french doors to rear garden

#### **UTILITY ROOM**

Plumbing for washing machine, fitted shelving, part glazed door to side aspect

#### **FIRST FLOOR**

#### **MASTER BEDROOM**

Fitted wardrobes and bedroom furniture, windows to front aspect, radiator

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

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, opaque window to side aspect, ceiling spotlights

#### **BEDROOM TWO**

Window to rear aspect, radiator

#### **BEDROOM THREE**

Window to rear aspect, radiator

#### **BEDROOM FOUR**

Fitted wardrobes, window to front aspect, loft access point (part boarded with pull down ladder), radiator

#### **FAMILY BATHROOM**

Panelled bath with electric shower over, low flush wc, pedestal wash basin, cupboard housing central heating boiler, wood effect flooring, opaque window to rear aspect, radiator

#### **OUTSIDE**

A solid oak gate to the side of the property gives access down the side of the house to the enclosed walled garden. This is predominantly paved with borders of mature shrubs and bushes. There is also a gravelled area. There is a brick built store with power and light laid on and a greenhouse/potting shed.

#### **PARKING**

To the rear of the property is a car port accessed via double gates for the parking of one vehicle.

#### **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.











