



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





**\*\*ALLOCATED PARKING // ENCLOSED COURTYARD // REFURBISHED \*\*** Dating way back to the 'The Old Coaching Days' in the late 1700s this Grade II listed cottage has just been totally modernised by the current owner. Offering character and charm and a wealth of period features it consists of an open plan lounge/ kitchen/diner, a utility area and wc. To the first floor are two bedrooms and a bathroom. There is an enclosed courtyard garden to the rear and allocated off street parking for one vehicle. EPC rating to follow and Council Tax Band to follow. NO ONWARD CHAIN. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS
- TERRACED COTTAGE
- RECENTLY MODERNISED
- COURTYARD GARDEN
- NO ONWARD CHAIN
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND TO FOLLOW
- GRADE II LISTED

## LOUNGE/KITCHEN/DINER

Open plan and accessed via a part glazed timber front door, feature fireplace and additional range with grated fire, range of base and overhead units with matching preparation surfaces, inset sink unit, integrated electric oven, hob and extractor hood, windows to front and rear aspects, stairs to first floor, radiator, wood effect flooring, opening to

## UTILITY AREA

Door to rear aspect, wood effect flooring

## WC

Low flush wc, vanity unit with inset wash basin, radiator, wall mounted central heating boiler, opaque window to side aspect

## FIRST FLOOR LANDING

### BEDROOM ONE

Window to front aspect, radiator, carpeted

### BEDROOM TWO

Window to rear aspect, radiator, carpeted

## BATHROOM

P shaped bath with mains shower over, fitted screen, low flush wc, pedestal wash basin, recessed ceiling lights, radiator, wood effect flooring

## OUTSIDE

To the rear of the property is an enclosed larger than average paved courtyard garden

## AGENTS NOTE

We are advised by the current owners that there is a LWL 10 year warranty in place.

## ANTI MONEY LAUNDERING REGULATIONS

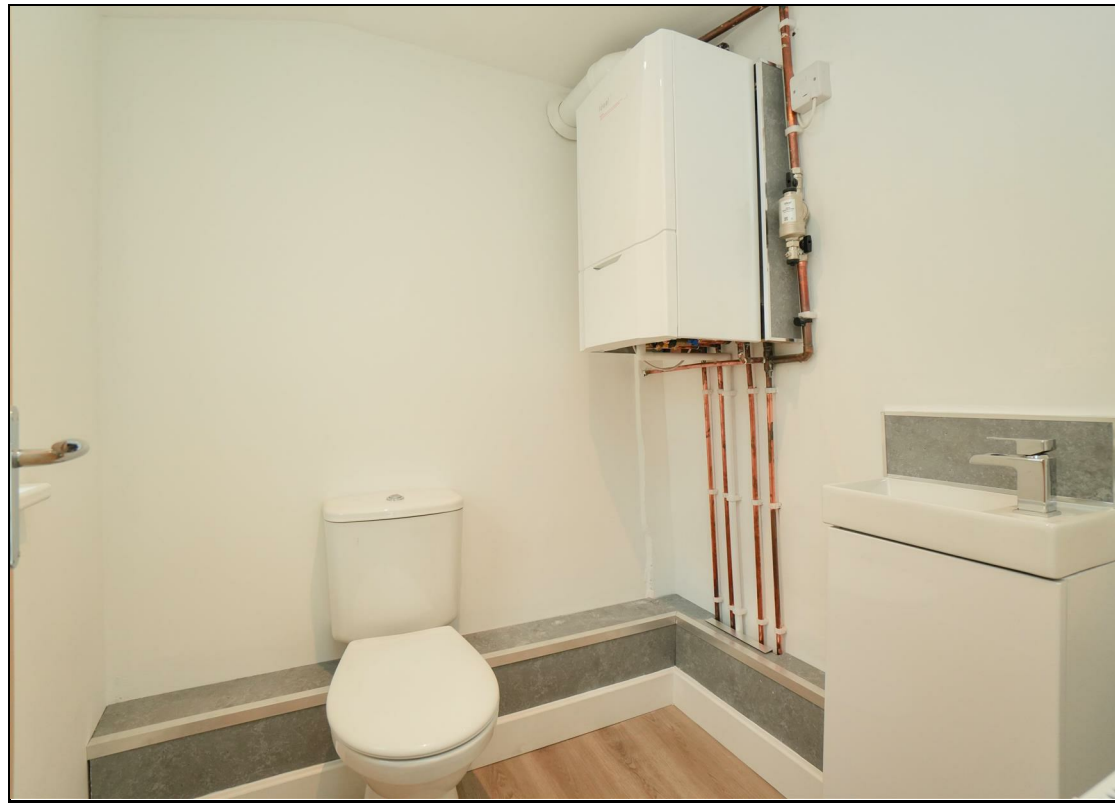
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.











GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

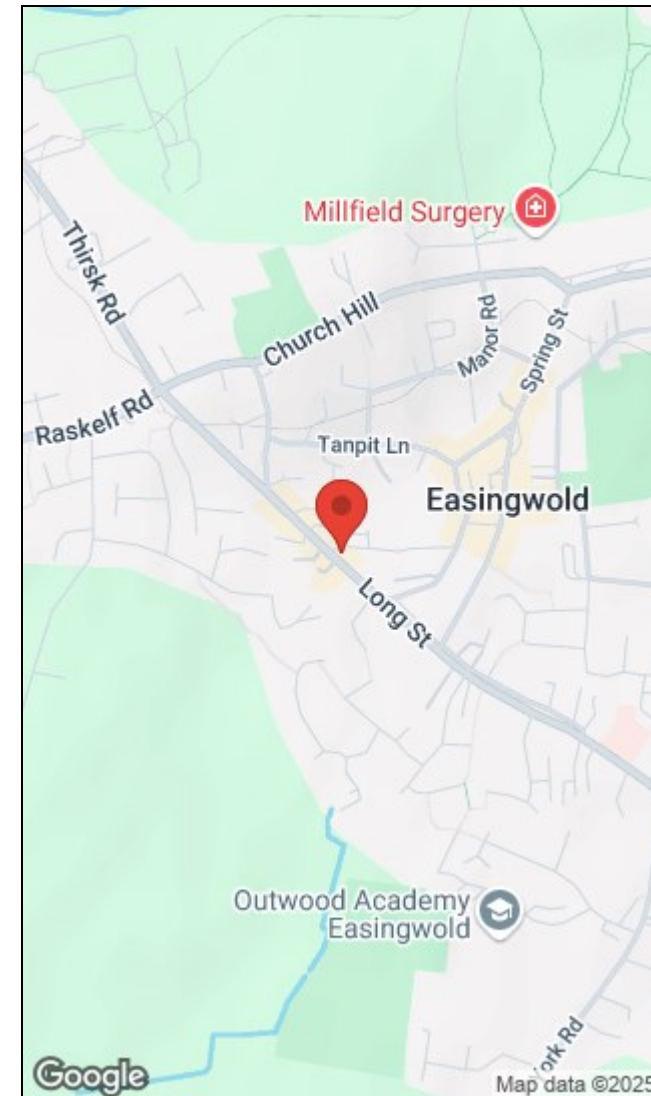
1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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.

Made with Metropix 5.2014



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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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