



HUNTERS[®]
HERE TO GET *you* THERE

Apple Garth, 6A East View, Hushwaite, York, YO61 4QE

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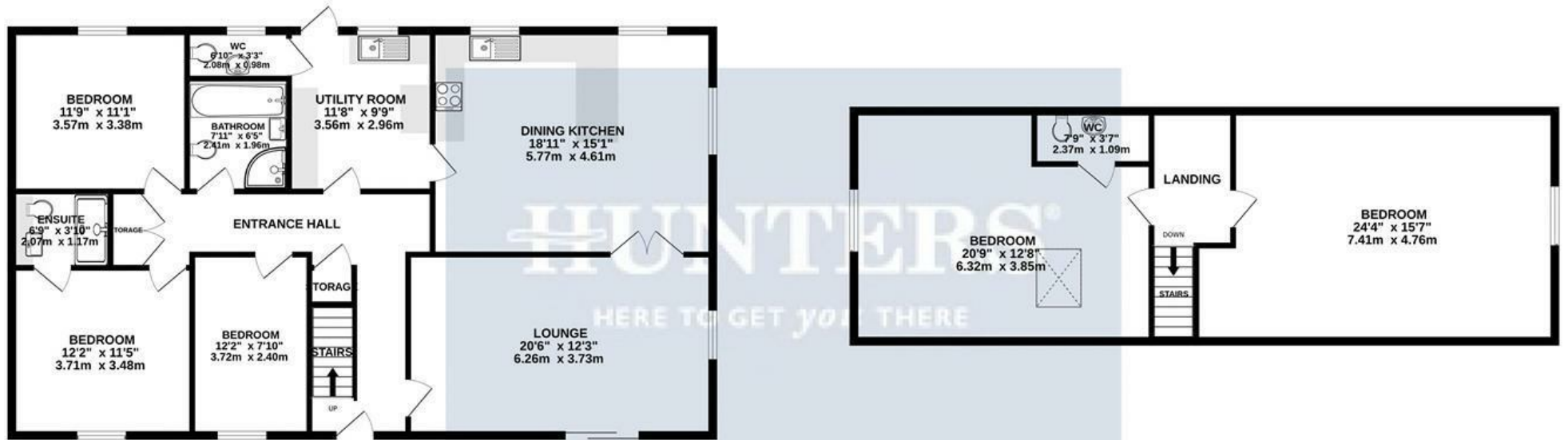
Guide Price £695,000

Situated in approximately half an acre this five bedroom detached dormer bungalow is sure to appeal. It offers a great deal of space and versatility and comprises: hallway, lounge, dining kitchen, utility room, wc, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. To the first floor are two large bedrooms, one with an en-suite wc. Outside are gardens, a small paddock, a workshop and three single garages. There is also ample room for off street parking. EPC rating to follow and Council Tax Band E. NO ONWARD CHAIN. A viewing is highly recommended to appreciate this lovely home. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.

1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 2034 sq.ft. (189.0 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		
(81-91) B		
(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		

- **DETACHED**
- **SET IN APPROX HALF AN ACRE**
- **EPC RATING TO FOLLOW**

- **DORMER BUNGALOW**
- **WELL PRESENTED**
- **COUNCIL TAX BAND E**

- **FIVE BEDROOMS**
- **NO ONWARD CHAIN**

HALLWAY

Accessed via part glazed Upvc front door, full length glazed panels to each side, radiator, stairs to first floor, understairs storage cupboard, cloaks cupboard

LOUNGE

Wall mounted feature electric fire, window to side aspect, fully glazed sliding doors to front aspect, radiator

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, integrated appliances to include electric double oven, hob and extractor, fridge freezer and dishwasher. Fitted breakfast bar, windows x 2 to rear aspect, window to side aspect, recessed ceiling lights

UTILITY ROOM

Range of base and wall mounted units with matching work surfaces, inset sink unit, plumbing for washing machine, floor mounted central heating boiler, radiator

WC

Low flush wc, vanity unit with inset wash basin, radiator, opaque window,

MASTER BEDROOM

Window to front aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with electric shower, vanity unit with inset wash basin, low flush wc, fully tiled walls, extractor fan

BEDROOM TWO

Fitted wardrobes and bedroom furniture, radiator, window to rear aspect

BEDROOM FIVE/STUDY

Window to front aspect, radiator

BATHROOM

Panelled bath, walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, extractor fan, ladder style radiator

FIRST FLOOR LANDING

Study area, velux window

BEDROOM THREE

Window to side aspect, velux window, radiator

EN-SUITE WC

Low flush wc, pedestal wash basin, extractor fan

BEDROOM FOUR

Window to side aspect

OUTSIDE

To the front of the property are beds of shrubs, trees and plants. There is a paved patio area and beyond is a small paddock/grassed area.

WORKSHOP

To the side of the property is a workshop

GARAGES AND PARKING

A gravelled driveway leads to the property. There is ample room for off street parking and there are 3 single garages.

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.











