



HUNTERS[®]

HERE TO GET *you* THERE

5 Main Street, Gilling East, YO62 4JH

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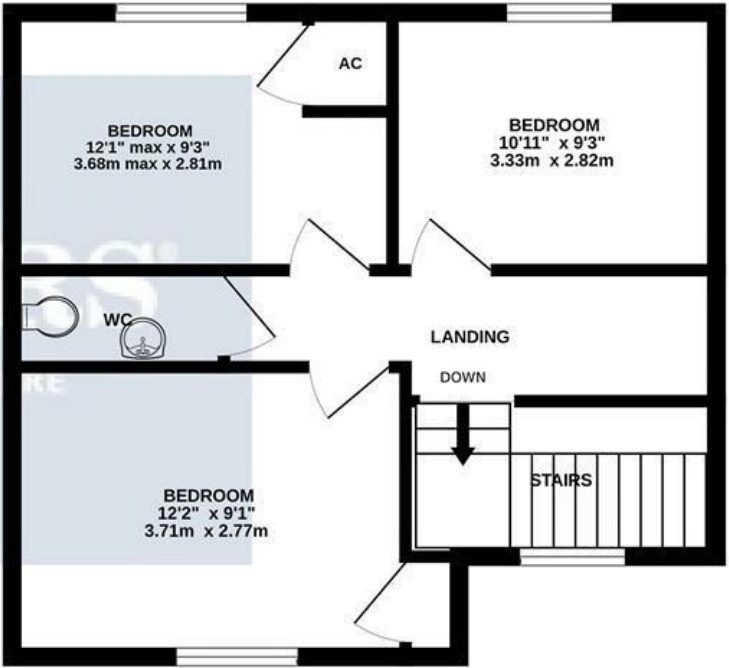
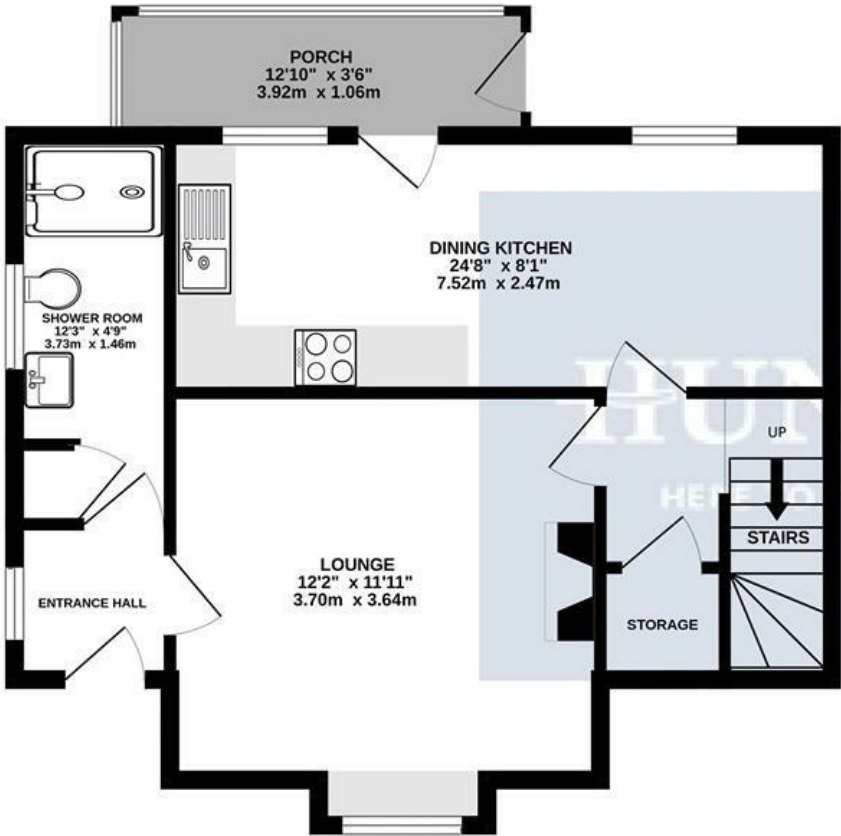
Guide Price £350,000

Situated in the sought after village of Gilling East this three bedroom semi detached property offers character and charm and is offered with NO ONWARD CHAIN. The property comprises: entrance lobby, lounge, dining kitchen, shower room, inner hallway, lean to conservatory and to the first floor are three double bedrooms and a wc. Outside there are gardens to front and rear and four useful outbuildings. Council Tax Band D and EPC rating G. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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		
(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

- **THREE DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**

- **SEMI DETACHED HOUSE**
- **EPC RATING G**

- **SOUGHT AFTER VILLAGE**
- **COUNCIL TAX BAND D**

ENTRANCE LOBBY

Accessed via timber front door, window to side aspect, radiator

LOUNGE

Fireplace with inset cast iron wood burning stove, window to front aspect with fitted window seat, radiator, recessed ceiling lights

SHOWER ROOM

Walk in shower/wet area with mains shower, low flush wc, pedestal wash basin, radiator, heated towel rail, tiled floor, opaque window, recessed ceiling lights

INNER HALLWAY

Stairs to first floor, understairs storage cupboards x 2, radiator

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer ceramic sink unit, integrated electric oven, hob and extractor hood, integrated fridge, integrated dishwasher, wood effect flooring, radiators x 2, windows x 3 to rear aspect, recessed ceiling lights, timber door to conservatory

LEAN TO CONSERVATORY

Stone floor, plumbing for washing machine, door to rear garden

FIRST FLOOR LANDING

Window to front aspect, radiator, recessed ceiling lights

BEDROOM ONE

Fitted cupboard, radiator, window to front aspect

BEDROOM TWO

Airing cupboard housing the central heating boiler, window to rear aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

WC

Low flush wc, wall mounted wash basin, radiator, extractor fan

OUTSIDE

To the front of the property is an enclosed garden laid mainly to lawn. Pedestrian access down the side leads to the rear garden which has a lawned area and a paved patio area. There are four useful outbuildings for storage but could be converted for a number of uses (subject to any planning requirements)

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.









