

HUNTERS[®]

HERE TO GET *you* THERE



Rosemary Court

Easingwold, YO61 3EZ

Guide Price £228,000



Council Tax: C



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ENTRANCE LOBBY

Accessed via Upvc front door, window to front aspect, door to lounge

LOUNGE

Brick fireplace with wood surround, tiled inlay and hearth and inset coal effect gas fire, windows to front and side aspect, radiators x 2, stairs to first floor

BREAKFAST 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, gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, window to rear aspect, part glazed door to rear aspect, wall mounted central heating boiler

FIRST FLOOR LANDING

Loft access point

BEDROOM ONE

Fitted wardrobe, radiator, window to side aspect

BEDROOM TWO

Fitted cupboard, radiator, window to rear aspect

BATHROOM

Panelled bath with overhead shower attachment, fitted screen, low flush wc, pedestal wash basin, radiator, opaque window to side aspect

OUTSIDE

There is gated access to the enclosed rear garden. This is paved and gravelled for ease of maintenance. There are two garden sheds.

PARKING

A driveway gives ample room for off street parking

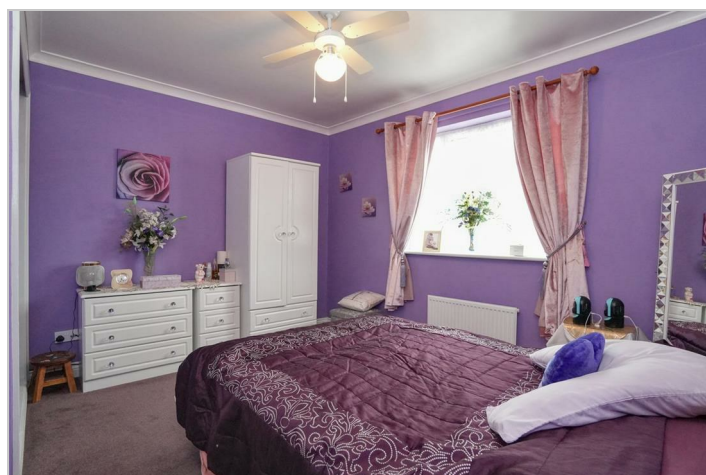
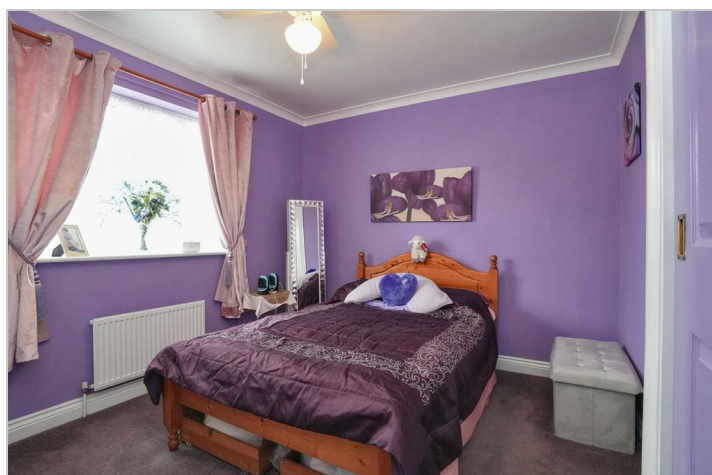
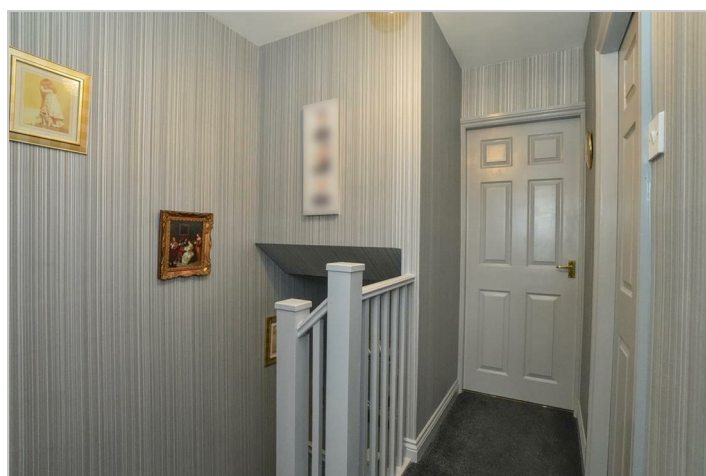
ANTI MONEY LAUNDERING REGULATIONS

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.



Road Map



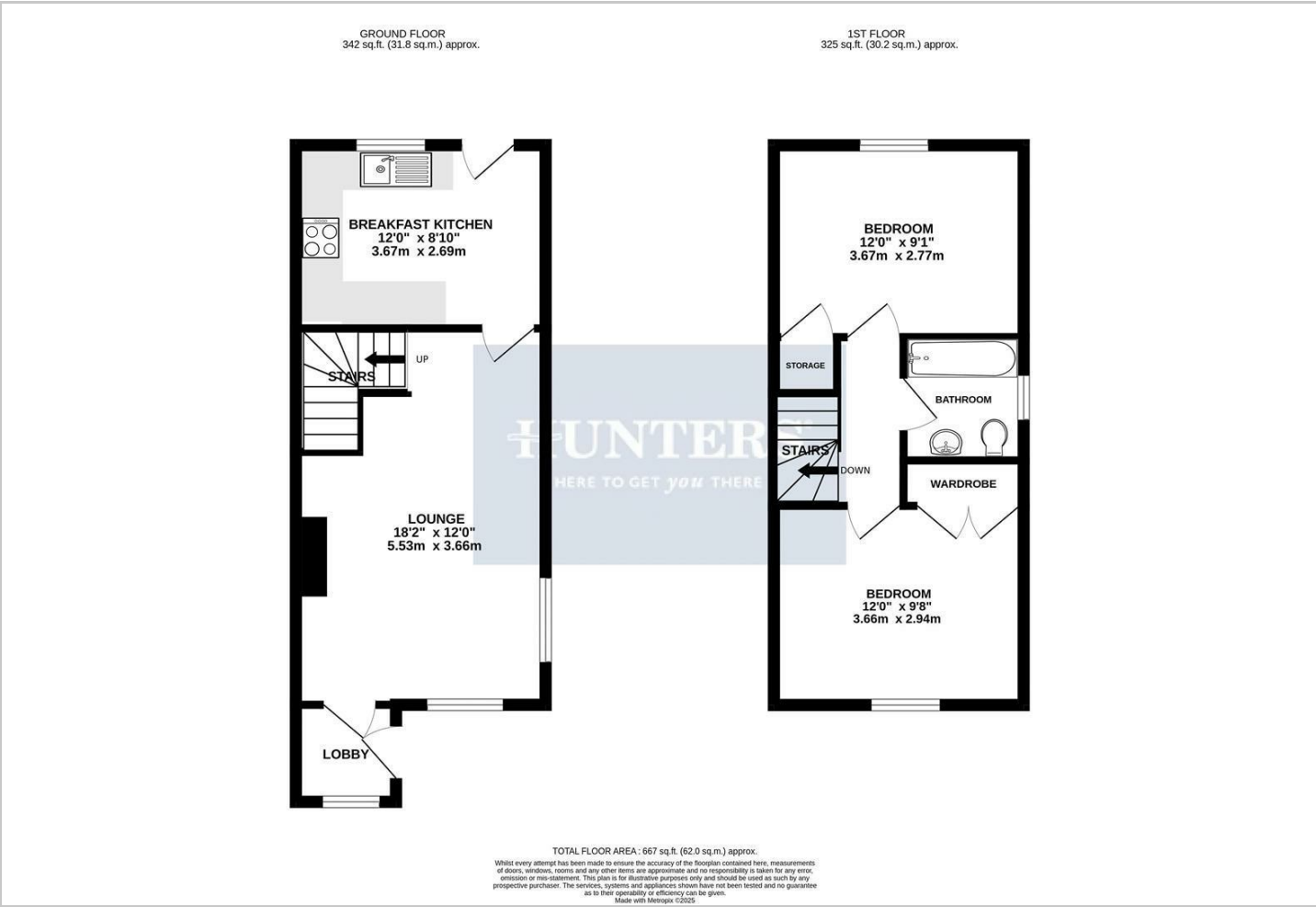
Hybrid Map



Terrain Map



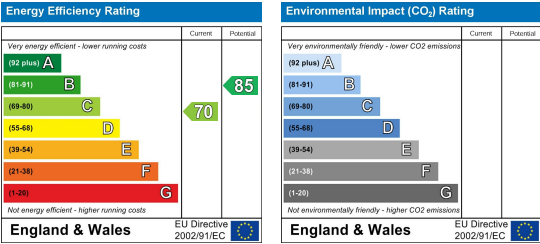
Floor Plan



Viewing

Please contact our Hunters Easingwold Office on 01347 823535 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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