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Longbridge Drive, Easingwold, York

Guide Price £425,000

Situated in the popular market town of Easingwold is this well presented 4 bedroom detached family home which is brought to the open market with no onward chain. Internally comprising of a generously sized living room, a well fitted dining kitchen, a useful utility room and a downstairs cloakroom to the ground floor. Upstairs, you'll find four bedrooms, including a main bedroom with an en-suite shower room, as well as a family bathroom. Outside, the property boasts off-street parking, a detached garage, and a South-facing, enclosed rear garden. A viewing is highly recommended to fully appreciate all this property has to offer. Council Tax Band: E EPC: C

- | | | |
|--------------------|------------------------|-------------------------------------|
| ▪ No Onward Chain | ▪ Detached Family Home | ▪ Dining Kitchen |
| ▪ Utility Room | ▪ Ensuite | ▪ South Facing Garden |
| ▪ Driveway Parking | ▪ Detached Garage | ▪ EPC Rating: C Council Tax Band: E |

Property Description

Upon entering the property, you are greeted by an entrance hall with doors leading to the living room, dining kitchen, downstairs cloakroom, and stairs to the first floor. The dining kitchen is equipped with a range of wall and base units, complemented by worktops and an integrated composite sink with a mixer tap. It also features a selection of built-in appliances, including a gas hob, electric oven, dishwasher, fridge freezer, and microwave. A window to the front provides natural light, while glazed French doors at the rear offer views of and access to the rear garden. From the kitchen, you can access a practical utility room, which includes a base unit with a worktop, an integrated stainless steel sink with a mixer tap, a wall-mounted cupboard housing the central heating boiler, and space with plumbing for a washing machine. An external door leads directly to the rear garden.

The living room is spacious, with a fireplace as the central feature, a window to the front, and sliding glazed doors at the rear, offering both access to and views of the garden.

The ground floor is completed by a cloakroom, which is fitted with a hand wash basin and a toilet.

The first-floor landing provides access to four bedrooms, the house bathroom, and an airing cupboard containing the hot water cylinder. The main bedroom includes fitted wardrobes and leads to an ensuite shower room, which features a shower cubicle, hand wash basin, and a toilet. Additional amenities include a heated towel rail, an extractor fan, and an opaque window. The house bathroom completes the first floor and is equipped with a bath with an overhead shower and a glass shower screen, along with a hand wash basin and a toilet. It also includes a heated towel

rail, an extractor fan, and an opaque window.

Externally, there is a driveway to the side offering parking and access to a detached brick-built garage which has power and lighting. The enclosed rear garden is south-facing, predominantly laid to lawn, and features a paved seating area. Additionally, there is a practical storage space located at the rear of the garage.

Additional Information

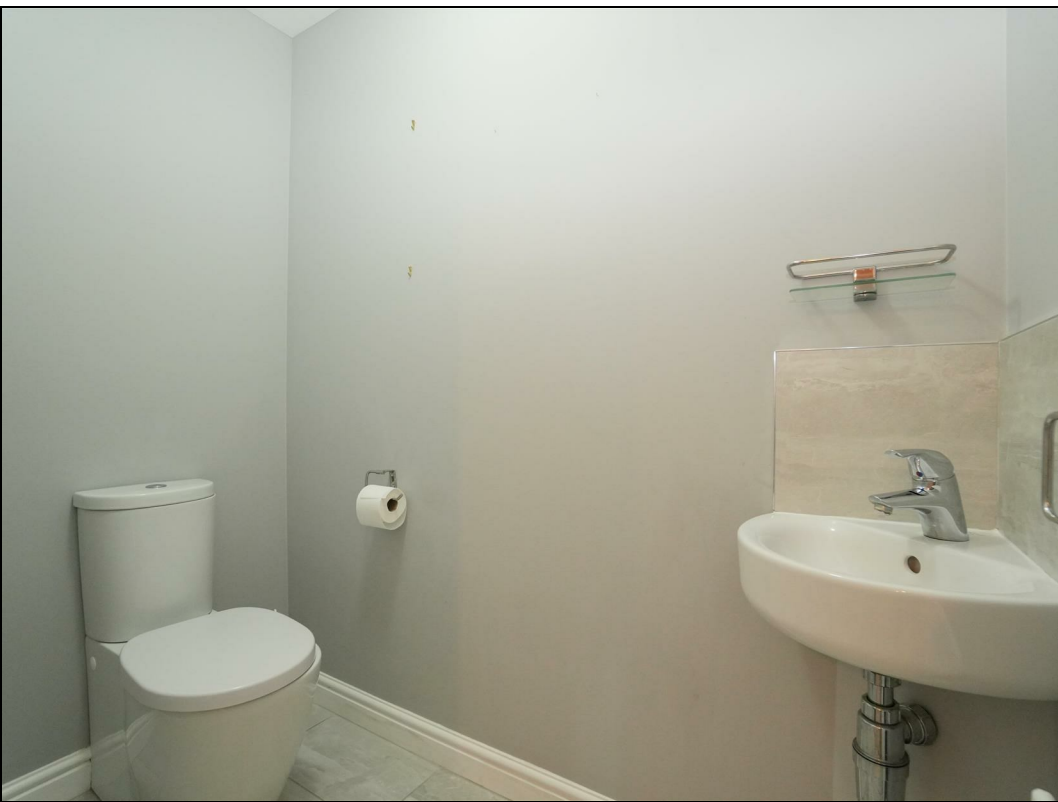
- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- EPC Rating: To Follow
- Council Tax Band: E

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.





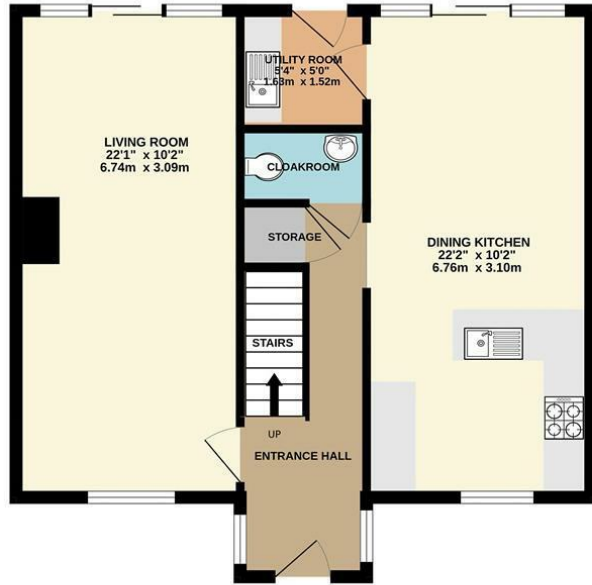




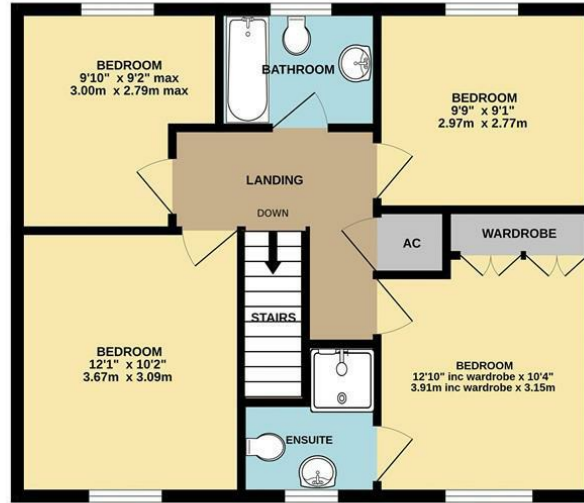




GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

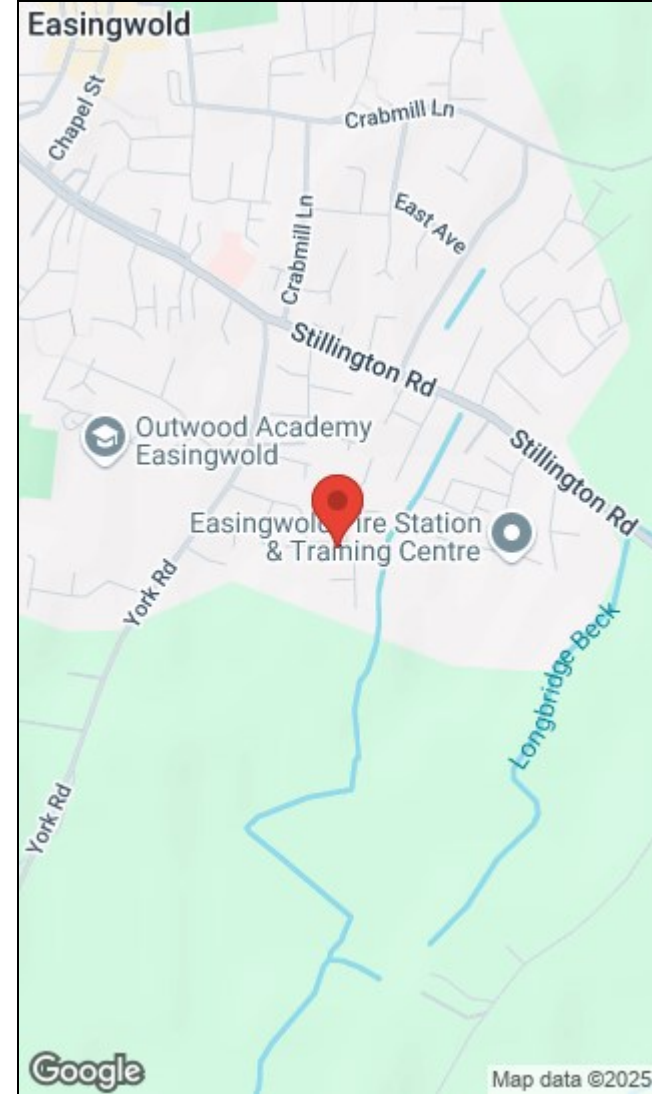


1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	
EU Directive 2002/91/EC		
England & Wales		

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