



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

52 Wilkinsons Court, Easingwold, York, YO61 3GH

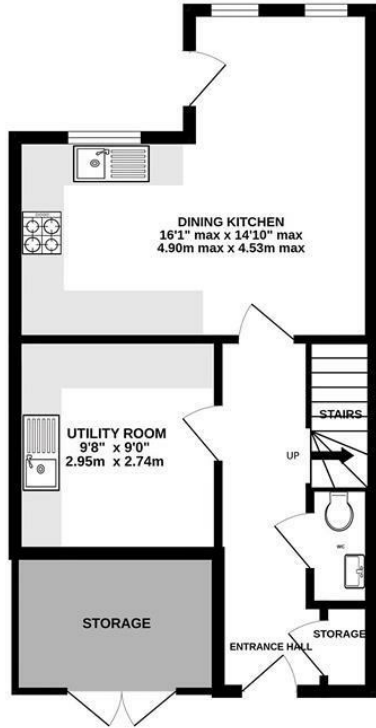
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Guide Price £345,000

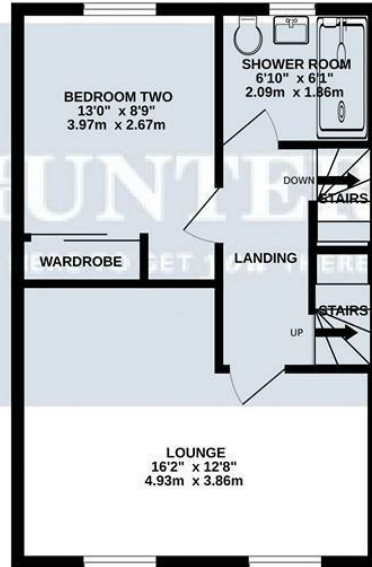
Situated in a quiet cul de sac position within the popular market town of Easingwold this three bedroom townhouse situated over three floors is sure to appeal. Offered with NO ONWARD CHAIN it comprises: hallway, wc, utility room, dining kitchen, to the first floor is the lounge, bedroom two and a shower room. The second floor has the master bedroom with en-suite shower room and bedroom three. There is an enclosed garden at the rear with pedestrian access and to the front is room for off street parking for two vehicles and there is a garage/store. EPC rating E and Council Tax Band D. Apply Easingwold Office on 01347 823535.

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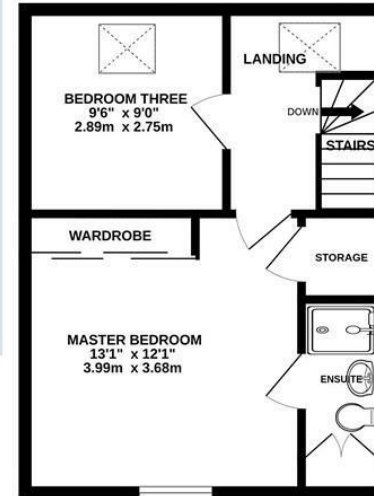
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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 is given 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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	

**HALLWAY**

Accessed via composite front door, tiled floor, electric radiator, stairs to first floor, cloaks cupboard

**WC**

Low flush wc, vanity unit with inset wash basin, tiled floor, extractor fan

**UTILITY ROOM/STORE**

Wood effect flooring, fitted base and wall units with matching work surface, inset single drainer stainless sink unit, plumbing for washing machine

**DINING KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, electric cooker point, extractor hood, plumbing for dishwasher, windows x 3 to rear aspect, part glazed door to rear aspect, electric radiator, walk in pantry, recessed ceiling lights

**FIRST FLOOR LANDING**

Stairs to second floor

**LOUNGE**

Windows x 2 to front aspect, wall mounted electric fire, recessed ceiling lights, electric radiator

**BEDROOM TWO**

Wardrobes, window to rear aspect, electric radiator

**SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, ladder style radiator, tiled floor, opaque window

**SECOND FLOOR LANDING**

Useful study area, velux window, loft access point

**MASTER BEDROOM**

Wardrobes, window to front aspect, electric radiator

**EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, extractor fan, recessed ceiling lights

**BEDROOM THREE**

Velux window, electric radiator

**OUTSIDE**

The rear garden is enclosed and is mainly laid to artificial lawn with borders of shrubs. There is a paved patio area and a garden shed.

**PARKING**

A driveway has room for off street parking and the garage has been split to provide a store and useful store/utility.

**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.











