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HERE TO GET *you* THERE

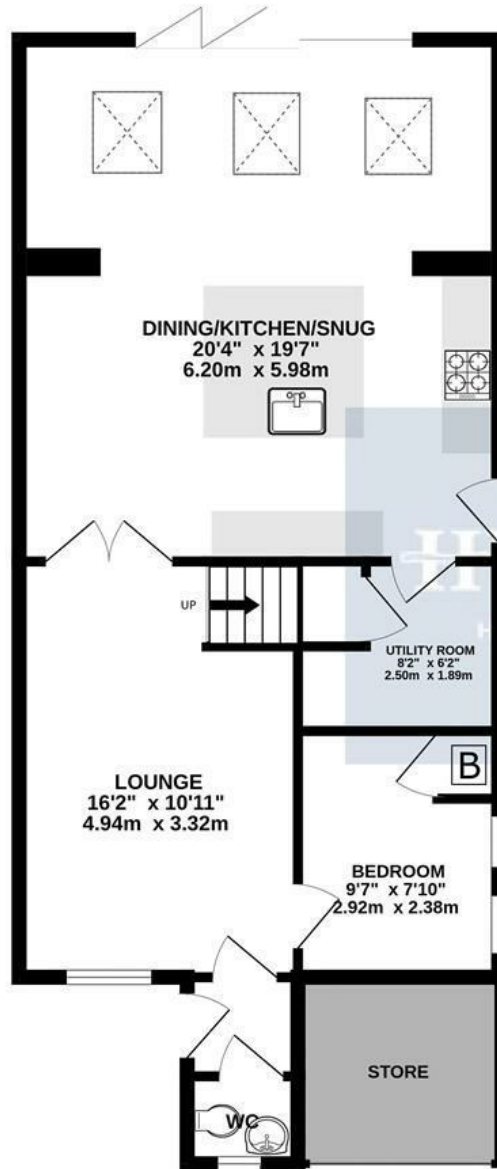
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Showfield Drive, Easingwold

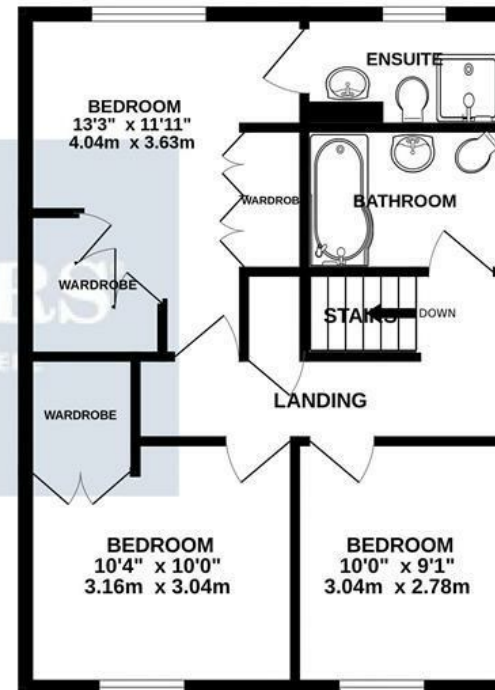
Guide Price £400,000

Situated in the popular market town of Easingwold and within walking distance of its amenities this three/four bedroom detached property has been extended by the current owner and is sure to appeal. It benefits from gas central heating and extensive double glazing and briefly comprises: entrance lobby, wc, lounge, study/bedroom four, dining kitchen/snug and utility room. To the first floor is the main bedroom with en-suite shower room, two further double bedrooms and a family bathroom. There are gardens front and rear and off street parking for two vehicles. There is also half a garage with power and light laid on (used for storage). A viewing is highly recommended to appreciate this lovely home. EPC rating C and Council Tax Band E. Apply Easingwold Office on 01347 823535.

GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.1 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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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.

ENTRANCE LOBBY

Accessed via part glazed composite front door, tiled floor, radiator

WC

Low flush wc, corner wash basin, radiator, opaque window to front aspect, tiled floor

LOUNGE

Feature wall mounted gas fire, radiator, window to front aspect, stairs to first floor, part glazed double doors to dining kitchen

STUDY/BEDROOM FOUR

Windows x 2 to side aspect, electric wall heater, wall mounted cupboard housing central heating boiler

KITCHEN/DINER/SNUG

Open plan and fitted with a range of base and wall mounted units with matching marble preparation surfaces, inset ceramic sink unit, integrated electric oven, additional integrated oven/microwave and warming drawer, gas hob and extractor hood, integrated dishwasher, space for fridge/freezer, vertical radiators x 2, velux windows x 3, wood effect flooring, fully glazed bi fold doors to rear garden, door to side aspect

UTILITY ROOM

Plumbing for washing machine, space for tumble dryer, window to side aspect, radiator, understairs storage cupboard

FIRST FLOOR LANDING

Window to side aspect, fitted cupboard, loft access point, radiator

MAIN BEDROOM

Fitted wardrobes, radiator, windows x 2 to rear aspect

EN-SUITE SHOWER ROOM

Walk in shower cubicle with electric shower, pedestal wash basin, low flush wc, opaque window, ceiling spotlights

BEDROOM TWO

Fitted wardrobes, radiator, window to front aspect

BEDROOM THREE

Window to front aspect, radiator

BATHROOM

P shaped bath with electric shower above, fitted screen, low flush wc, pedestal wash basin, opaque window, wood effect flooring, ceiling spotlights, extractor fan

OUTSIDE

To the front of the property there are lawned and gravelled areas with borders of shrubs. Pedestrian access down the side of the property leads to the enclosed rear garden. This is laid mainly to lawn with borders of shrubs and plants. There is also a stone paved patio area and a garden shed.

PARKING

There is off street parking for two vehicles.

GARAGE

Part of the garage has been converted to make the 4th bedroom/study. There is still ample storage 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.







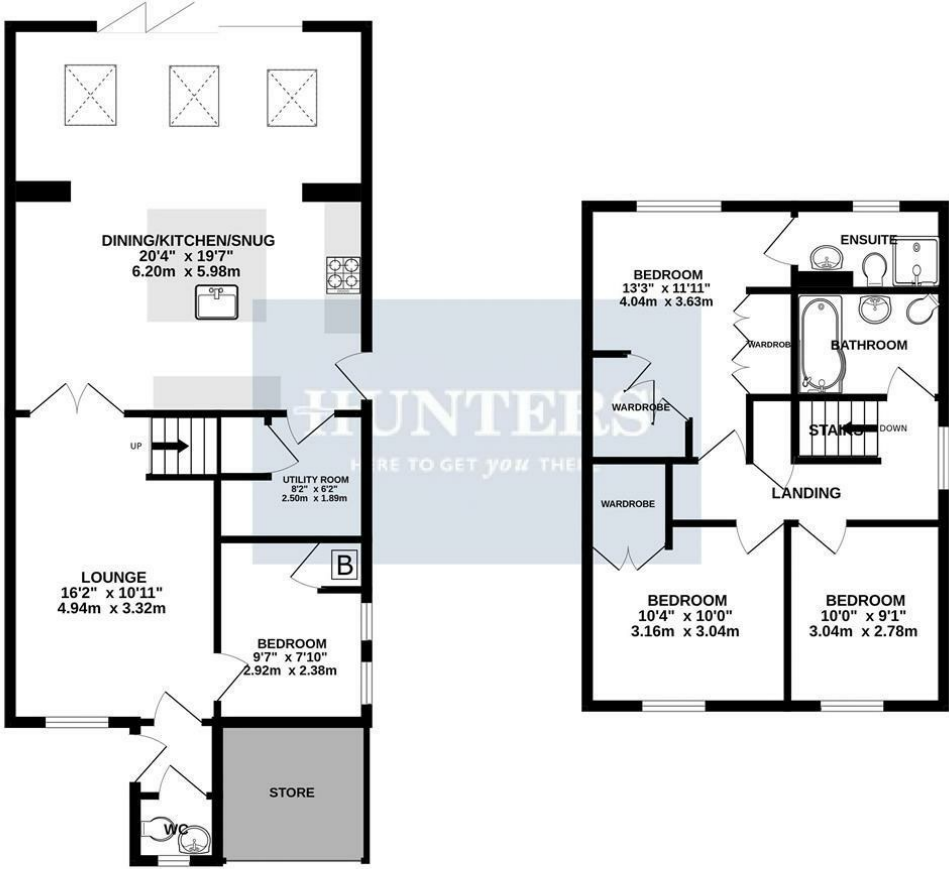






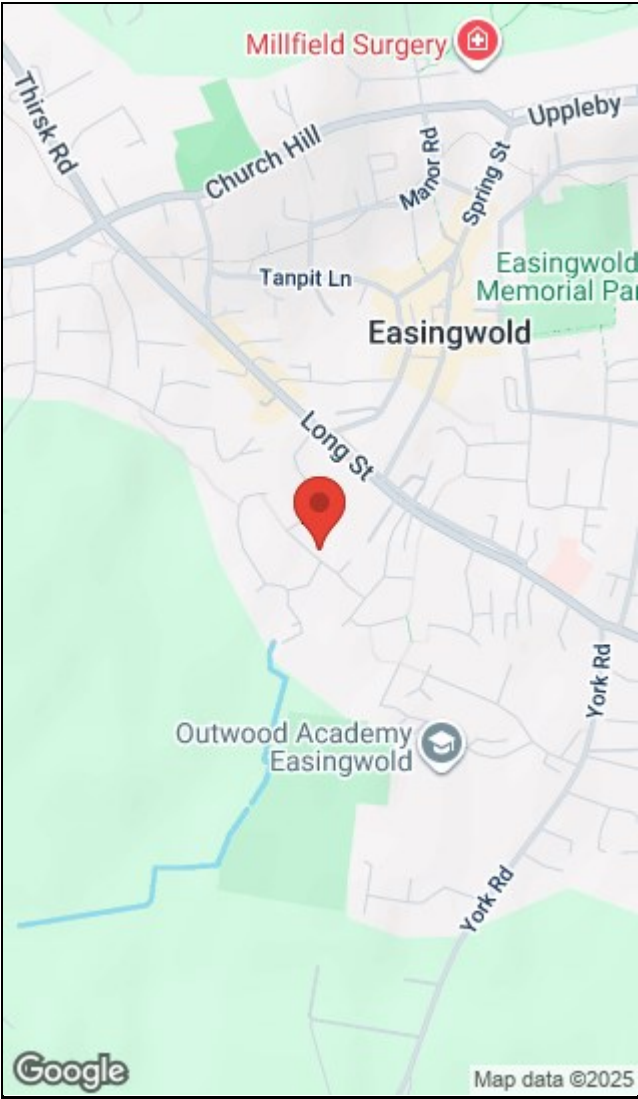
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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