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22 Goldfinch Way, Easingwold, YO61 3RJ

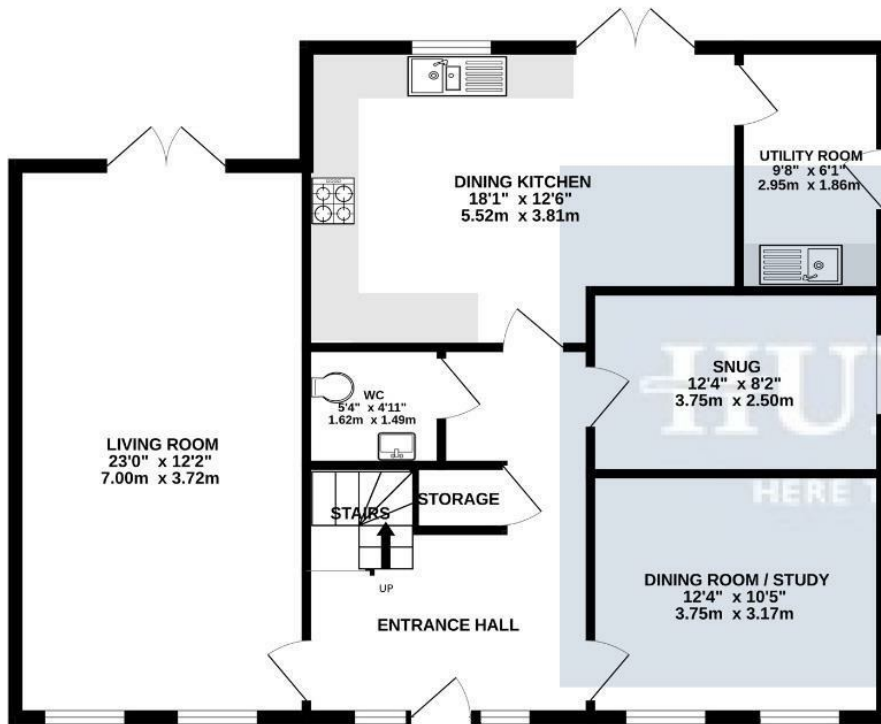
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Guide Price £545,000

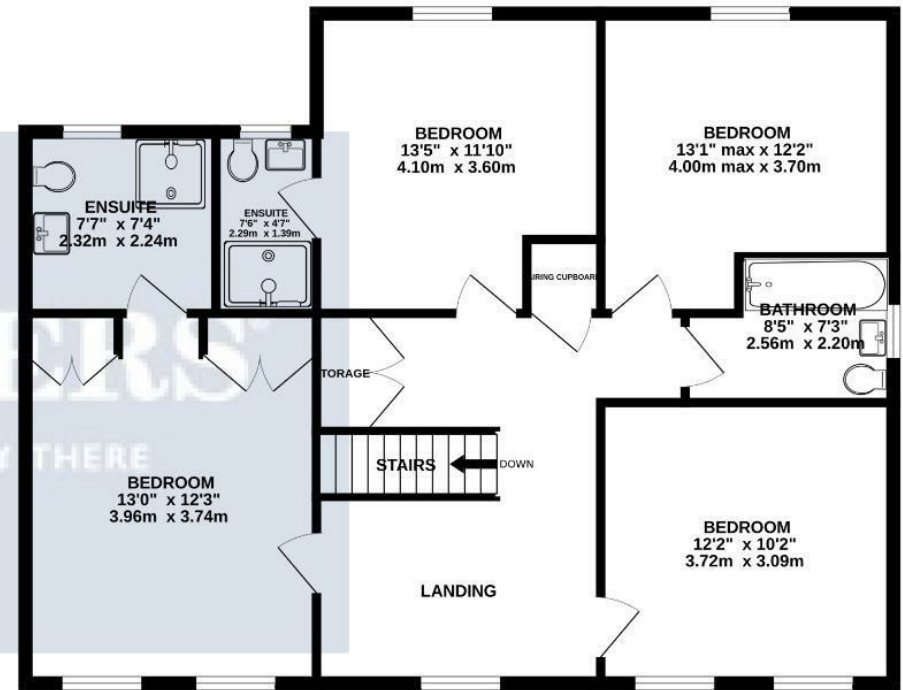
Built in 2020 in the popular Market Town of Easingwold this four bedroomed detached family home is situated on a good sized plot and enjoys views overlooking the green. Offering space and versatility this immaculately presented property briefly comprises: hallway, lounge, dining room, study/snug, wc, dining kitchen and utility room. To the first floor is the master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside the front of the property has borders of perennials and shrubs and there is an enclosed rear garden. Ample room for off street parking and a double garage. The property also benefits from extensive double glazing and gas fired central heating. EPC rating B and Council Tax Band F. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 1934 sq.ft. (179.7 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		92
(81-91) B	86	
(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

- **FOUR BEDROOMS**
- **GOOD SIZED PLOT**
- **EPC RATING B**

- **DETACHED HOUSE**
- **FAMILY HOME**
- **COUNCIL TAX BAND F**

- **THREE BATHROOMS**
- **POPULAR MARKET TOWN**

HALLWAY

Accessed via composite front door, radiator, stairs to first floor, understairs storage cupboard,

LOUNGE

Windows x 2 to front aspect, radiators x 2, fully glazed double doors to rear aspect, air conditioning unit

DINING ROOM/OFFICE

Windows x 2 to front aspect, radiator

SNUG/STUDY

Window to side aspect, radiator, air conditioning unit

WC

Low flush wc, pedestal wash basin, radiator, tiled floor, extractor fan

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset ceramic sink unit, integrated items to include electric double oven, gas hob, extractor hood, fridge/freezer and dishwasher. Windows x 3 to rear aspect, fully glazed door to rear aspect, air conditioning unit, wood effect flooring, radiator

UTILITY ROOM

Fitted with base units with matching work surface, inset single drainer sink unit, plumbing for washing machine, wall mounted cupboard housing central heating boiler, radiator, window to rear aspect, part glazed door to side aspect, recessed ceiling lights

FIRST FLOOR LANDING

Window to front aspect, radiators x 2, loft access point, fitted cupboard, additional cupboard housing hot water system,

MASTER BEDROOM

Fitted wardrobes x 2, windows x 2 to front aspect, radiator, recessed ceiling lights, air conditioning unit

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

Window to rear aspect, radiator, air conditioning unit

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, wall mounted wash basin, ladder style radiator, tiled floor, opaque window, recessed ceiling lights, opaque window

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Windows x 2 to front aspect, radiator

BATHROOM

Suite comprising panelled bath mains shower over, fitted screen, wall mounted wash basin, low flush wc, opaque window, ladder style radiator, tiled floor, part tiled walls

OUTSIDE

To the front of the property is a lawned area and borders of plants and shrubs. Gated access leads to the enclosed rear garden which is laid mainly to lawn with a paved patio area, an outside bar and shed.

DOUBLE GARAGE

There is a double garage with light and power laid on. There is a personnel access door to/from the garden.

ADDITIONAL INFORMATION

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- Council Tax Band: F
- EPC Rating: B
- Builders warranty still valid

We have been advised that when the development has been completed, there will be a maintenance charge applicable for the upkeep of the communal areas.

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.











