



HUNTERS[®]
HERE TO GET *you* THERE

10 Goldfinch Way, Easingwold, York, YO61 3RJ

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Guide Price £489,950

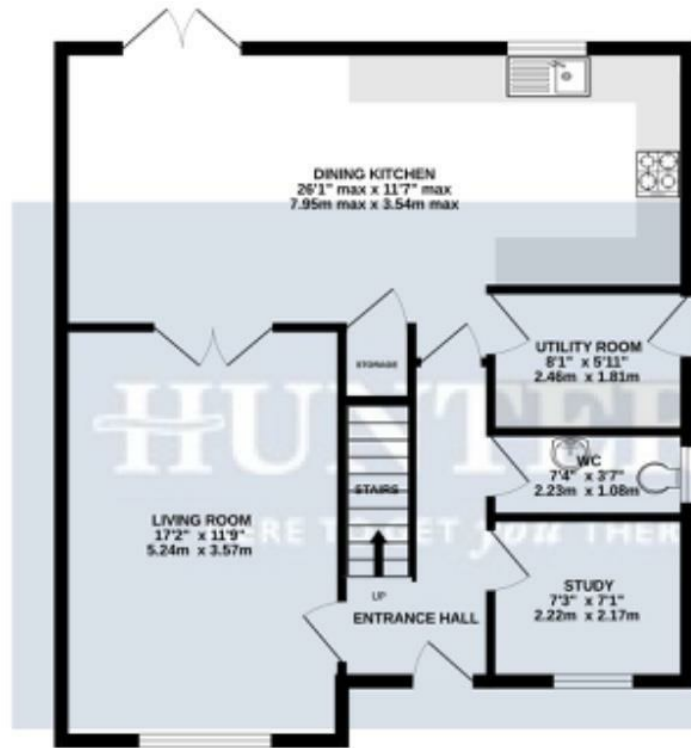
Situated in the popular market town of Easingwold and covering approximately 1500 Sq Ft this four bedroom detached family home offers space and versatility. Benefiting from gas fired central heating and extensive double glazing it briefly comprises: hallway, study, lounge, wc, utility room and dining kitchen. To the first floor is the master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is an enclosed garden to the rear of the property and a good sized driveway leading to a double garage. EPC rating B and Council Tax Band F. Apply Easingwold Office on 01347 823535.

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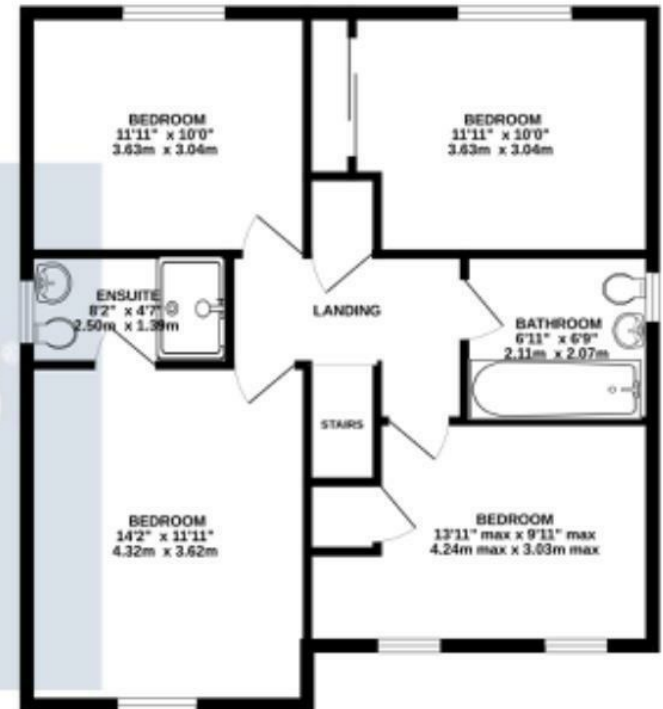
GARAGE
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
716 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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		86	
(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**
- **POPULAR MARKET TOWN**
- **COUNCIL TAX BAND F**
- **FOUR BEDROOMS**
- **DOUBLE GARAGE**
- **EN-SUITE FACILITIES**
- **EPC RATING B**

HALLWAY

Accessed via composite front door, radiator, stairs to first floor

STUDY

Window to front aspect, radiator

LOUNGE

Window to front aspect, radiators x 2, double doors to dining kitchen

WC

Low flush wc, wall mounted wash basin, radiator, opaque window, recessed ceiling lights

UTILITY ROOM

Fitted with a range of base units with matching work surface, plumbing for washing machine, wall mounted cupboard housing central heating boiler, radiator, door to side aspect

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated electric double oven, gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, walk in storage cupboard, window to rear aspect, fully glazed double doors to rear garden, radiators x 2

FIRST FLOOR LANDING

Storage cupboard, radiator

MASTER BEDROOM

Fitted wardrobes, radiator, window to front aspect

EN -SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, wall mounted wash basin, ladder style radiator, recessed ceiling lights

BEDROOM TWO

Fitted wardrobes, radiator, window to rear aspect

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Fitted cupboard, radiator, windows x 2 to front aspect

FAMILY BATHROOM

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

OUTSIDE

To the front of the property are borders of flowers and shrubs. Pedestrian access down the side of the property leads to the rear garden which is enclosed and consists of a lawned area and 2 paved patio areas.

DOUBLE GARAGE

A good sized driveway with ample room for off street parking leads to a double garage. This has power and light laid on.

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.









