



HUNTERS®
HERE TO GET *you* THERE

 4  2  1  B

Partridge Road, Easingwold, York

Guide Price £435,000

Built in 2023 and situated in the popular market town of Easingwold this four bedroom detached family home is sure to appeal. Benefiting from gas fired central heating and extensive double glazing it comprises: hallway, lounge, dining kitchen, utility room and wc. To the first floor is the main bedroom with en-suite shower room, three further double bedrooms and a bathroom. There is an enclosed garden to the rear, off street parking and an integral single garage. EPC rating B and Council Tax Band E. Apply Easingwold Office on 01347 823535.

- FOUR BEDROOMS
- EN-SUITE FACILITIES
- COUNCIL TAX BAND E
- DETACHED HOUSE
- GARDEN AND GARAGE
- POPULAR MARKET TOWN
- EPC RATING B

HALLWAY

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

LOUNGE

Window to front aspect, radiator

DINING KITCHEN

Fitted with a range of base and wall mounted units with inset single drainer stainless steel sink unit, integrated double electric oven, gas hob and cooker hood, integrated dishwasher, integrated fridge/freezer, window to rear aspect fully glazed double doors to rear aspect, understairs storage cupboard, ceiling spotlights, radiators x 2

UTILITY ROOM

Range of base units with matching work surfaces, integrated washing machine, wall mounted cupboard housing gas fired central heating boiler, part glazed door to rear aspect

WC

Low flush wc, wall mounted wash basin, opaque window to side aspect, extractor fan, radiator

FIRST FLOOR LANDING

Window to side aspect, radiator, loft access point, fitted cupboard

BEDROOM ONE

Window to front aspect, radiator, fitted wardrobes

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, wall mounted wash basin, opaque window, ladder style radiator

BEDROOM TWO

Windows x 2 to rear aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Window to front aspect, radiator

BATHROOM

Panelled bath with mains shower over, fitted screen, low flush wc, wall mounted wash basin, ladder style radiator, opaque window, recessed ceiling lights, extractor fan

OUTSIDE

To the front of the property is a small lawned area with borders of shrubs. A gate gives pedestrian access to the enclosed rear garden. This is laid mainly to lawn and there is a paved patio area.

GARAGE AND PARKING

There is a driveway with room for off street parking for two vehicles. There is also an integral single garage with power and light laid on. There is a personnel access door to/from the hallway.

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.

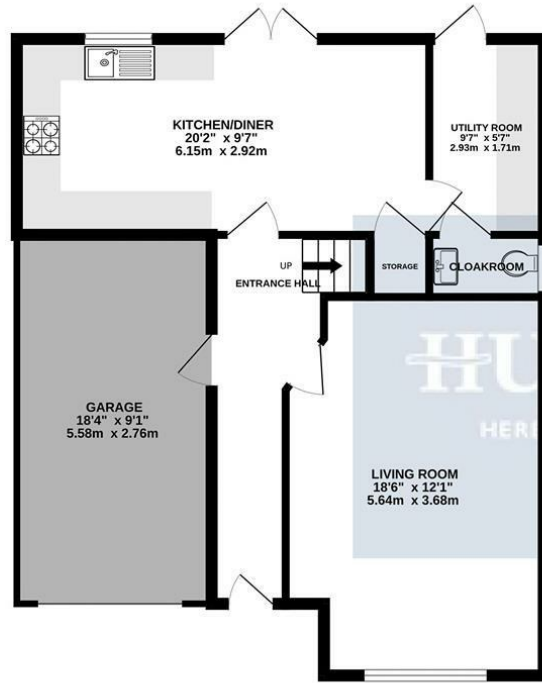




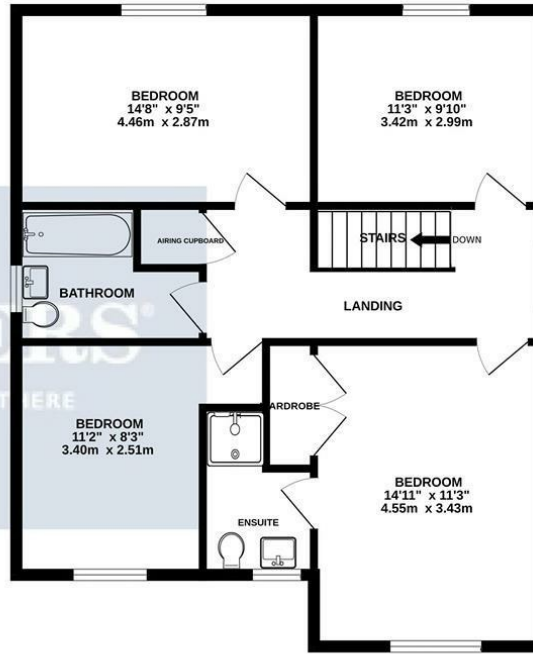




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

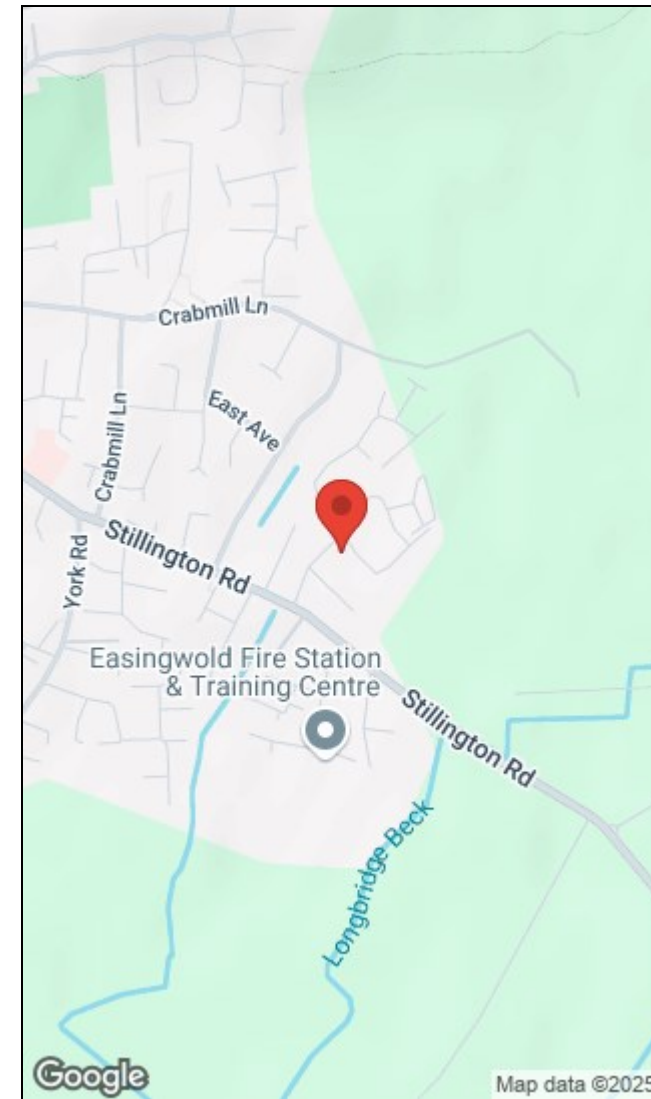


1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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



This Hunters business is independently owned and operated by ID Homes (Galtres) Ltd | Registered Address: Trinity House Market Place, Easingwold, York, England, YO61 3AD | Registered Number: 12447385 England and Wales | VAT No: 348 0914 89 with the written consent of Hunters Franchising Limited.