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17 Hurns Way, Easingwold, York, YO61 3FR

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Guide Price £400,000

Located in the sought-after market town of Easingwold, this beautifully presented four-bedroom detached family home offers spacious and modern living throughout. Positioned on the edge of the popular Oaklands development, the property features extensive double glazing and gas-fired central heating.

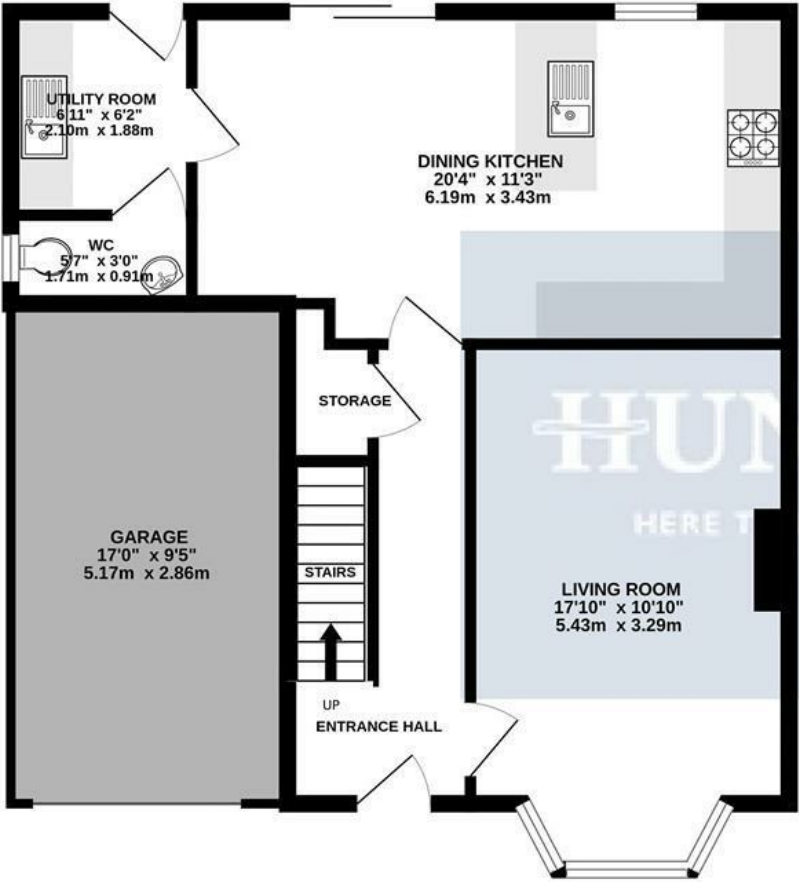
The accommodation comprises an inviting entrance hallway, a generous lounge, a stylish open-plan dining kitchen, a utility room, and a convenient ground-floor WC. Upstairs, the first floor hosts a spacious master bedroom with an en-suite shower room, three further well-proportioned double bedrooms, and a contemporary family bathroom.

Outside, the property boasts a delightful west-facing rear garden, perfect for enjoying the afternoon sun, along with an integral single garage.

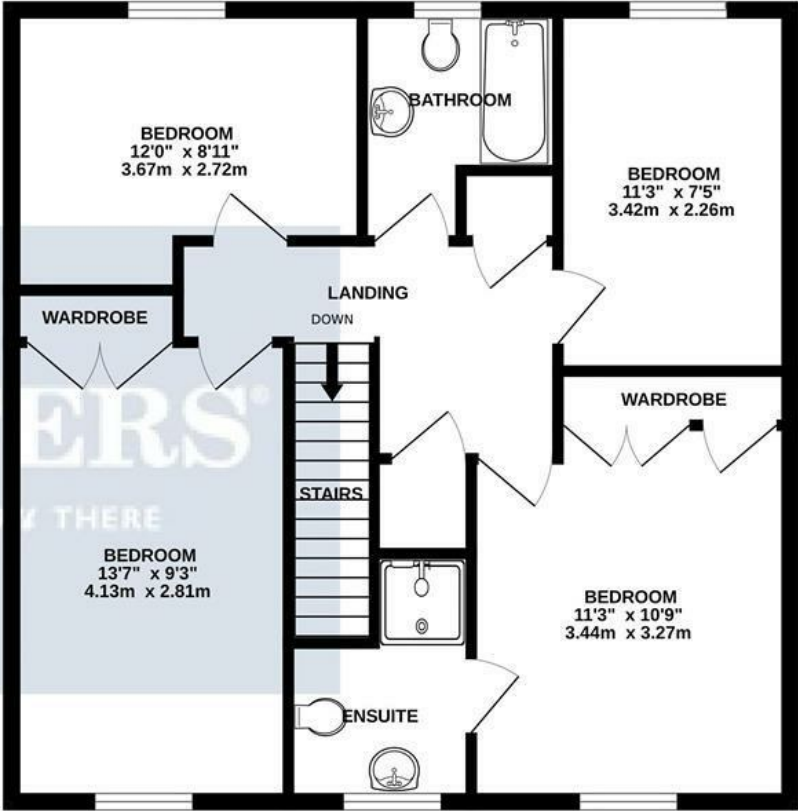
Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Easingwold

Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place.

The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more.

Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area.

Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills—perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun.

Families benefit from excellent local schools, including several well-regarded primary schools and a secondary school recently rated Outstanding by Ofsted.

Property Description

Upon entering the property through the front door, you are welcomed into a spacious entrance hall, which provides access to the living room, the dining kitchen, and a useful understairs storage cupboard. Stairs from the hallway lead to the first-floor accommodation.

The living room is positioned at the front of the property and features a charming fireplace with an electric stove, as well as a bay window that fills the room with natural light.

To the rear of the home is the dining kitchen, which enjoys views over the rear garden through glazed sliding doors and an additional window. The kitchen is well-appointed with a range of wall and base units, complementary worktops, a stainless steel sink with mixer tap, and a selection of integrated appliances including a gas hob, fridge freezer, double oven with grill, and a dishwasher.

Off the kitchen is a practical utility room, offering plumbing and space for both a washing machine and dryer. It also features two base units with a worktop, a stainless steel sink, and mixer tap. From the utility room, there is access to a downstairs cloakroom, fitted with a toilet and hand wash basin, as well as a separate door leading to the rear of the property.

To the first floor, the landing provides access to four bedrooms, the house bathroom, and two built-in storage cupboards. The main bedroom benefits from an en-suite

shower room, fitted with a step-in shower cubicle, hand wash basin, and toilet. Both the main bedroom and bedroom two are enhanced by fitted wardrobes, offering ample storage space.

The house bathroom completes the first floor and is equipped with a panelled bath with an overhead shower and glass screen, a hand wash basin, toilet, heated towel rail, and an opaque window to the rear elevation.

Externally, the front of the property features a well-maintained lawned garden alongside a driveway that provides off-street parking and access to the single garage. The garage is fitted with an up-and-over door and benefits from both power and lighting.

To the rear, the garden is attractively divided into two distinct areas. The section closest to the house has been thoughtfully landscaped to include a paved patio, gravelled pathways, slate beds, flower beds—creating an ideal space for outdoor dining and relaxation. Beyond this lies a second garden area, laid to lawn and offering additional outdoor space.

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.

AGENTS NOTE

We are advised by the sellers that this property is awaiting a Grant of Probate.









