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2 Suskers Close, Easingwold, YO61 3FW

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Offers Over £332,500

Situated in the popular market town of Easingwold this three bedroom detached property is sure to appeal. Benefiting from gas fired central heating and extensive double glazing it briefly comprises: entrance lobby, lounge, dining kitchen, wc and to the first floor is the master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside are gardens front and rear and there is an integrated single garage. EPC rating B and Council Tax Band D. Apply Easingwold Office on 01347 823535.

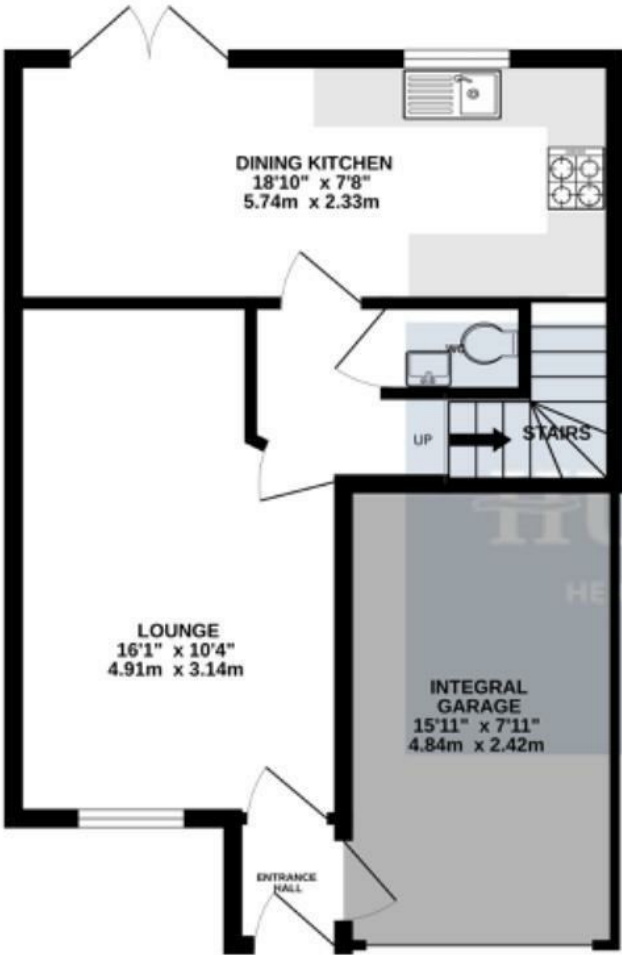
Easingwold is one of the premier market towns on the outskirts of York. The town revolves around the old market square which contains an excellent range of amenities, including supermarkets, a doctor's surgery, dentist, butcher, baker, cafes, restaurants, public houses and numerous independent shops along with a weekly market and a monthly farmers market.

Situated within the town the local primary school was rated by Ofsted as "Good" in 2019 and secondary school rated as "Outstanding" in 2022. The private schools of Ampleforth and Queen Ethelburga's College and Cundall Manor are all under 10 miles away, with further independent schools: The Mount, St Peter's and Bootham also available in York.

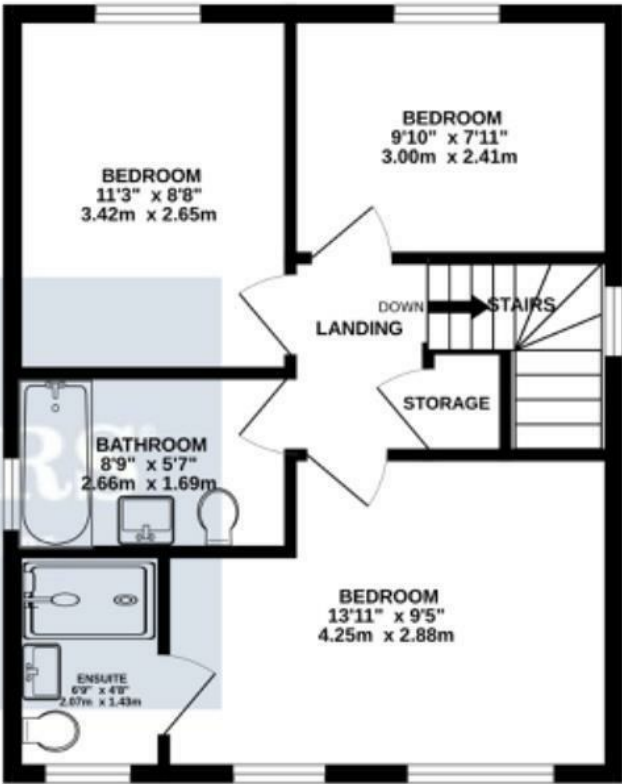
York is just 13 miles to the south and has a mainline train station offering regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. Thirsk (11 miles) also has direct train services to London, some making the journey in as little as 2 hours 15 minutes. There is convenient access to the A19 to the north and south.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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
(81-91) B	81	
(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

- **DETACHED HOUSE**
- **GARDEN FRONT AND REAR**
- **COUNCIL TAX BAND D**

- **THREE BEDROOMS**
- **GARAGE**

- **EN-SUITE FACILITIES**
- **EPC RATING B**

ENTRANCE LOBBY

Accessed via part glazed timber front door, radiator, door to garage, door to lounge

LOUNGE

Window to front aspect, radiator

INNER HALLWAY

Stairs to first floor, radiator

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated electric oven, gas hob and overhead extractor hood, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, window to rear aspect, fully glazed french doors to rear garden, radiator

WC

Low flush wc, pedestal wash basin, radiator, extractor fan

FIRST FLOOR LANDING

Loft access point, storage cupboard

MASTER BEDROOM

Windows x 2 to front aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc,, pedestal wash basin, radiator, opaque window, extractor fan

BEDROOM TWO

Window to rear aspect with views over the school playing field, radiator

BEDROOM THREE

Window to rear aspect with views over the school playing field, radiator

FAMILY BATHROOM

Suite comprising panelled bath, low flush wc,, pedestal wash basin, radiator, opaque window

OUTSIDE

To the front of the property is an area of lawn and a gravelled area for pots. There is gated access to the side of the property leading to the enclosed rear garden. This has an area of lawn, borders of shrubs and flowers, a paved patio area and there is also a garden shed.

GARAGE AND PARKING

A driveway affording off street parking leads to an integrated single garage with up and over door. There is power and light laid on and a door to/from the entrance lobby.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.









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