



HUNTERS[®]
HERE TO GET *you* THERE

2 1 2 D

Situated in the popular village of Huby this two bedroom detached bungalow is offered with NO ONWARD CHAIN and is sure to appeal. Benefiting from oil fired central heating and extensive double glazing it comprises: entrance lobby, lounge/diner, kitchen, conservatory, two bedrooms and a bathroom. There are gardens front and rear and a driveway and single detached garage. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

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|----------------------------|---------------------|---------------------|
| ▪ TWO BEDROOMS | ▪ DETACHED BUNGALOW | ▪ GARDEN AND GARAGE |
| ▪ POPULAR VILLAGE LOCATION | ▪ NO ONWARD CHAIN | ▪ CONSERVATORY |
| ▪ COUNCIL TAX BAND C | ▪ EPC RATING D | |

ENTRANCE LOBBY

Accessed via part glazed Upvc front door, window to front aspect, radiator

LOUNGE/DINER

Fireplace with wood surround, marble inlay and hearth, inset electric fire, window to front aspect, radiator

KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated electric oven, hob and overhead extractor hood, plumbing for washing machine, floor mounted oil fired central heating boiler, window to side aspect, part glazed Upvc door to side aspect, radiator

INNER HALLWAY

Loft access point

CONSERVATORY

Fully glazed double doors to rear aspect, radiator

BEDROOM ONE

Window to rear aspect, radiator

BEDROOM TWO

Radiator, fully glazed double sliding doors to conservatory

BATHROOM

Panelled bath with electric shower over, low flush wc, pedestal wash basin, opaque window, radiator

OUTSIDE

To the front of the property is an open area of lawn. Pedestrian access down the driveway

leads to the rear garden. This is laid mainly to lawn with borders of shrubs. There is also a patio area and garden shed as well as the oil tank (situated behind the garage).

GARAGE AND PARKING

A driveway with ample room for off street parking leads to a single detached garage with up and over door. There is also a personnel access door to/from the garden.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

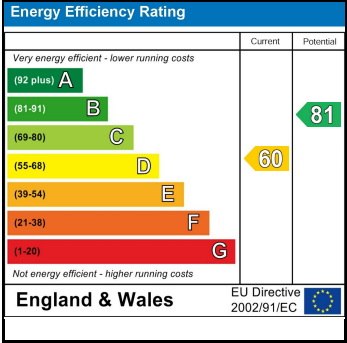
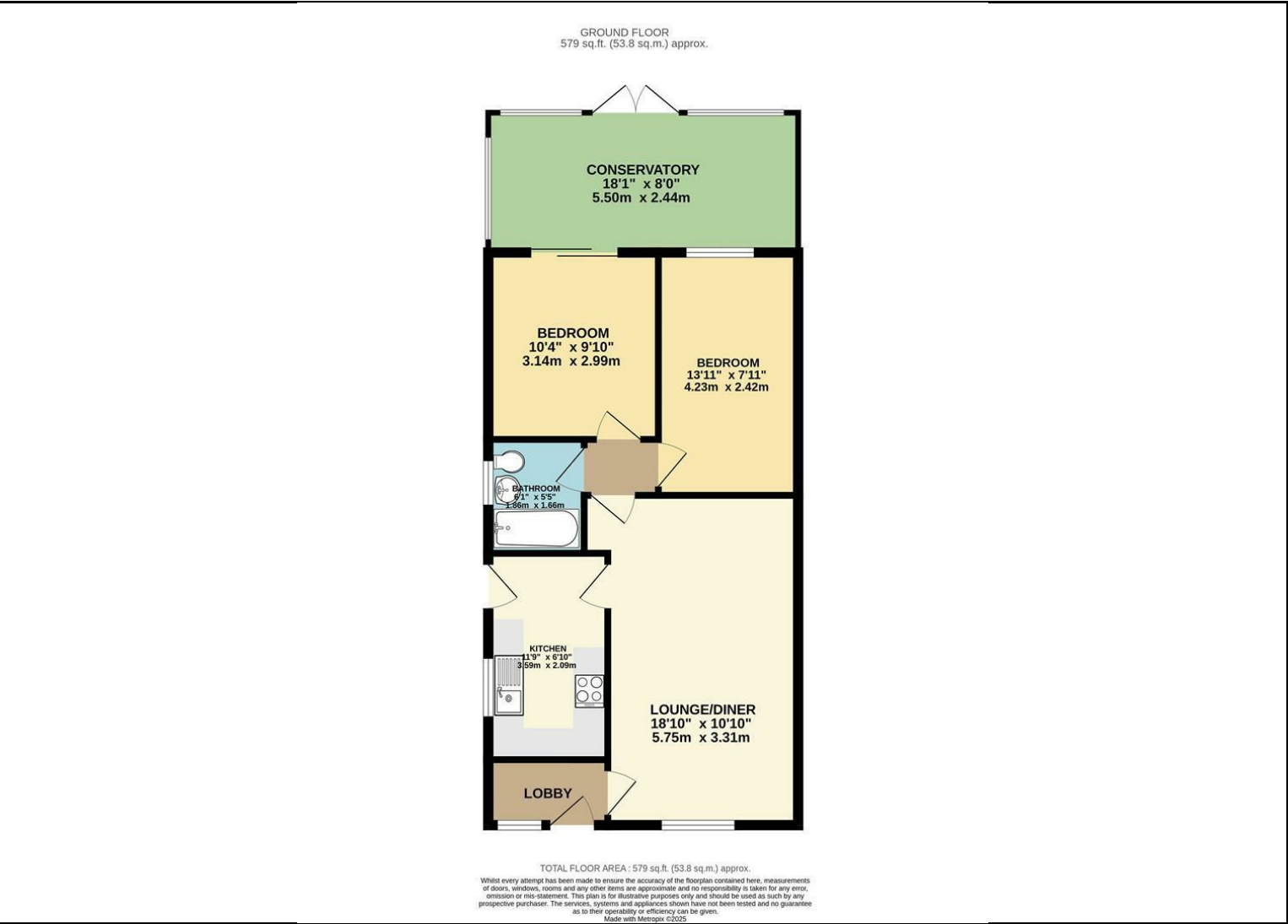
DISCLAIMER

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.









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