



HUNTERS[®]

HERE TO GET *you* THERE



Situated in the sought after village of Newton on Ouse this two bedroom link detached bungalow is sure to appeal. Positioned overlooking the village green it comprises: entrance hall, lounge/diner, kitchen utility room, inner hallway, two bedrooms and a bathroom. There are gardens front and rear and a driveway leading to an attached single garage. The property also benefits from extensive double glazing and gas fired central heating. EPC rating E and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- LINK DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND C
- TWO BEDROOMS
- GARDENS FRONT AND REAR
- WELL PRESENTED
- EPC RATING E

ENTRANCE HALLWAY

Accessed via composite front door, wood effect flooring, radiator

LOUNGE/DINER

Feature fireplace with open fire, bow window to front aspect overlooking the village green, window to side aspect, radiator

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated electric eye level oven, gas hob and extractor hood. Integrated dishwasher and fridge freezer, window to front aspect, stable door to utility room, radiator, recessed ceiling lights

UTILITY ROOM

Fitted with base units with matching work surface and inset sink unit, plumbing for washing machine, fully glazed sliding doors to rear aspect, fully glazed door to front aspect, window to front aspect, tiled floor

INNER HALLWAY

BEDROOM ONE

Window to rear aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator

BATHROOM

Suite comprising panelled bath with overhead shower attachment, fitted shower screen low flush wc, vanity unit with inset wash basin, wood effect flooring, ladder style radiator, opaque window, recessed ceiling lights

OUTSIDE

The front garden is laid to lawn with views over the village green. The enclosed rear garden has a paved seating area and steps lead to a raised lawn with borders of shrubs. There is a personnel access door to the garage

GARAGE AND PARKING

A driveway with room for off street parking leads to an attached single garage. This has power and light laid on and houses the gas fired combi boiler. There is a personnel access door to/from the rear garden.

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.

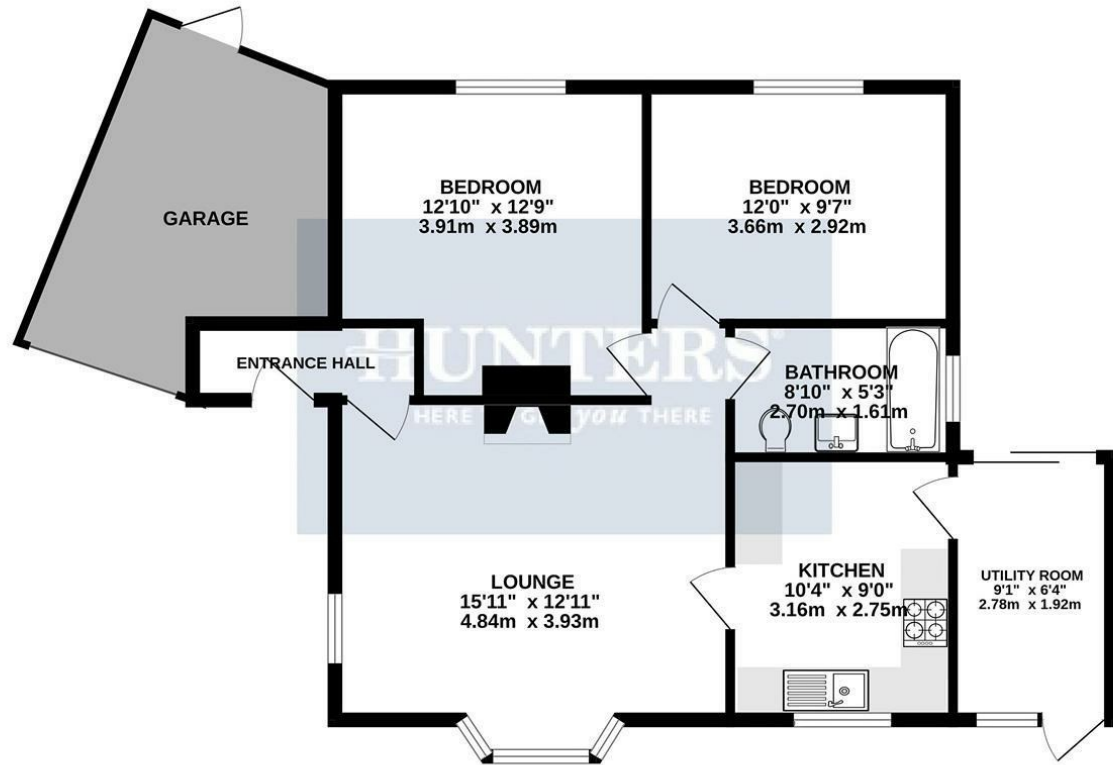








GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(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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