



HUNTERS[®]
HERE TO GET *you* THERE

 4  1  2  E

Situated within a cul-de-sac location, with open views towards the White Horse and Crayke to the rear, this 4 bedroom detached family home is sure to appeal. Benefiting from extensive UPVC double glazing and oil fired central heating, the accommodation comprises, entrance vestibule, hallway, lounge, dining room, kitchen, utility and wc. To the first floor are 4 bedrooms and a bathroom. Outside are gardens to front and rear and there is an integral single garage. Council Tax Band E and EPC rating E. Apply Easingwold Office on 01347 823535.

ENTRANCE VESTIBULE

Accessed via part glazed Upvc front door, full length glazed panel to side, tiled floor, door to hallway

HALLWAY

Stairs to first floor, window to side aspect, radiator

WC

Low flush wc, vanity unit with inset wash basin, radiator, opaque window to front aspect

LOUNGE

Window to front aspect, radiator, stone fireplace with wooden mantle, tiled hearth and inset electric fire

DINING ROOM

Fully glazed double doors to rear aspect, radiator, hatch to kitchen

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated appliances to include, electric oven, microwave, hob, fridge and freezer. Window to rear aspect, radiator, hatch to dining room

UTILITY ROOM

Range of fitted cupboards with matching work top, plumbing for washing machine, space for tumble dryer, window to rear aspect, part glazed Upvc door to rear garden, door to garage

FIRST FLOOR LANDING

Loft access point, airing cupboard, window to side aspect

BEDROOM ONE

Window to rear aspect with views over the surrounding countryside, radiator, pedestal wash basin

BEDROOM TWO

Window to front aspect, fitted wardrobe, radiator

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Window to front aspect, radiator, fitted cupboard

BATHROOM

Panelled bath with mains shower over, fitted screen, low flush wc, vanity unit with inset wash basin, opaque window to side aspect, radiator, fully tiled walls

OUTSIDE

To the front of the property is a garden laid mainly to lawn with borders of shrubs and plants. There is pedestrian access down both sides of the house to the rear garden. This is laid mainly to lawn with borders of shrubs and bushes.

OPEN VIEWS

There are open views towards Crayke and the White Horse to the rear.

GARAGE & PARKING

There is a driveway for off street parking leading to a single integral garage. This has power and light laid on and there is a personnel access door to/from the utility room

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.

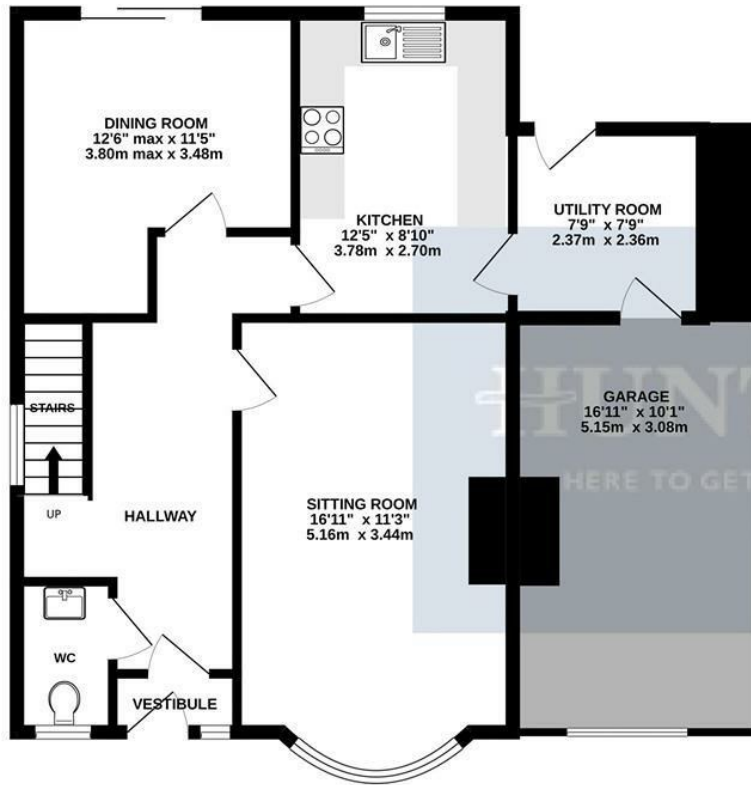




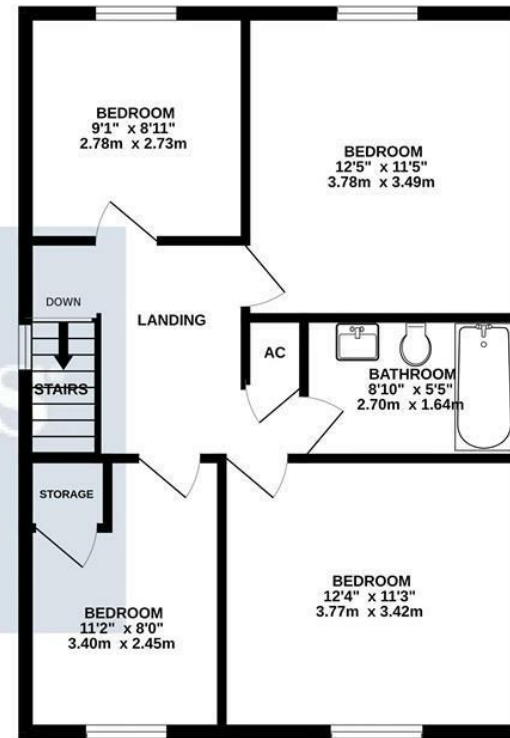




GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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

