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HERE TO GET *you* THERE

Hawthorn House 8 Gill Croft Court, Easingwold, York, YO61
3GX

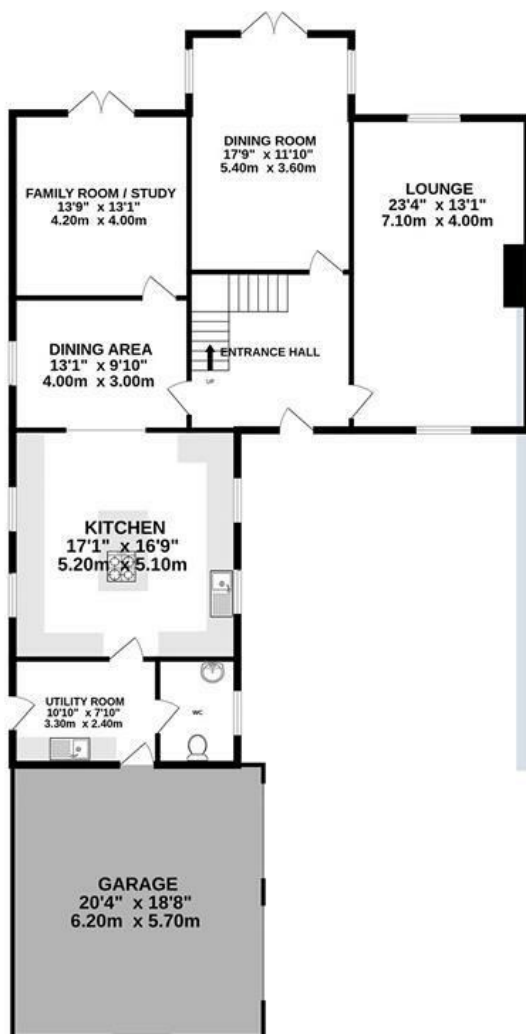
Hawthorn House 8 Gill Croft Court, Easingwold, York, YO61 3GX

Guide Price £775,000

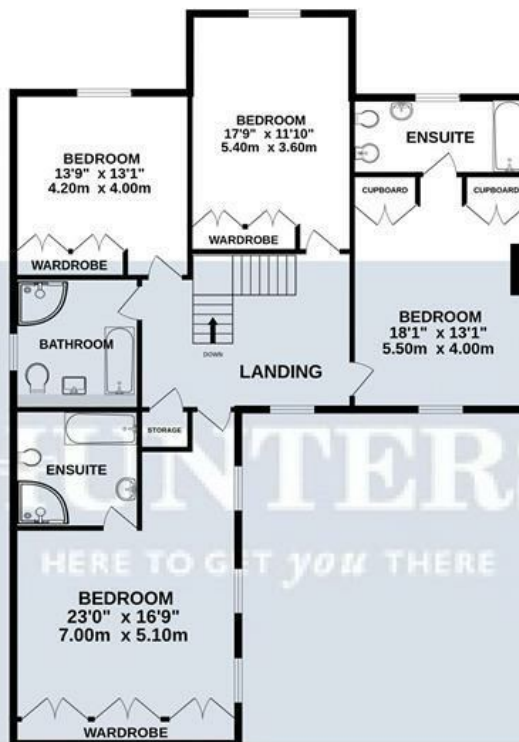
Situated at the end of a quiet cul de sac within the popular market town of Easingwold this beautiful family home offers a great deal of space and versatility. Set over three floors and covering in excess of 3000 sq ft it is immaculately presented and briefly comprises: hallway, dining room, lounge, dining kitchen, study, utility room and wc. To the first floor is the main bedroom with en-suite bathroom, a guest bedroom with en-suite bathroom, two further double bedrooms and a family bathroom. The second floor has two further bedrooms, one with an en-suite wc. Outside are gardens front and rear and there is a double garage. Offered with NO ONWARD CHAIN it has a Council Tax Band of G and an EPC rating to follow. Apply Easingwold Office on 01347 823535.

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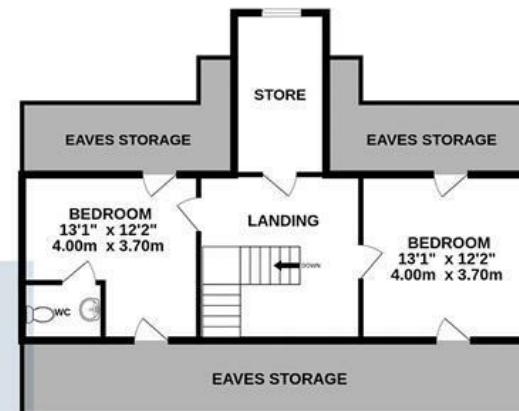
GROUND FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



1ST FLOOR
1387 sq.ft. (128.9 sq.m.) approx.



2ND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 3329 sq.ft. (309.3 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.

HALLWAY

Engineered oak flooring, radiator, stairs to first floor, understairs storage cupboard, radiator

LOUNGE

Feature stone fireplace, inset coal effect gas fire, windows to front and rear aspect, radiators x 2, double doors to/from dining room

DINING ROOM

Engineered oak flooring, windows x 2 to side aspect, fully glazed double doors to rear garden, radiators x 2, double doors to/from lounge

DINING KITCHEN

An extensive kitchen fitted with a range of base and wall mounted units with matching preparation surfaces, inset ceramic sink unit, integrated double electric oven, integrated fridge/freezer, island with gas hob and overhead extractor hood, windows x 5, vertical radiator, ceiling spotlights, radiator

UTILITY ROOM

Fitted units with matching work surface, inset single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, part glazed door to side aspect, radiator, extractor fan

WC

Low flush wc, pedestal wash basin, opaque window, radiator

STUDY/FAMILY ROOM

Fully glazed double doors to rear garden with full length glazed panels to either side, wood laminate flooring, radiator

FIRST FLOOR LANDING

Airing cupboard, radiator, window to front aspect, stairs to second floor

MAIN BEDROOM

Windows x 3 to front aspect, fitted wardrobes, radiators x 2

EN-SUITE BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, tiled floor, velux window

BEDROOM TWO

Fitted wardrobes, window to front aspect, radiator

EN-SUITE BATHROOM

Panelled bath with mains shower over, pedestal wash basin, low flush wc, bidet, radiator

BEDROOM THREE

Fitted wardrobes, window to rear aspect, radiator

BEDROOM FOUR

Fitted wardrobes, window to front aspect, radiator

BATHROOM

Panelled bath with shower attachment, walk in shower cubicle with electric shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window

SECOND FLOOR LANDING

Large storage cupboard

BEDROOM FIVE

Eaves storage, velux windows x 2, radiator

EN-SUITE WC

Low flush wc, pedestal wash basin, radiator, velux window

BEDROOM SIX

Eaves storage, velux windows x 2, radiator, ceiling spotlights

OUTSIDE

To the front of the property is an enclosed garden laid mainly to lawn with borders of shrubs and plants. Gated access leads to a path which goes round the property to the rear garden. This is south west facing and laid to lawn with borders of shrubs and trees and there is a stone patio. There is also an additional lawned area to the side and a garden shed.

GARAGE AND PARKING

A driveway with room to park 2 vehicles leads to a double garage. There is power and light laid on and a window to the side.

AGENTS NOTE

The property benefits from Solar Panels with a Fox 8KW Battery in the garage. There is also an electrical car charging point.

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.

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.





