



HUNTERS[®]

HERE TO GET *you* THERE

52 Wilkinsons Court, Easingwold, York, YO61 3GH

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Guide Price £335,000

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.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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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.









