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FOR SALE
BOOK A VIEWING

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Situated in the popular village of Wass this two bedroom stone built terraced property is sure to appeal. Full of character and charm it comprises: entrance lobby, lounge, dining kitchen, and utility room. To the first floor are two bedrooms and a shower room. Outside is an enclosed courtyard garden to the rear. EPC rating D and Council Tax Band C. A viewing is highly recommended to appreciate this lovely cottage. Apply Easingwold Office on 01347 823535.

- MID TERRACED
- REAR COURTYARD GARDEN
- COUNCIL TAX BAND C
- TWO BEDROOMS
- POPULAR VILLAGE
- CHARACTER AND CHARM
- EPC RATING D

LOUNGE

Accessed via front door, fireplace with beamed mantle and inset clear view multi-fuel stove, window to front aspect, feature radiators x 2, stairs to first floor, understairs storage/study area

DINING KITCHEN

Fitted with a range of base units complimented with matching preparation surfaces, wall shelving, an inset double ceramic sink unit, an integrated dishwasher, an electric range cooker, space for overhead extractor, window to rear aspect, fully glazed double doors to rear aspect, Brazilian slate tiled floor, recessed ceiling lights, feature radiator

UTILITY ROOM

Floor mounted oil fired central heating boiler, plumbing for washing machine

REAR LOBBY

Timber door and window to rear aspect, Brazilian slate tiled floor, radiator, space for tumble dryer

FIRST FLOOR LANDING

Loft access point

BEDROOM ONE

Window to front aspect, feature radiator, walk-in closet area with window to front aspect

BEDROOM TWO

Window to rear aspect, radiator, fitted shelving

SHOWER ROOM

Panelled bath with mains shower over, fitted screen, low flush wc, feature sink unit, ladder style radiator, tiled floor, part tiled wall, opaque window

OUTSIDE

To the front of the property is an enclosed garden of plants and shrubs. To the rear of the property is a courtyard garden which is paved with indian stone. There is an outbuilding housing the oil tank with additional storage. There also an additional hard standing area which is currently utilised as additional storage which could also accommodate a further shed/store.

PARKING

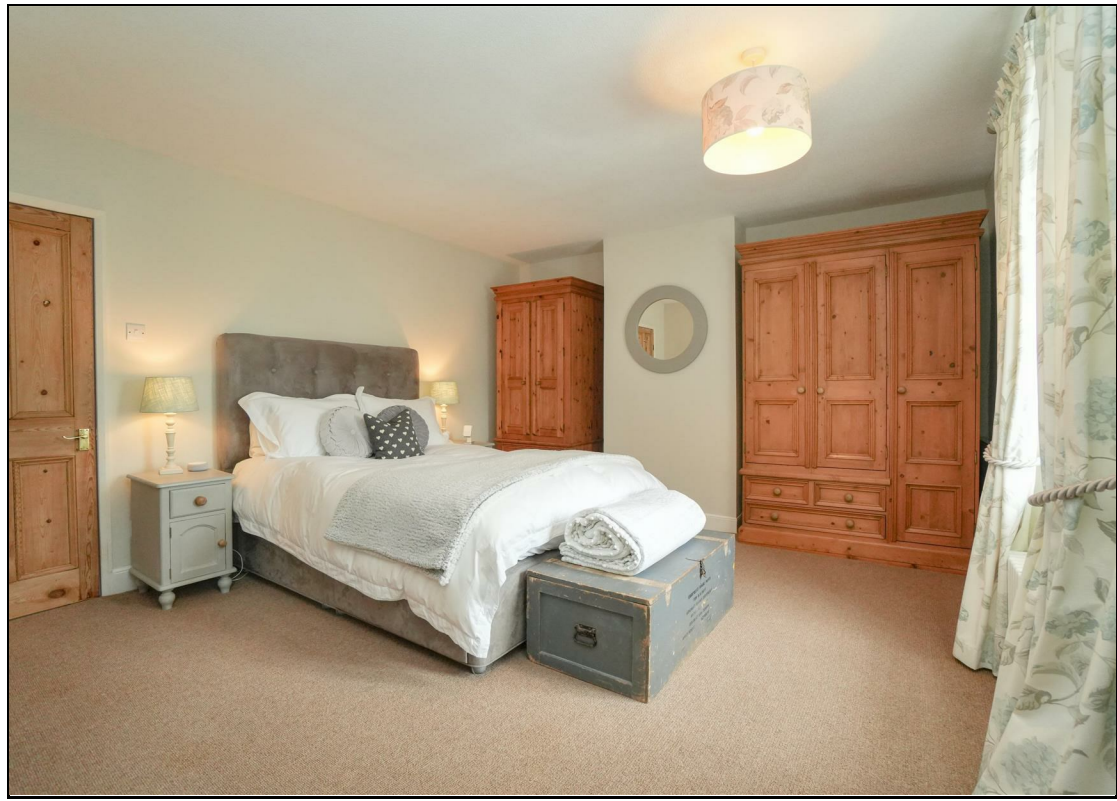
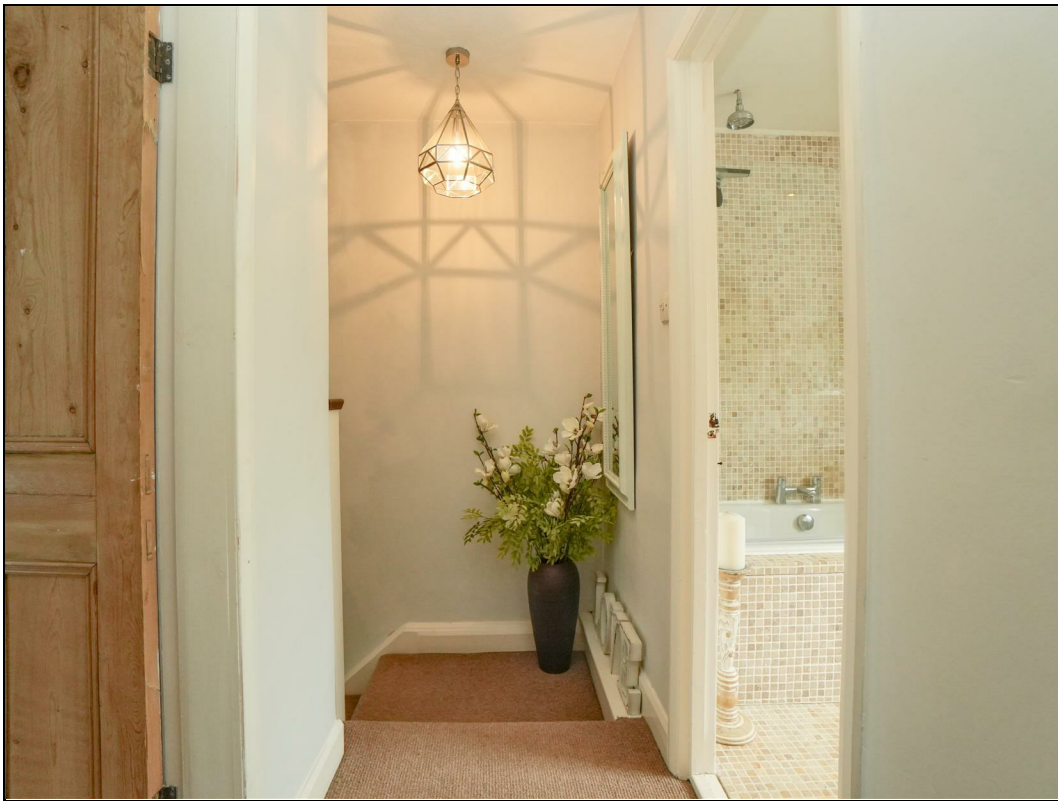
There is on-street parking at the front of the property on a first come first served basis.

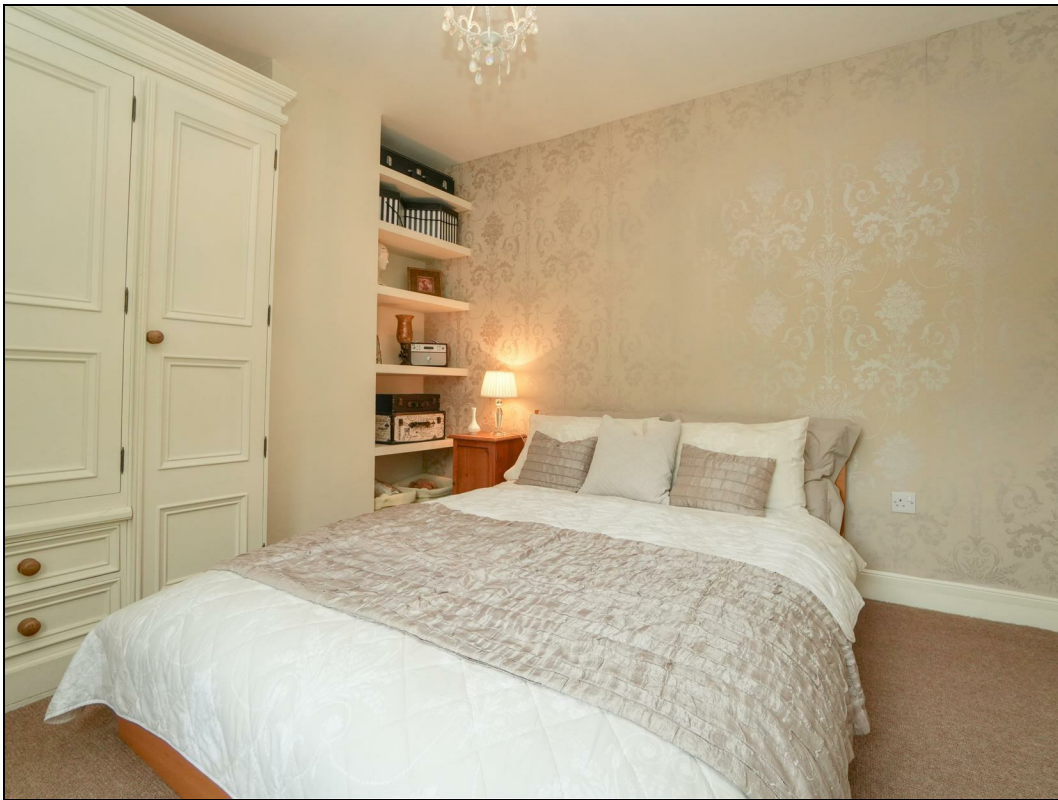
DISCLAIMER

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.



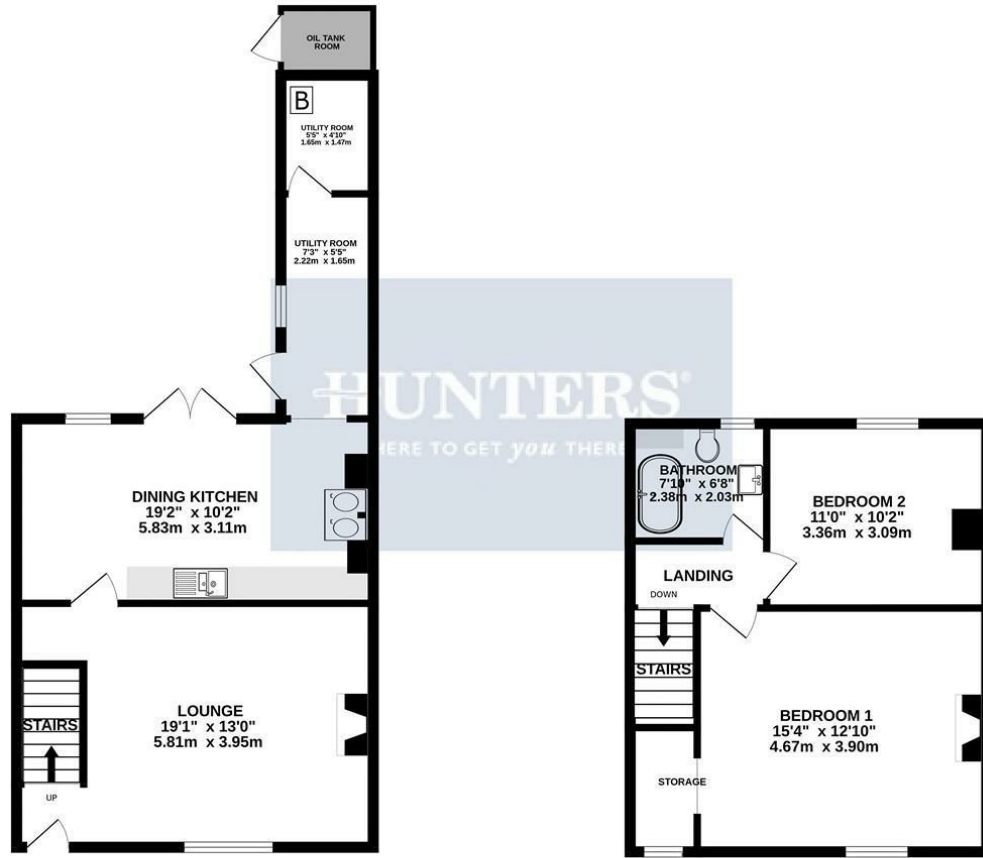






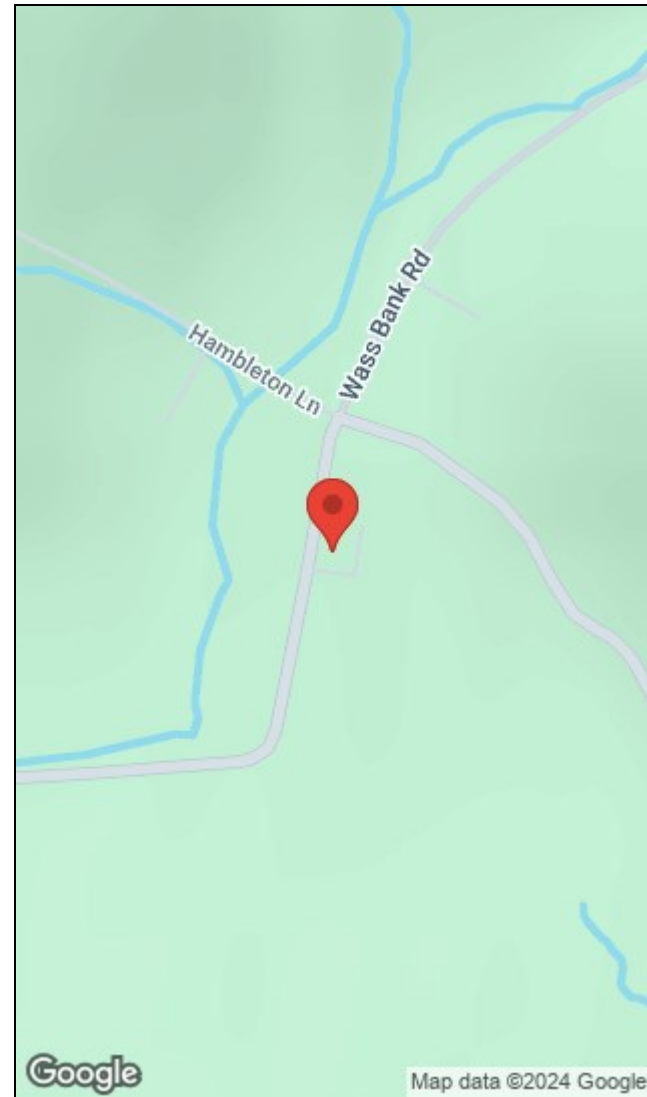
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Market Place, Easingwold, York, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com



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