



HUNTERS[®]
HERE TO GET *you* THERE

20 Regent Drive, Easingwold, York, YO61 3QX

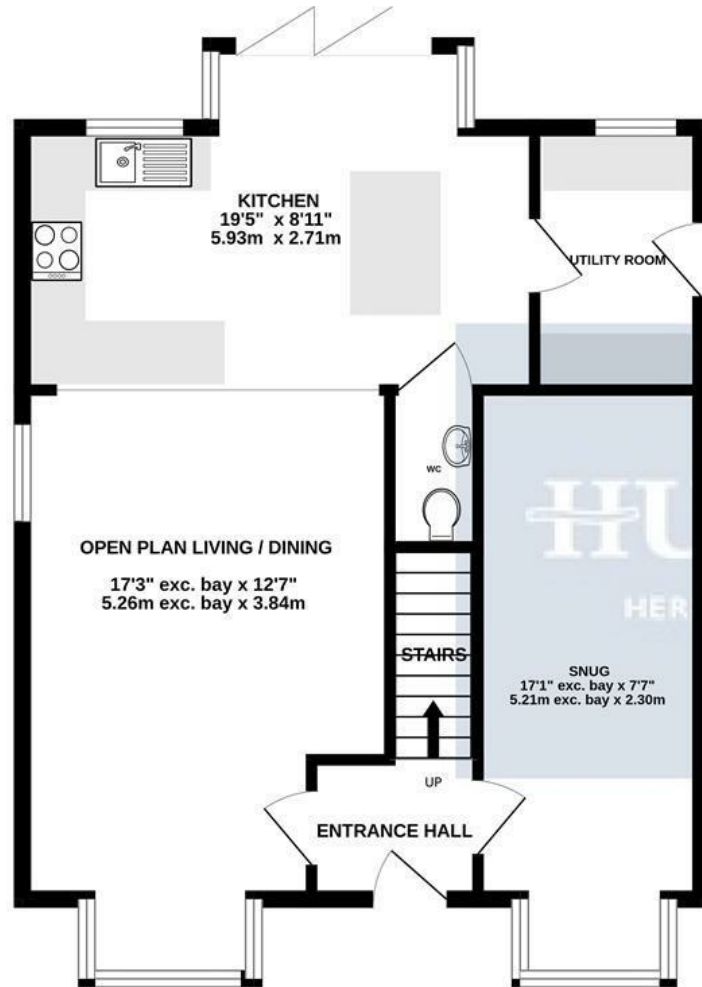
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Guide Price £435,000

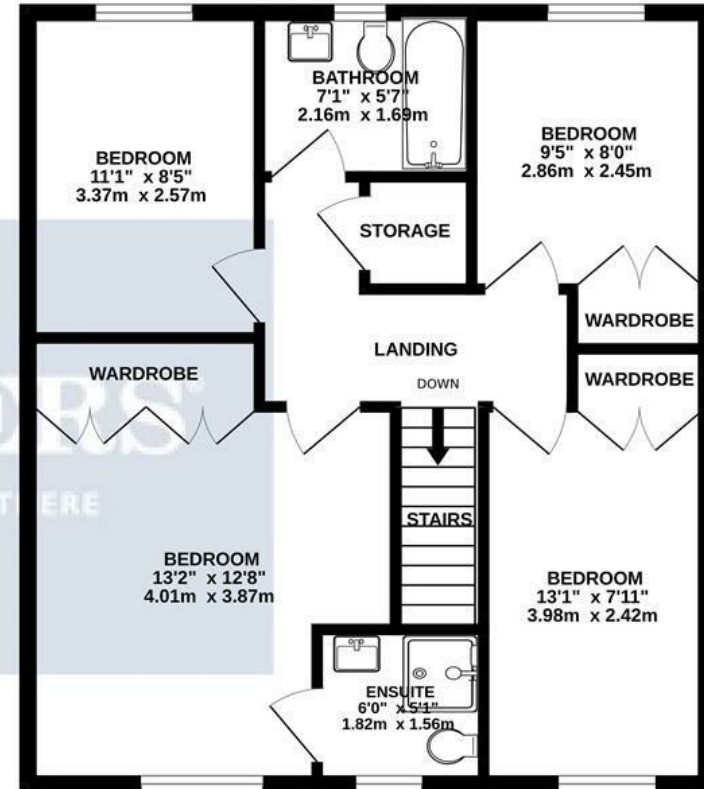
Situated on a corner plot this four bedroomed detached family home built in 2017 has been updated and reconfigured by the current owners. to offer space and versatility. Enjoying a private and south facing garden to the rear it briefly comprises: entrance hall, open plan lounge/kitchen/diner, snug, utility room and wc. To the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. To the front of the property is a small area of lawn. Pedestrian access down the side of the property leads to the enclosed rear and side garden. There is parking for two vehicles to the front of the property, an electric charging point and there are solar panels on the roof to the rear. EPC rating A and Council Tax Band E. 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
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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		93	94
(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	

- **FOUR BEDROOMS**
- **EN-SUITE FACILITIES**
- **EPC RATING A**

- **DETACHED HOUSE**
- **GOOD SIZED PLOT**

- **POPULAR MARKET TOWN**
- **COUNCIL TAX BAND E**

HALLWAY

Stairs to first floor

SNUG

Bay window to front aspect, radiator

OPEN PLAN LOUNGE/KITCHEN/DINER

Range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated electric oven, gas hob and cooker hood, integrated dishwasher, breakfast bar, fitted island, bay window to front aspect, windows to side and rear aspect, wood effect flooring, recessed ceiling lights, fully glazed bifold doors to rear garden

WC

Low flush wc, pedestal wash basin, extractor fan, tiled floor

UTILITY ROOM

Fitted with a base unit with matching work surface and inset single drainer sink unit, , integrated washing machine, window to rear aspect, part glazed door to side aspect

FIRST FLOOR LANDING

Loft access point with drop down ladder (part boarded), airing cupboard

MASTER BEDROOM

Fitted wardrobes, window to front aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, tiled floor, recessed ceiling lights, opaque window

BEDROOM TWO

Window to front aspect, radiator, fitted wardrobes

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Window to rear aspect, radiator, fitted wardrobe

BATHROOM

Panelled bath with mains shower over, fitted shower screen, low flush wc, wall mounted wash basin, ladder style radiator, opaque window, tiled floor, recessed ceiling lights,

OUTSIDE

To the front of the property is a small area of grass. Pedestrian access down the side of the property leads to the part walled enclosed rear garden. This is south facing and laid mainly to lawn, there is a paved patio area, raised vegetable beds and a shed to the side.

PARKING

There is off street parking for two vehicles to the front of the property and there is an electric car charging point.

SOLAR PANELS

There are solar panels on the roof to the rear of the property.

MAINTENANCE/SERVICE CHARGE

There is an annual service of £396.06 to cover the communal areas and roads on the estate.

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.



