



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

3 2 1 D



In need of some updating and offered with NO ONWARD CHAIN this three bedroom detached property is situated within close proximity of the centre of the well served market place of Easingwold. It is sure to appeal and briefly comprises: entrance lobby, lounge/diner, kitchen, wc and to the first floor is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. There is an enclosed garden and a single garage. It also benefits from extensive double glazing and gas fired central heating. EPC rating D and Council Tax Band D. Apply Easingwold Office on 01347 823535.

- **THREE BEDROOMS**
- **GREAT LOCATION**
- **COUNCIL TAX BAND D**
- **DETACHED HOUSE**
- **NO ONWARD CHAIN**
- **UPDATING REQUIRED**
- **EPC RATING D**

## ENTRANCE LOBBY

Accessed via part glazed timber front door, radiator, door to lounge/diner

## LOUNGE/DINER

Fireplace with wood surround, marble inlay and hearth, inset coal effect gas fire, radiators x 2, stairs to first floor, window to front aspect, fully glazed sliding doors to rear aspect

## KITCHEN

In need of some updating and fitted with base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, plumbing for washing machine and dishwasher, gas cooker point, windows to rear and side aspects, part glazed door to rear garden, ceiling spotlights

## WC

Low flush wc, wall mounted wash basin, extractor fan

## FIRST FLOOR LANDING

Window to side aspect, airing cupboard, loft access point (part boarded and light laid on)

## MASTER BEDROOM

Window to rear aspect, radiator, fitted wardrobes

## EN-SUITE SHOWER ROOM

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

## BEDROOM TWO

Window to front aspect, radiator

## BEDROOM THREE

Window to front aspect, radiator

## BATHROOM

In need of some updating. Panelled bath, low flush wc, pedestal wash basin, radiator, opaque window

## OUTSIDE

To the front of the property is a lawned area with borders of flowers and plants. Pedestrian access down the side of the property leads to the rear garden which comprises of a lawned area surrounded by borders of shrubs and plants. There is also a patio area and a further area at the other side of the property.

## GARAGE

A driveway with room for off street parking leads to a single garage with up and over door. It has power and light.

## AGENTS NOTE

We are advised that this property is awaiting a Grant of Probate which is currently being submitted by Solicitors

## 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.









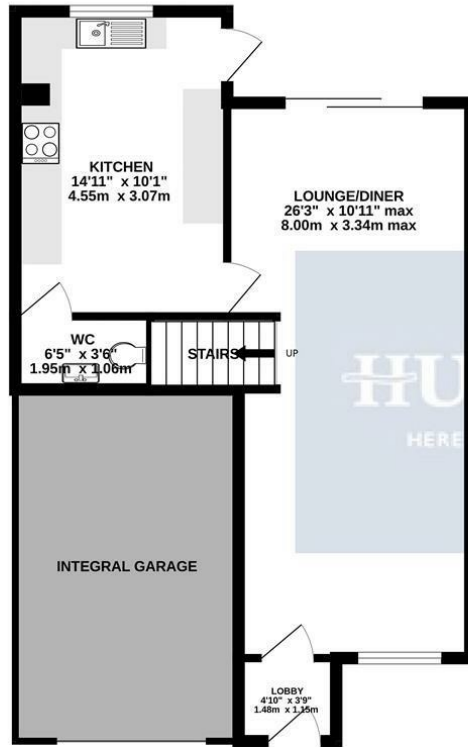




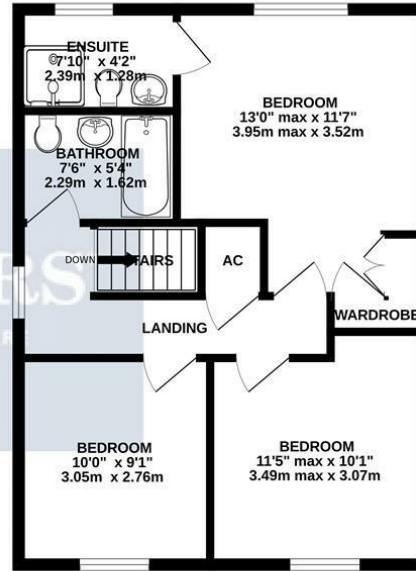




GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

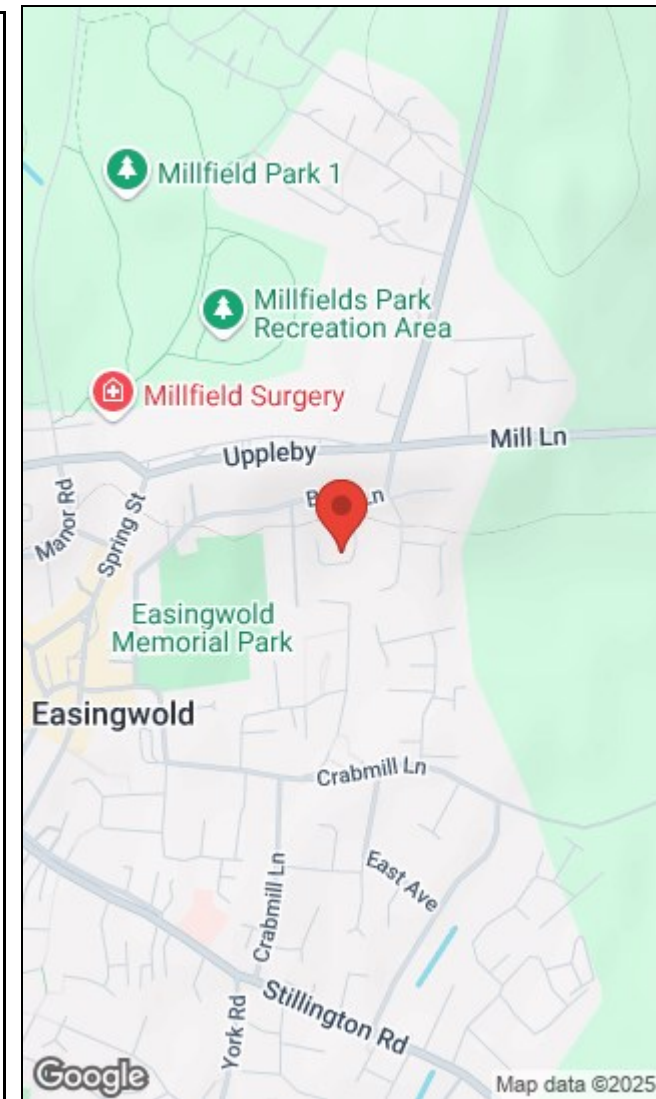


1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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