



HUNTERS[®]

HERE TO GET *you* THERE



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Wilkinsons Court, Easingwold, York

Guide Price £170,000

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

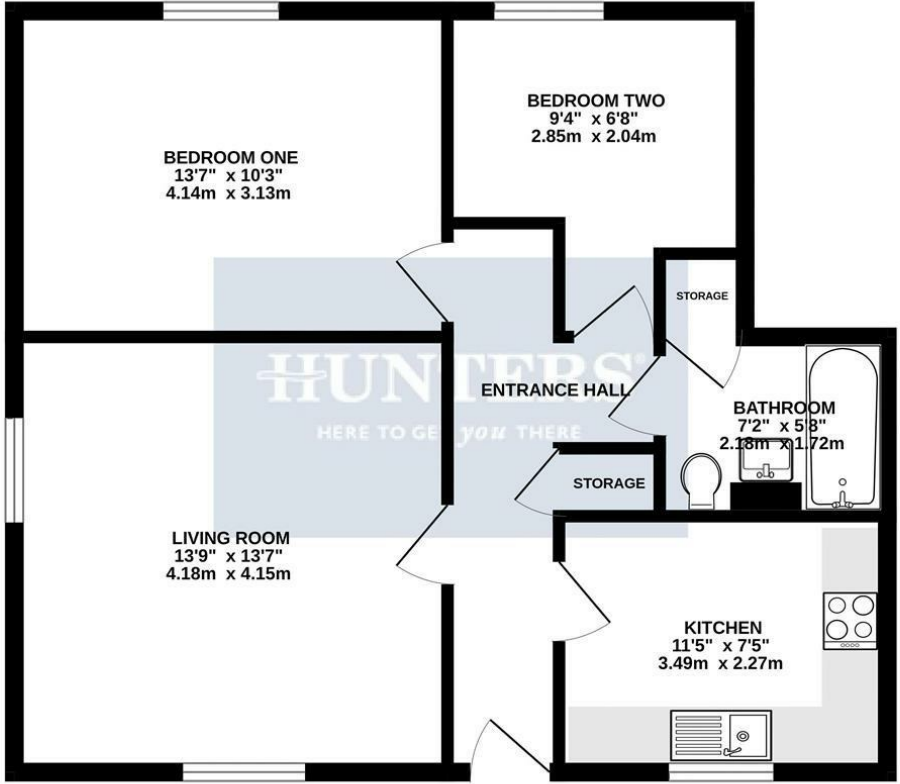
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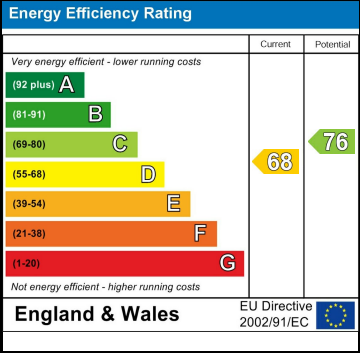
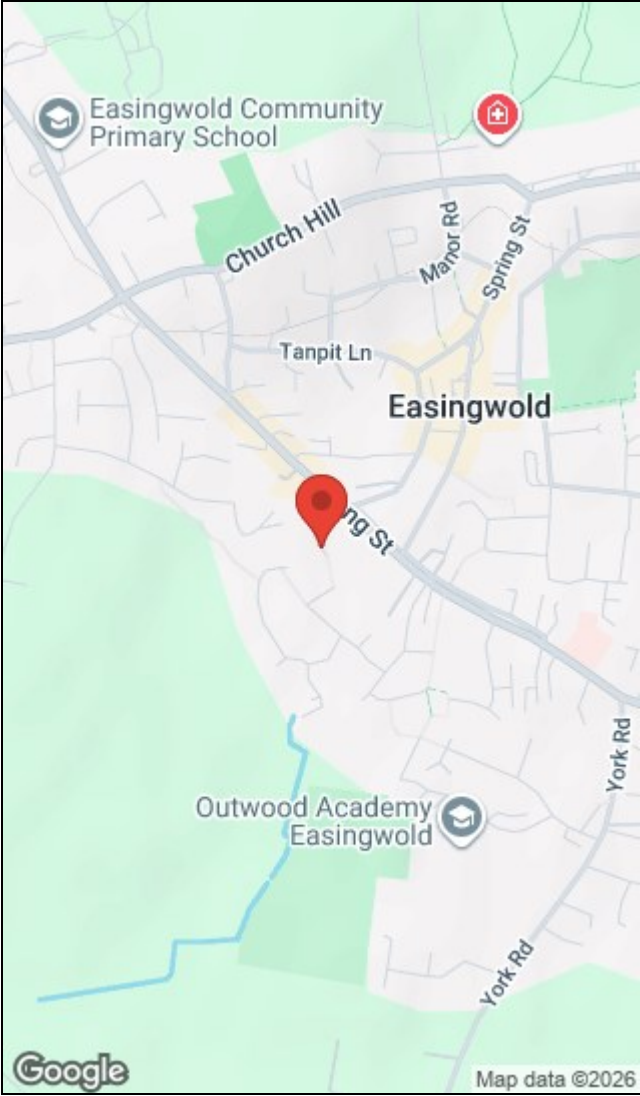




GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



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 operability or efficiency can be given.
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