






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

 3  2  2  D

Situated on one of the most sought after streets in the popular market town of Easingwold and within close proximity to its amenities this three bedroom end of terrace property is offered with **NO ONWARD CHAIN**. Benefiting from gas fired central heating it comprises: hallway, lounge, dining room, kitchen, to the first floor are two bedrooms and a bathroom and on the second floor is a bedroom with an en-suite bathroom. To the rear of the property is a communal garden (shared with three neighbouring properties) which is walled and laid mainly to lawn with borders of mature shrubs. Council Tax Band C and EPC rating D. Apply Easingwold Office on 01347 823535.

- **THREE BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **EPC RATING D**
- **END OF TERRACE**
- **NO ONWARD CHAIN**
- **COUNCIL TAX BAND C**
- **COMMUNAL GARDEN**
- **CLOSE TO AMENITIES**

## HALLWAY

Accessed via timber front door with glazed panel above, stairs to first floor

## LOUNGE

Bay window to front aspect, stripped wooden floor, fireplace with inset electric fire, radiator

## DINING ROOM

Fitted cupboards, window to rear aspect, tiled floor, feature cast iron fireplace with tiled inlay and inset coal effect gas fire, radiator

## KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, electric cooker, plumbing for dishwasher, window to rear aspect, part glazed door to side aspect

## FIRST FLOOR LANDING

Stairs to second floor, radiator, stripped wooden flooring

## BEDROOM ONE

Window to front aspect, fitted wardrobe, stripped wooden flooring, radiator

## BEDROOM TWO

Window to rear aspect, fitted shelving, radiator

## BATHROOM

Suite comprising panelled bath with mains shower over, low flush wc, pedestal wash basin, ladder style radiator, storage area with plumbing for washing machine, window to rear aspect, recessed ceiling lights

## SECOND FLOOR

### BEDROOM THREE

Wood effect flooring, velux windows x 2, exposed beams, eaves storage, radiator

### EN-SUITE BATHROOM

Panelled bath with shower attachment to taps, low flush wc, vanity unit with inset wash basin, velux window, extractor fan

## OUTSIDE

To the rear of the property is a communal garden (shared with 3 neighbouring properties). It is walled and laid mainly to lawn with borders of mature shrubs. There is also a decked seating area . The property comes with 2 outbuildings, one of which has power and light laid on.

## DISCLAIMER

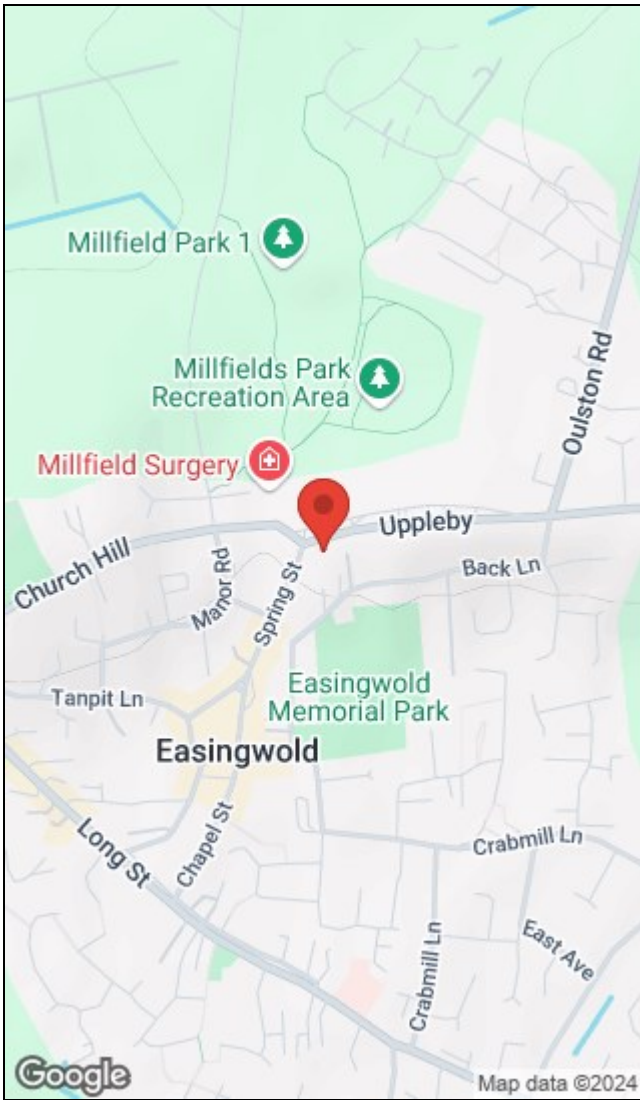
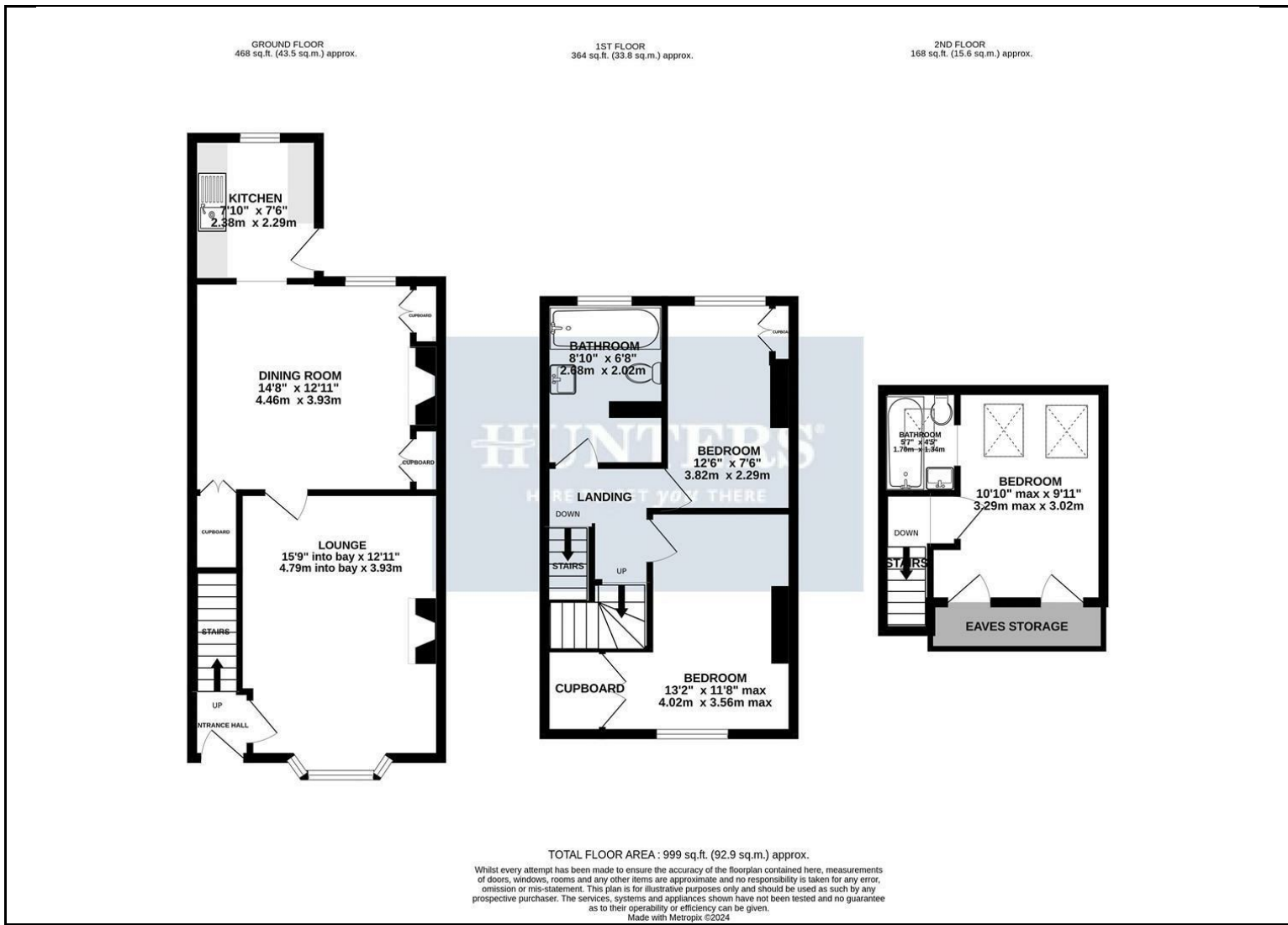
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.











Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>82</b>		
	<b>57</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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