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2 1 2 E

Thirsk Road, Easingwold, York YO61 3HJ

Guide Price £325,000

Situated in the popular market town of Easingwold this two bedroom detached bungalow has been totally renovated by the current owners and is sure to appeal to a number of buyers. Offered with NO ONWARD CHAIN it comprises: porch, hallway, lounge/diner, kitchen, conservatory, two bedrooms and a bathroom. Outside are gardens to three sides and a single garage. EPC rating E and Council Tax Band D. Apply Easingwold Office on 01347 823535.

- DETACHED BUNGALOW
- POPULAR MARKET TOWN
- COUNCIL TAX BAND D
- TWO BEDROOMS
- NO ONWARD CHAIN
- TOTALLY RENOVATED
- EPC RATING E

PORCH

Accessed via fully glazed door, composite door to hallway

HALLWAY

Airing cupboard, electric radiator. Access to loft which is insulated and partially boarded

LOUNGE/DINER

Windows to front and side aspects, electric fire, part glazed door to conservatory, opening to kitchen, electric radiator

KITCHEN

Newly fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, integrated electric double oven, hob and overhead extractor, integrated fridge freezer, dishwasher and washing machine, window to rear aspect, opening to lounge/diner

CONSERVATORY

Accessed via part glazed door from lounge/diner, fully glazed door to rear aspect

BEDROOM ONE

Window to front aspect, electric radiator, fitted cupboard

BEDROOM TWO

Window to rear aspect, electric radiator

BATHROOM

Recently fitted suite to include panelled bath with mains shower over, fitted screen, low flush wc, vanity unit with inset wash basin, ladder style radiator, tiled floor, fully tiled walls, opaque window

OUTSIDE

There are gardens to three sides which are laid to lawn and paved patio areas. There is also a greenhouse.

GARAGE

A driveway with room for off street parking leads to a single garage with electric door, power and light laid on and a personnel access door to/from the garden.

DISCLAIMER

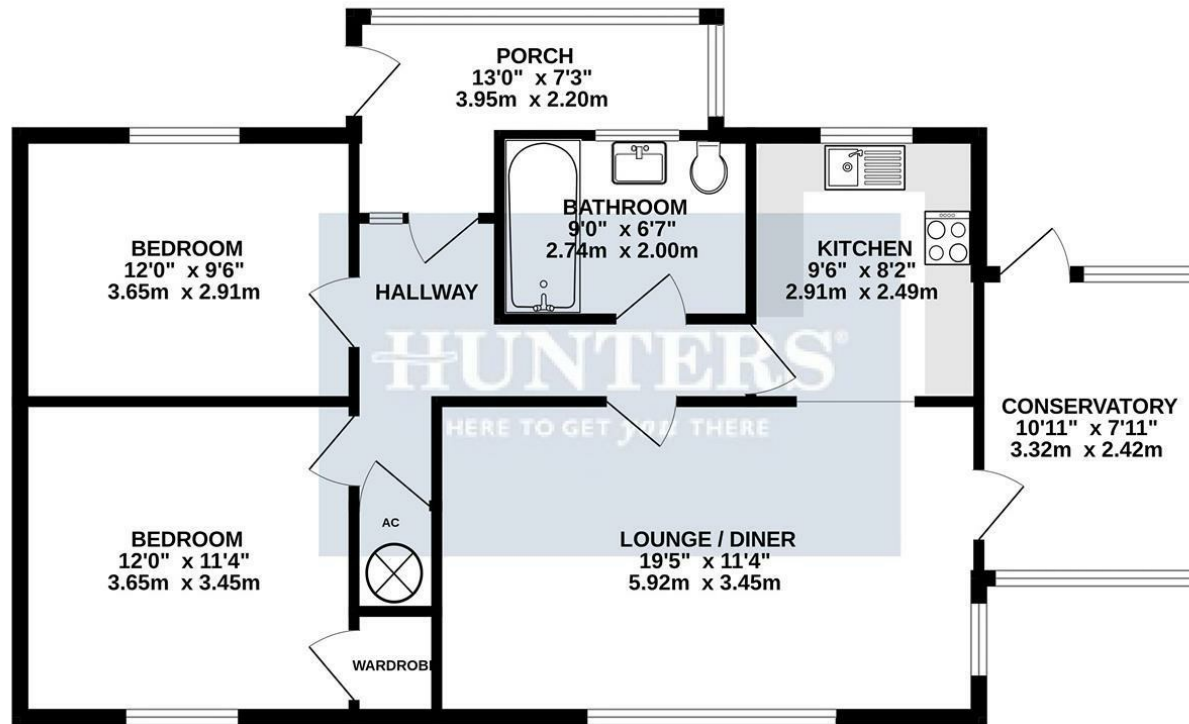
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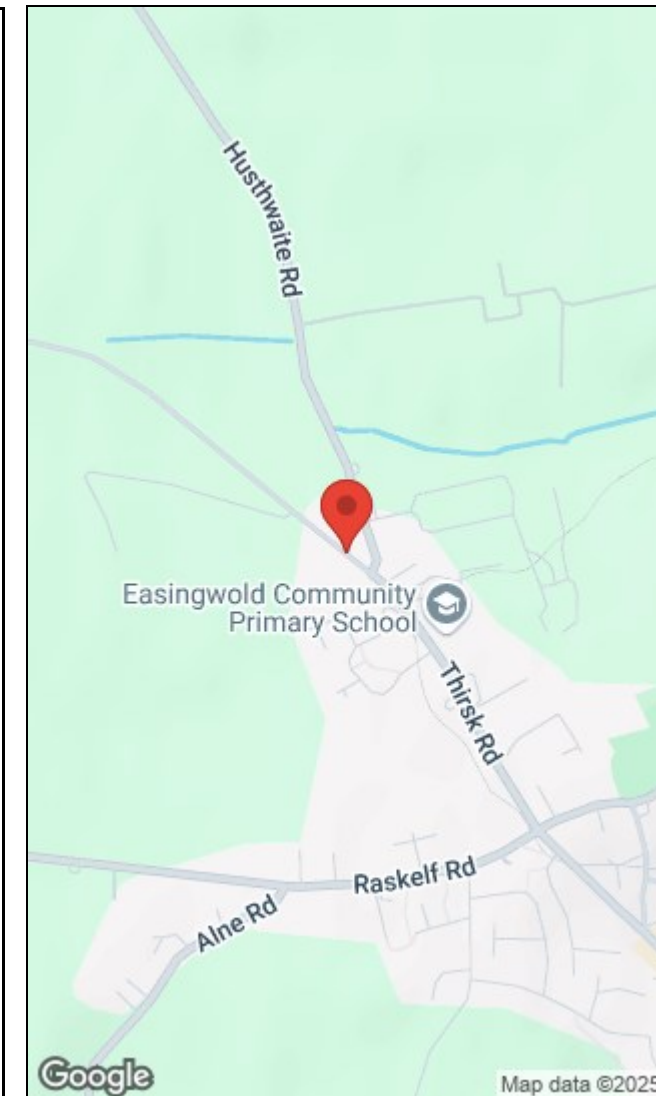


GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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