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# Regent Drive, Easingwold, York

Guide Price £240,000

If it's your first home or an investment opportunity that you are looking for then this may be the one for you. Situated in the popular market town of Easingwold this extended two bedroom semi detached property is sure to appeal. Benefiting from extensive double glazing and gas fired central heating it briefly comprises: lounge, wc, dining kitchen, utility room and to the first floor are two bedrooms and a bathroom. There is an enclosed garden to the rear and a driveway for off street parking. EPC rating B and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS
- POPULAR LOCATION
- COUNCIL TAX BAND C
- SEMI DETACHED HOUSE
- OFF STREET PARKING
- RECENTLY EXTENDED
- EPC RATING B

## LOUNGE

Window to front aspect, radiators x 2, stairs to first floor, understairs storage cupboard

## WC

Low flush wc, pedestal wash basin, radiator, extractor fan

## DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, integrated double electric oven, gas hob and extractor hood, space for fridge freezer, integrated dishwasher, wall mounted cupboard housing gas fired central heating boiler, fully glazed bi fold doors to rear aspect, velux windows x 2, recessed ceiling lights, radiators x 2, wood effect flooring

## UTILITY ROOM

Fitted with a range of base and wall mounted units, inset circular sink unit, plumbing for washing machine, window to side aspect, part glazed door to rear aspect, wood effect flooring, radiator

## FIRST FLOOR LANDING

Loft access point (loft is fully boarded and there is a light)

## BEDROOM ONE

Fitted wardrobes, fitted cupboard, window to front aspect, radiator

## BEDROOM TWO

Fitted wardrobes, window to rear aspect, radiator

## BATHROOM

Panelled bath with mains shower over, fitted screen, low flush wc, pedestal wash basin, extractor fan

## OUTSIDE

There is a small lawned area to the front of the property. Pedestrian access down the side of the property leads to the enclosed rear garden. This is laid mainly to lawn with borders of shrubs and it has two paved seating areas and a garden shed.

## PARKING

There is a driveway with parking for two vehicles.

## ADDITIONAL INFORMATION

We have been advised by the sellers that there is an annual estate charge which is currently approximately £300 per annum.

## 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.









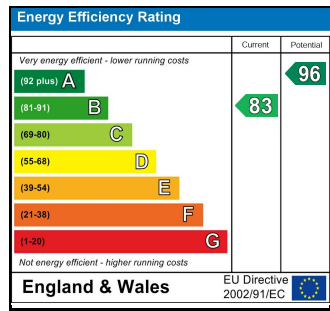
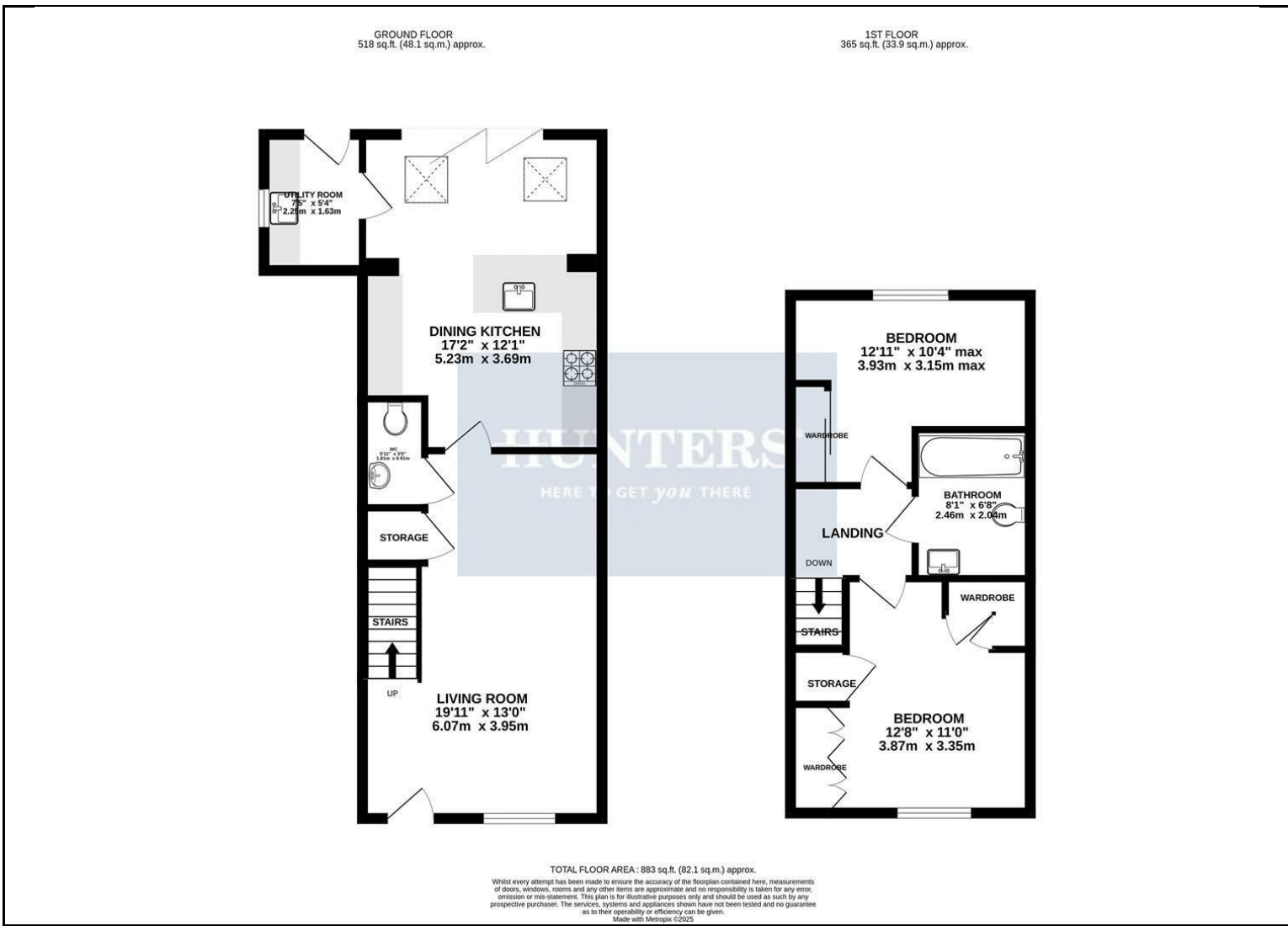












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