



HUNTERS[®]
HERE TO GET *you* THERE

3 2 1 B

Aspen Road, Easingwold

Guide Price £325,000

Situated in the popular market town of Easingwold this three bedroom detached family home was built in 2024 by Avant Homes and is immaculately presented. Benefiting from extensive double glazing and gas fired central heating it comprises: hallway, lounge, dining kitchen , utility room and wc. To the first floor is the main bedroom with en-suite shower room, two further bedrooms and a bathroom. Outside is an enclosed south west facing garden and there is a driveway for off street parking for two vehicles. A viewing is highly recommended to appreciate all this property has to offer. EPC rating B and Council Tax Band D. Apply Easingwold Office on 01347 823535.

HALLWAY

Accessed via part glazed composite front door, radiator, stairs to first floor, herringbone lvt flooring

LOUNGE

Windows to front and side aspect, radiator

WC

Low flush wc, wall mounted wash basin, radiator, extractor fan, herringbone lvt flooring

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated electric oven hob and extractor hood, integrated dishwasher and fridge/freezer, wall mounted cupboard housing the gas fired central heating boiler, radiator, windows to front and side aspects, fully glazed double doors to side aspect, herringbone lvt flooring

UTILITY ROOM

Fitted with a range of base units with matching work surface, plumbing for washing machine and space for tumble dryer, radiator, understairs storage area, extractor fan, herringbone lvt flooring

FIRST FLOOR LANDING

Radiator, loft access point (drop down ladder),

BEDROOM ONE

Windows to front and side aspects, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, recessed ceiling lights, opaque window, extractor fan

BEDROOM TWO

Windows to front and side aspects, radiator

BEDROOM THREE

Window to side aspect, radiator

BATHROOM

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

OUTSIDE

To the front of the property is a lawned area with borders. There is an enclosed garden to the side of the property which is laid mainly to lawn with borders of shrubs and plants. There is a tiled patio area and a garden shed. There is also a storage area to the rear of the property.

PARKING

To the side of the property is a driveway with off street parking for two vehicles. There is also an electric car charging point.

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.



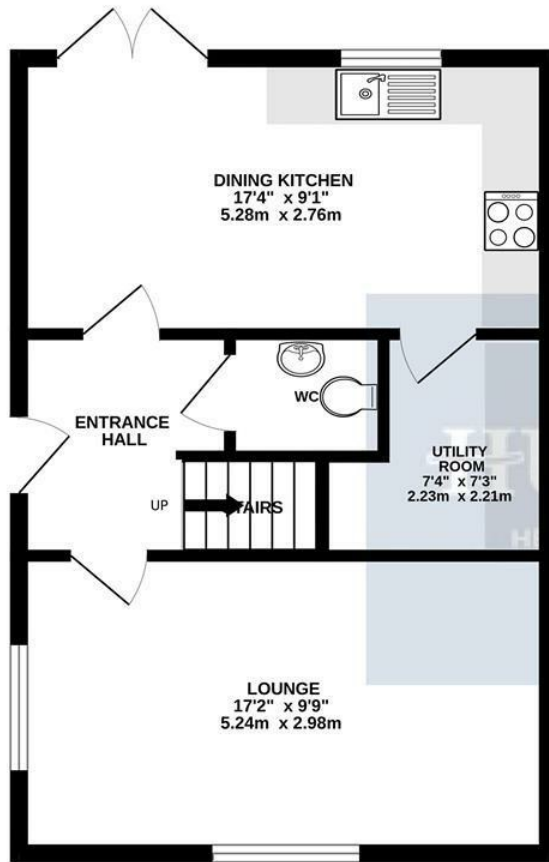




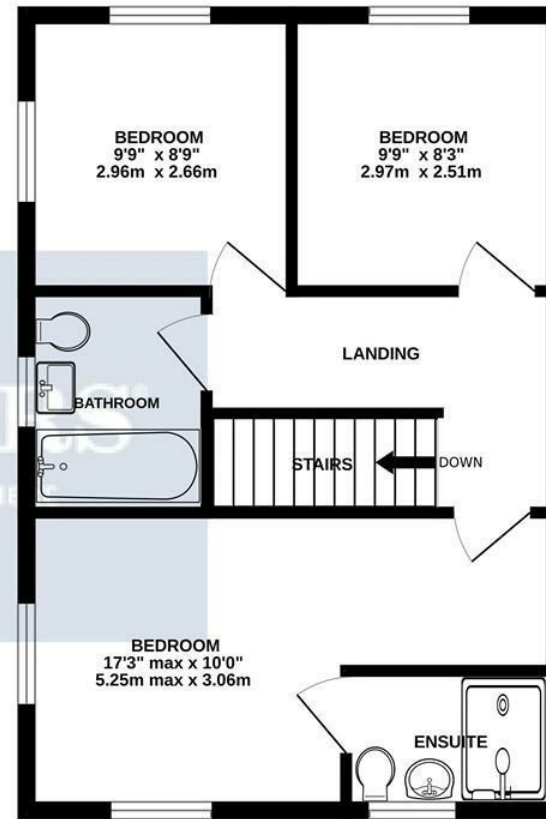




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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Market Place, Easingwold, York, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	