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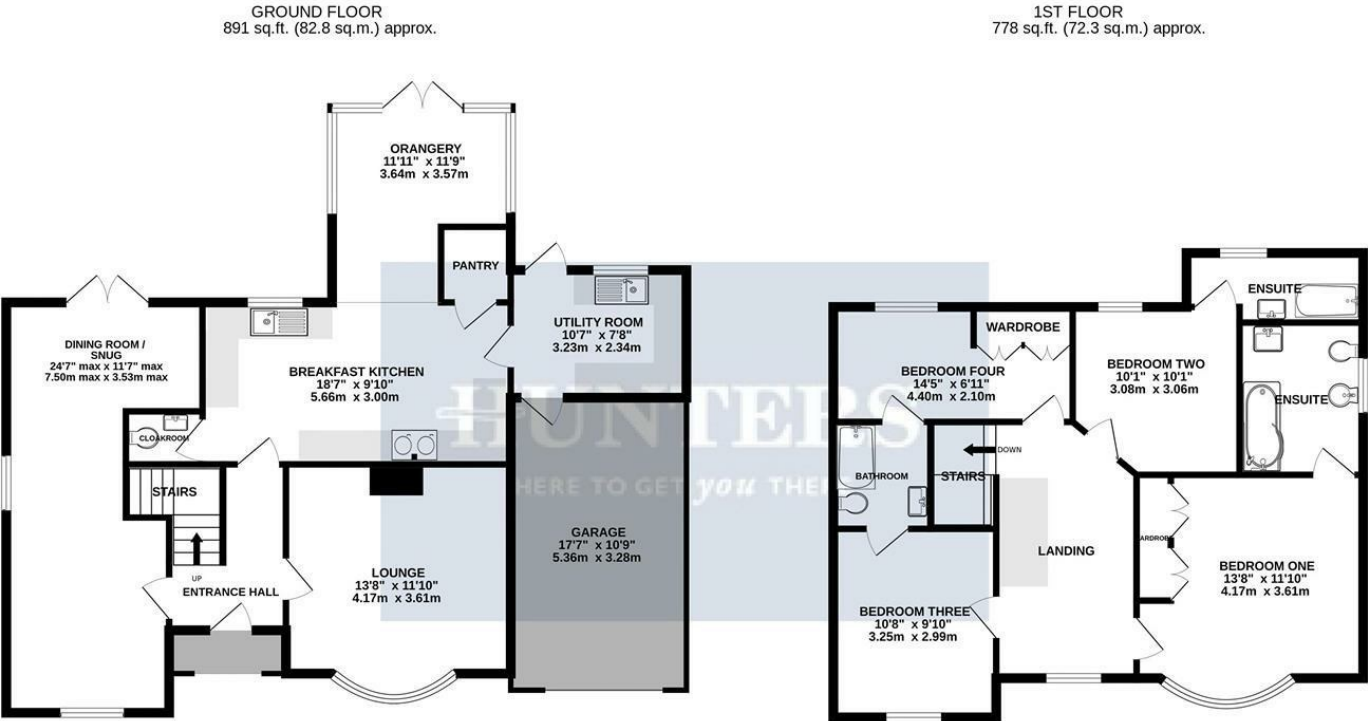
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Manor Road, Easingwold, York, YO61 3AU

Guide Price £650,000

Situated close to the amenities in the popular market town of Easingwold this four bedroom family home was totally renovated in 2024 to include new heating system, electrics, roof, kitchen, bathrooms, solar panels and landscaped gardens. It comprises: porch, hallway, lounge, dining room, snug, wc, dining kitchen, orangery and utility room. To the first floor is the main bedroom with en-suite bathroom, a guest bedroom with en-suite bathroom and two further bedrooms that have a jack and jill bathroom. The loft has a drop down ladder and there is useful loft space with power, light, heating and velux windows. Outside are gardens, ample room for off street parking and a single garage. EPC rating B and Council Tax Band F. A viewing is highly recommended to appreciate all this lovely home has to offer. Apply Easingwold Office on 01347 823535.



TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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                                   |         |           |
| (65-80) C                                   |         |           |
| (55-64) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 82      | 88        |
| EU Directive 2002/91/EC                     |         |           |

- **TOTALLY REFURBISHED IN 2024**
- **CLOSE TO AMENITIES**
- **COUNCIL TAX BAND F**

- **FOUR BEDROOMS**
- **LANDSCAPED GARDENS**
- **EPC RATING B**

- **THREE BATHROOMS**
- **NO ONWARD CHAIN**

## **PORCH**

Brick built porch with a quarry tiled floor

## **HALLWAY**

Accessed via composite front door, stairs to first floor, radiator

## **LOUNGE**

Feature fireplace with wood surround, marble hearth, inset wood burning stove, bay window to front aspect, radiator

## **DINING ROOM/SNUG**

Window to front aspect, radiator, oval window to side aspect, opening to snug area. This has a vertical radiator and fully glazed double doors to the paved terrace.

## **BREAKFAST KITCHEN**

Fitted with base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated electric aga with extractor hood, integrated electric oven, induction hob and hood, integrated larder fridge, integrated dishwasher, walk in pantry, wood effect flooring, radiator, recessed ceiling lights, opening to orangery

## **ORANGERY**

Vertical radiator, wood effect flooring, fully glazed including double doors to the paved terrace to the rear.

## **WC**

Low flush wc, vanity unit with inset wash basin, ladder style radiator, extractor fan, wood effect flooring

## **UTILITY ROOM**

Fitted with base units and matching work surface, inset single drainer sink unit, washing machine, tumble dryer, integrated full length freezer, window to rear aspect, part glazed door to rear aspect, integrated wine cooler, recessed ceiling lights, radiator, door to garage. There is also access to a useful service cupboard.

## **FIRST FLOOR LANDING**

Loft access point, window to front aspect, radiator

## **MAIN BEDROOM**

Bay window to front aspect, fitted wardrobes, radiator

## **EN-SUITE BATHROOM**

Suite comprising p shaped bath with mains shower over, vanity unit with inset wash basin, low flush wc, bidet, wood effect flooring, ladder style radiator, window to side aspect, extractor fan

## **BEDROOM TWO**

Window to rear aspect, radiator

## **EN-SUITE BATHROOM**

Walk in bath/shower, vanity unit with inset wash basin, low flush wc, wood effect flooring, window to rear aspect, extractor fan

## **BEDROOM THREE**

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

## **JACK AND JILL BATHROOM**

Panelled bath with mains shower over, vanity unit with inset wash basin, low flush wc, ladder style radiator, wood effect flooring, window to side aspect, recessed ceiling lights

## **BEDROOM FOUR**

Fitted wardrobes, radiator, window to rear aspect

## **USEFUL LOFT SPACE**

Accessed via a pull down ladder. Velux windows, electric heating, power and light, eaves storage

## **OUTSIDE**

At the front of the property there is an entry and separate exit with a gravelled area for off street parking. There is a border of plants and shrubs . At both sides of the property there is pedestrian access to the rear of the property. The enclosed garden to the rear is on two levels. The top level is paved with ample room for seating and al fresco dining from the brick built BBQ. Steps go down to a lower level which is laid mainly to lawn. There is a small summerhouse with power, light and internet laid on.

## **GARAGE**

Accessed via an electric roller door it houses the central heating system, has loft storage, power and light, electric car charger, solar panel equipment and batteries for storage

## **SOLAR PANELS/ CAR CHARGER**

There are 12 Solar Panels with battery storage. There is also a Smart Electric Car Charger.

## **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.

























