



HUNTERS®
HERE TO GET *you* THERE



Situated in a quiet cul de sac location within walking distance of the market place in the picturesque town of Easingwold this immaculate two bedroom ground floor apartment will appeal to FTB's, investors and downsizers alike. Enjoying its own private entrance it comprises: hallway, breakfast kitchen, lounge, two bedrooms and a bathroom. There is an allocated parking space for one vehicle at the front of the property. EPC rating D and Council Tax Band B. Apply Easingwold Office on 01347 823535.

- TWO BEDROOM APARTMENT
- WALKING DISTANCE FROM MARKET PLACE
- EPC RATING D

- GROUND FLOOR
- ALLOCATED PARKING

- QUIET CUL DE SAC LOCATION
- COUNCIL TAX BAND B

ENTRANCE HALL

This ground floor apartment benefits from having its own entrance. On entering the property you are welcomed into an entrance hall where there are doors to the living room, breakfast kitchen, two bedrooms, a bathroom and access to a storage cupboard.

BREAKFAST KITCHEN

The kitchen is well equipped with a range of wall and base units, worktops, a stainless steel sink with a mixer tap, integrated appliances (fridge freezer, electric ceramic hob, electric oven and grill) space and plumbing for a washing machine and a window to the front elevation. There is also space in the kitchen for a small breakfast table and chairs.

LIVING ROOM

The living room is a generous size and can accommodate both living and dining furniture if required. There are tv and telephone points and windows to the front and side elevations. There is also an electric storage heater.

BEDROOM ONE

This bedroom has a window to the rear elevation and an electric storage heater.

BEDROOM TWO

This bedroom has a window to the rear elevation and an electric wall heater.

BATHROOM

The bathroom is fitted with a white suite comprising a bath with a shower over, fitted screen, low flush wc, pedestal wash basin, extractor fan

OUTSIDE

This property benefits from having its own lockable storage shed and also an allocated parking space, there is also additional visitor parking close by.

LEASEHOLD INFORMATION

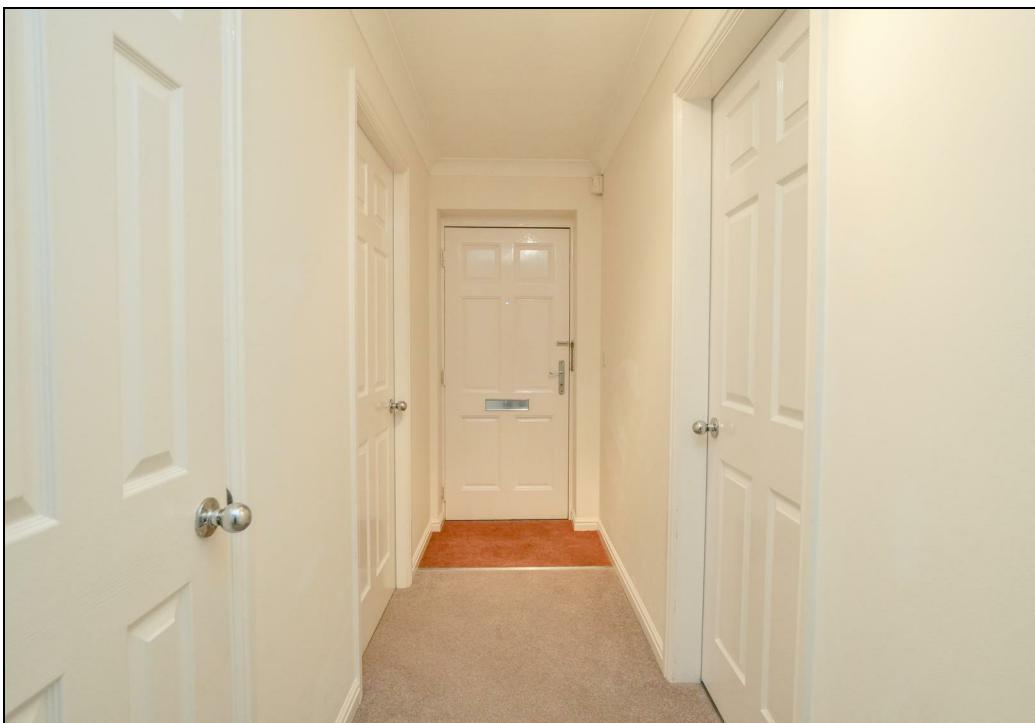
125 year lease commenced on 1/7/2002
No ground rent payable
Annual service charge of £1762.60
Management Company is Adair Paxton

DISCLAIMER

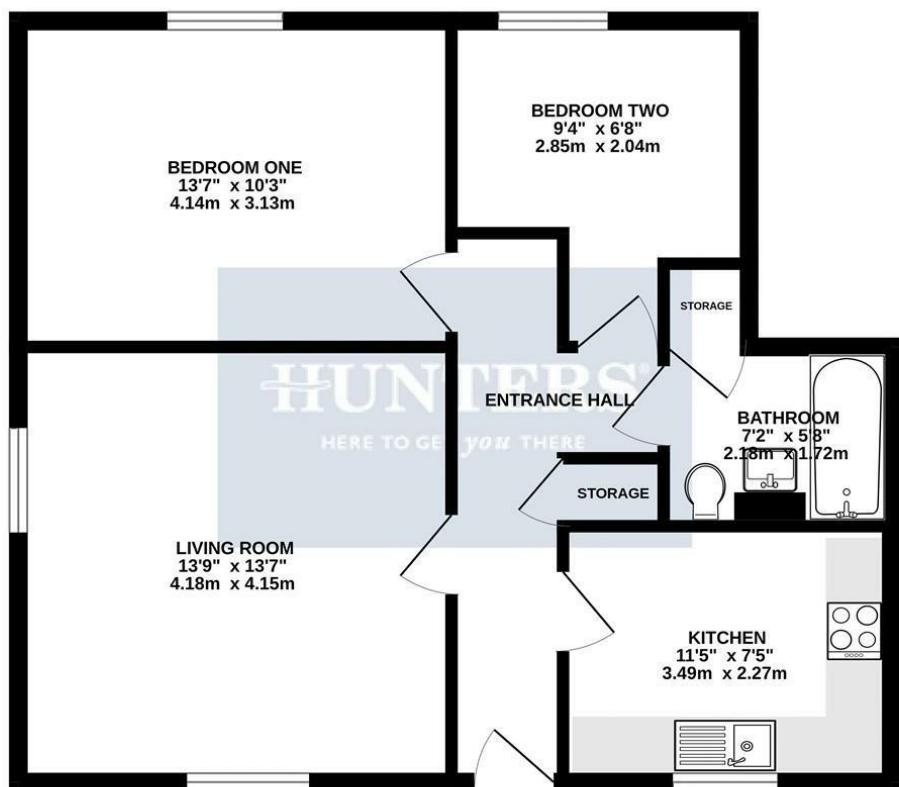
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



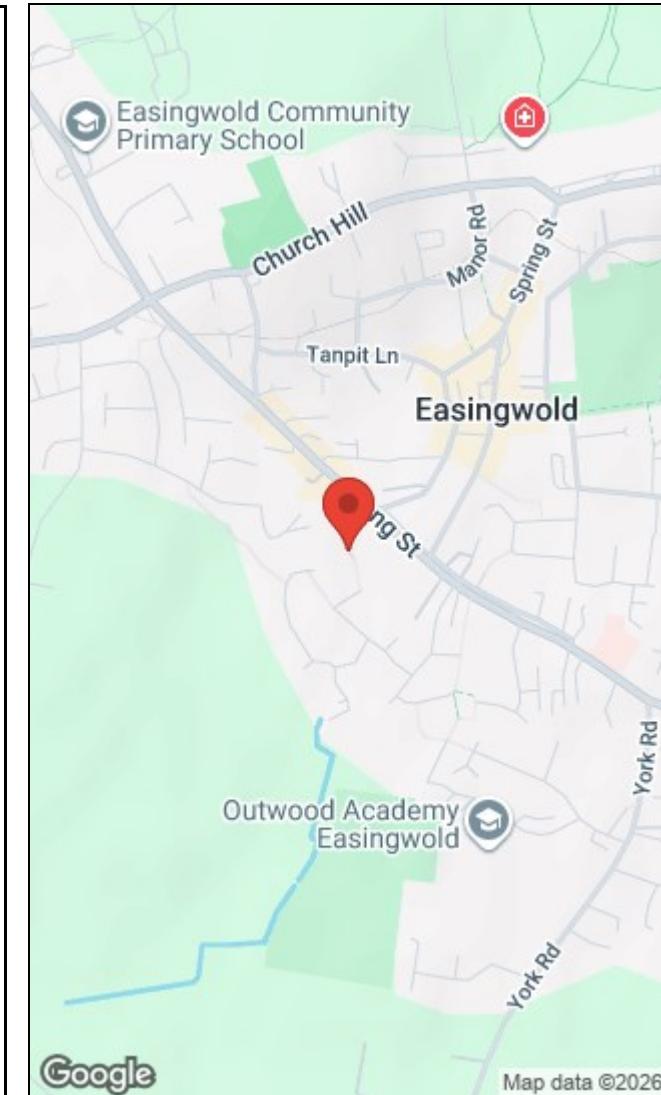




GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq ft. (56.6 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 operation can therefore be given.
Map with Metres ©2025



Map data ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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