



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Station Court, Easingwold, York, YO61 3JW

Guide Price £125,000

Situated in the popular market town of Easingwold this first floor 2 bedroom apartment will suit either the first time buyer or investor. Benefiting from electric heating the property briefly comprises: hallway, open plan kitchen/lounge/diner, 2 bedrooms and a shower room. There is off street parking available on a first come first served basis. EPC rating D and Council Tax Band A. Apply Easingwold Office on 01347 823535.

- |                           |               |                |
|---------------------------|---------------|----------------|
| ▪ FLAT                    | ▪ FIRST FLOOR | ▪ 2 BEDROOMS   |
| ▪ IDEAL FOR FTB/INVESTORS | ▪ PARKING     | ▪ EPC RATING D |
| ▪ COUNCIL TAX BAND A      | ▪ LEASEHOLD   |                |

## HALLWAY

Walk in storage cupboard, electric storage heater\*, airing cupboard

## KITCHEN

Range of base and overhead units with matching preparation surfaces, integrated electric oven\* hob\* and overhead extractor\*, single drainer stainless steel sink unit, plumbing for washing machine, wood laminate flooring, window to front aspect, ceiling spotlights

## DINING AREA

Electric storage heater\*, window to side aspect

## LOUNGE

Feature electric fire\*, electric storage heater\*, windows x 2 to rear aspect

## BEDROOM ONE

Fitted cupboard, electric storage heater\*, window to rear aspect

## BEDROOM TWO

Window to front aspect

## SHOWER ROOM

Walk in shower cubicle with electric shower, low level wc, pedestal wash basin, heated towel rail\*, opaque window

## OUTSIDE

There are communal gardens and parking available on a first come first served basis

## 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.

## LEASEHOLD INFORMATION

Lease Start Date 11/07/83  
Length Of Lease: 125 years  
Years remaining on lease: 83  
Ground Rent: £10pa  
Service charge £629.20  
Freeholders - Broadacres



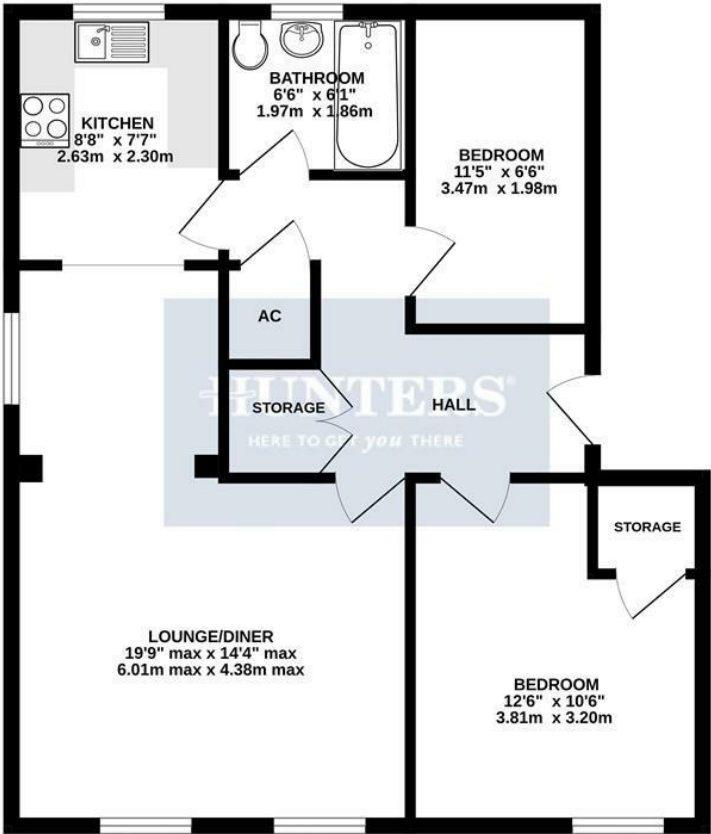








FIRST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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 5.0.0.25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

