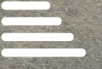




HUNTERS®
HERE TO GET *you* THERE

 3  1  1  B

Regent Drive, Easingwold, York

Guide Price £280,000

Situated in the popular Market Town of Easingwold this three bedroom semi detached home was built in 2016 by Linden Homes. Benefiting from gas fired central heating and extensive double glazing it comprises: hallway, wc, lounge, dining kitchen and to the first floor are three bedrooms and a bathroom. Outside there is an enclosed south facing garden to the rear and there is off street parking for two vehicles at the front. EPC rating B and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- **THREE BEDROOMS**
- **PARKING FOR 2 CARS**
- **EPC RATING B**

- **SEMI DETACHED**
- **SOUTH FACING GARDEN**

- **POPULAR LOCATION**
- **COUNCIL TAX BAND C**

HALLWAY

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

WC

Low flush wc, pedestal wash basin, opaque window, radiator, tiled floor

LOUNGE

Window to front aspect, radiators x 2

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 extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, window to rear aspect, fully glazed double doors to rear aspect, radiator, understairs storage cupboard, recessed ceiling lights

FIRST FLOOR LANDING

Loft access point with drop down ladder and power and light

BEDROOM ONE

Window to front aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator

BEDROOM THREE

Fitted cupboard, window to front aspect, radiator

BATHROOM

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

OUTSIDE

Pedestrian access down the side of the property leads to the enclosed rear garden. This is south facing and laid mainly to lawn, there is a paved patio area and garden shed.

PARKING

At the front of the property are two off street parking spaces with space for an additional vehicle.

ADDITIONAL INFORMATION

Please be advised there is an annual estate charge. For more information please contact the office.

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.

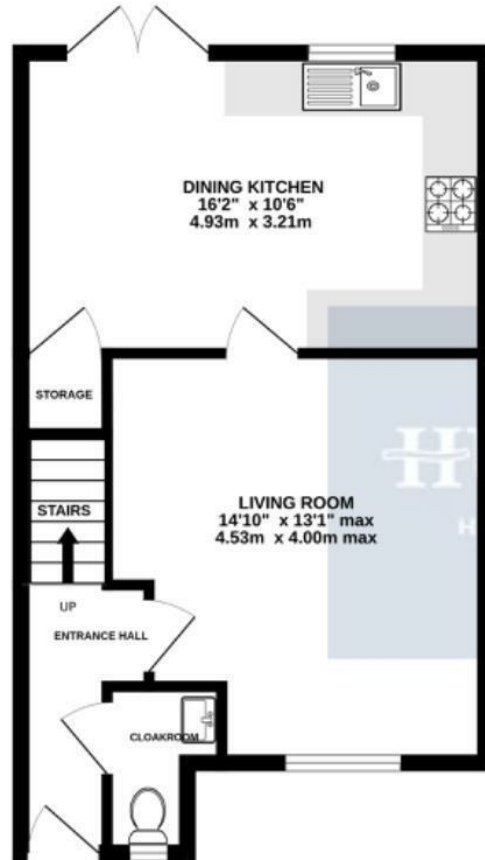




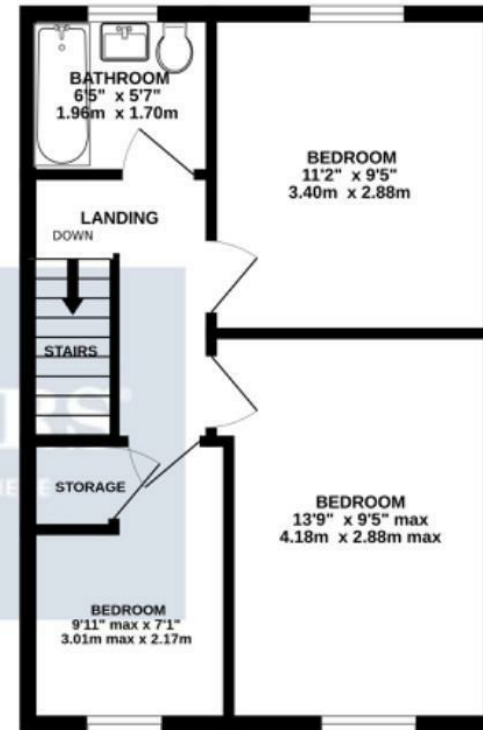




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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		96
(81-91) B	84	
(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