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Longstones Hambleton Way, Easingwold, YO61 3EE

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Guide Price £600,000

Individually designed and situated in a private position at the head of a quiet cul-de-sac, this four-bedroom detached family home is located within the sought-after market town of Easingwold. Offering a good level of privacy and set within enclosed gardens to three sides, the property provides generous space and flexibility, making it ideal for a range of buyers.

In need of some updating, the home presents huge potential and comprises: entrance porch, hallway, spacious lounge, additional sitting room, dining kitchen, cloakroom, WC, utility room, main bedroom, and a ground floor bathroom. To the first floor are three further bedrooms and a second bathroom.

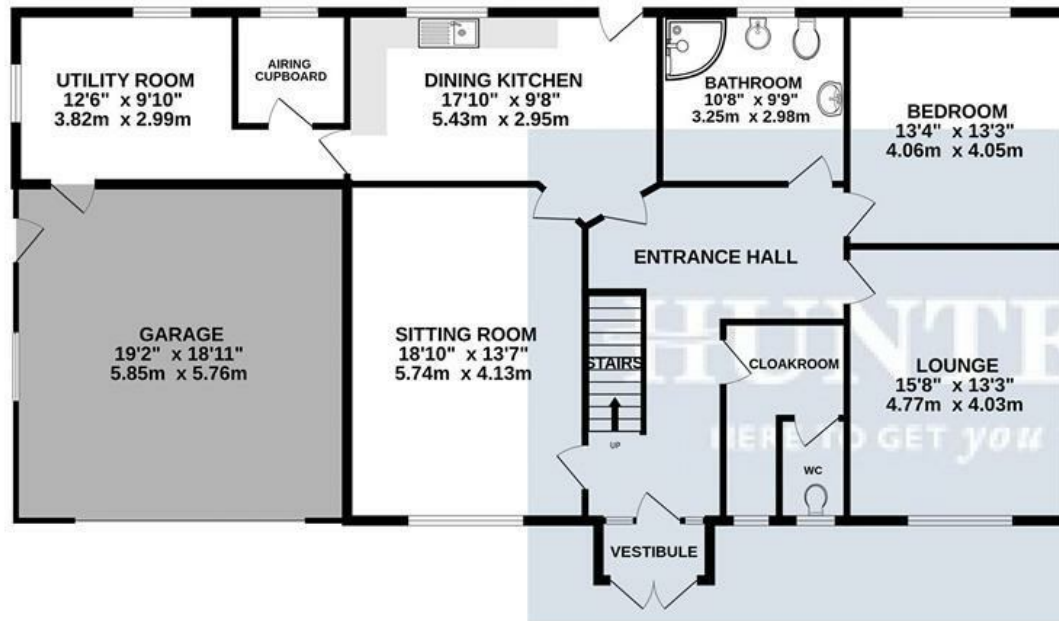
Externally, the property features a single and double garage, ample off-street parking and well-maintained gardens.

Early viewing is highly advised to appreciate the full potential and desirable setting of this unique home.

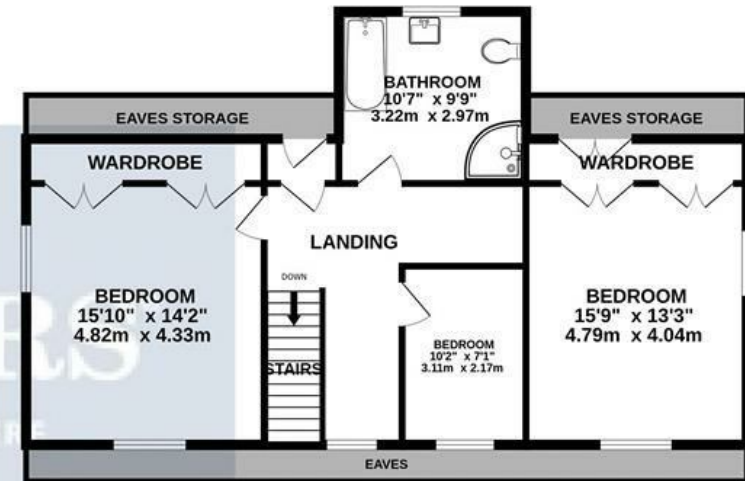
Council Tax Band F and EPC Rating C. NO ONWARD CHAIN. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR
1399 sq.ft. (129.9 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 2194 sq.ft. (203.8 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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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		
(23-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

79

69

PORCH

Accessed via double fully glazed timber doors, tiled floor, door to hallway

HALLWAY

Parquet flooring, stairs to first floor, feature brick wall, radiator

CLOAKROOM

Parquet flooring, opaque window to front aspect, radiator

WC

Low flush wc, opaque window

SITTING ROOM

Fireplace with wood surround and inset electric fire, feature brick and stone walls, window to front aspect, parquet flooring, radiators x 2, door to kitchen

LOUNGE

Feature fireplace, parquet flooring, windows to front and side aspects

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surface, inset double drainer stainless steel sink unit, electric cooker point with overhead extractor hood, window to rear aspect, wood panelled ceiling, radiator

UTILITY ROOM

Base units, inset double drainer sink unit, wall mounted central heating boiler, radiator, tiled wall, windows to rear and side aspects, part glazed door to rear aspect, door to garage

BEDROOM ONE

Windows to rear and side aspects, radiators x 2, parquet flooring

BATHROOM

Coloured suite comprising corner bath with mains shower over, low flush wc, pedestal wash basin, bidet, opaque window to rear aspect, radiator

FIRST FLOOR LANDING

Window to front aspect, loft access point, walk in storage cupboard, access to extensive eaves storage to front and rear elevations.

BEDROOM TWO

Windows to front and side aspects, radiator, fitted wardrobes x 2, eaves storage

BEDROOM THREE

Windows to front and side aspects, radiator, fitted wardrobes x 2, eaves storage

BEDROOM FOUR

Window to front aspect, eaves storage

BATHROOM

Panelled bath, walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, opaque window, radiator

OUTSIDE

There are gardens to three sides of the property laid mainly to lawn with borders of shrubs and plants. There is pedestrian access down both sides of the property to the rear and there is a greenhouse, summerhouse and garden shed.

GARAGES AND PARKING

A larger than average driveway at the front of the property provides plenty of off street parking for a number of vehicles. There is also a double garage and a double length single garage. Both garages have power and light laid on.

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.















