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HERE TO GET *you* THERE

78 Uppleby, Easingwold, York, YO61 3BB

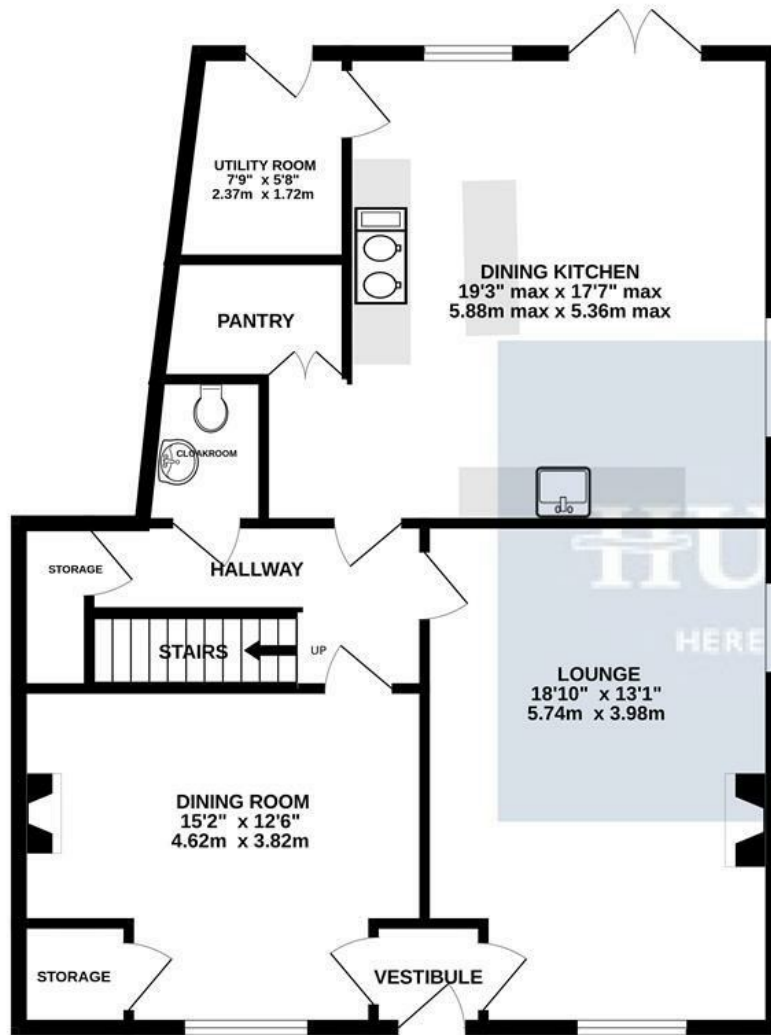
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Guide Price £650,000

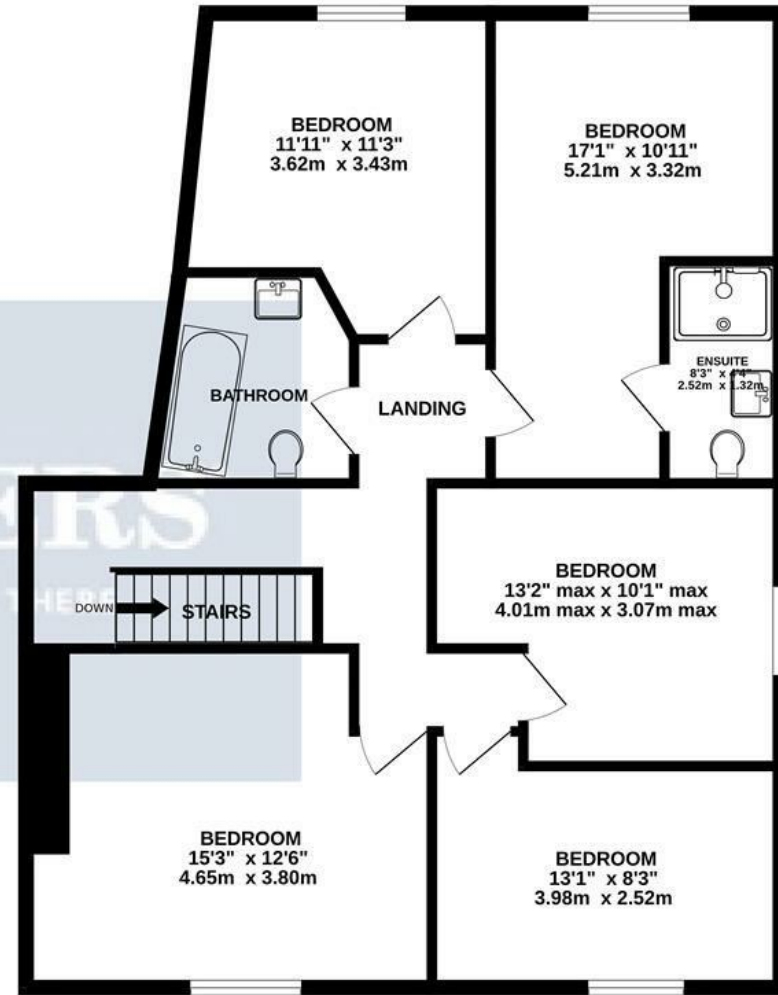
Situated on leafy Uppleby one of the most desirable streets in Easingwold this five bedroomed end of terraced Georgian cottage oozes character and charm and has a wealth of features. It briefly comprises entrance lobby, lounge, dining room, inner hallway, dining kitchen, utility room, wc and to the first floor is the master bedroom with en-suite shower room, four further bedrooms and a family bathroom. To the rear of the property is a generous garden and there is a single garage and additional space for off street parking. Council Tax Band F and EPC rating to follow. A viewing is highly recommended as this property will not be on the market for long. 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  
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 1827 sq.ft. (169.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- **GEORGIAN COTTAGE**
- **EN-SUITE FACILITIES**
- **EPC RATING TO FOLLOW**

- **END OF TERRACE**
- **GENEROUS GARDEN**
- **COUNCIL TAX BAND F**

- **FIVE BEDROOMS**
- **NO ONWARD CHAIN**

#### **ENTRANCE LOBBY**

Accessed via timber front door, part glazed doors to drawing room and lounge

#### **LOUNGE**

Sash windows to front and side aspects, feature fireplace with inset cast iron multi fuel stove, radiator, exposed beams

#### **DINING ROOM**

Sash window to front aspect, radiator, exposed beams, storage cupboard

#### **INNER HALLWAY**

Radiator, stairs to first floor, cloaks cupboard

#### **WC**

Low flush wc, vanity unit with inset wash basin, radiator, extractor fan, ceiling spotlights

#### **DINING KITCHEN**

Fitted with base units with matching granite worktops, inset double belfast sink unit, recess with wooden mantle and inset electric fired Aga cooker, plumbing for washing machine, sash windows to rear and side aspects, fully glazed french doors to rear garden, tiled floor, radiator, recessed ceiling lights

#### **UTILITY ROOM**

Plumbing for washing machine, fitted shelving, wall mounted gas fired central heating boiler, stable door to rear aspect

#### **FIRST FLOOR LANDING**

Velux window, radiator

#### **MASTER BEDROOM**

Sash window to rear aspect, radiator

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

Walk in shower cubicle with electric shower, low flush wc, pedestal wash basin, ladder style radiator, sash window to side aspect

#### **BEDROOM TWO**

Sash window to front aspect, radiator

#### **BEDROOM THREE**

Sash window to rear aspect, radiator

#### **BEDROOM FOUR**

Sash window to side aspect, radiator, loft access point

#### **BEDROOM FIVE**

Sash window to front aspect, radiator

#### **FAMILY BATHROOM**

Panelled bath with mains shower over, fitted screen, low flush wc, pedestal wash basin, ladder style radiator, fully tiled walls, skylight

#### **OUTSIDE**

To the rear of the property is a generous garden. Immediately beyond the property you step out onto a sunken patio area. Steps lead up to a further flagged area beyond which is a good sized lawn area with fruit trees and borders of shrubs and plants. There is also a summerhouse.

#### **GARAGE AND PARKING**

A gravelled driveway gives ample room for off street parking and there is a single garage.

#### **AGENTS NOTE**

Behind the garage is an Electric sub station. (If required the Electricity Board have permission to access this). Also the neighbours in the two adjacent properties have pedestrian access across the rear to/from their properties.

#### **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.











