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Galtres Drive, Easingwold, York

Guide Price £399,000

A rare opportunity to purchase a three-bedroom home with an adjoining one-bedroom annex, located in the market town of Easingwold. The main house includes a living room, conservatory, open-plan kitchen and dining area, three bedrooms, and a shower room. The adjoining garage benefits from power and plumbing, with the annex above comprising a double bedroom, bathroom, and open-plan living and kitchen area. The property also offers ample off-street parking and rear gardens. Viewing is advised to appreciate the accommodation on offer. Council Tax Band: C, EPC rating to follow. Apply Easingwold Office on 01347 823535.

- | | | |
|------------------------|---------------------|-----------------------|
| • Three Bedroom House | • One Bedroom Annex | • Garage |
| • Enclosed Gardens | • Driveway Parking | • Council Tax Band: C |
| • EPC Rating To Follow | | |

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.

Property Description

On the ground floor of the main home, the entrance hall features a range of fitted cupboards, stairs leading to the first floor with an understairs storage cupboard, and access to both the living room and kitchen.

The living room, accessed from the entrance hall, includes an electric stove that creates a cosy atmosphere and French doors opening into the conservatory. The conservatory, located at the rear of the property, offers lovely views and direct access to the rear garden.

Also connecting to the conservatory is the dining room, which is open to the kitchen. The kitchen is fitted with a range of base and wall units, worktops, a sink with mixer tap, an integrated gas hob, and an electric oven with grill. There is also space and plumbing for additional appliances.

On the first floor, the landing provides access to three bedrooms and a shower room. The main bedroom includes built-in wardrobes housing the combi boiler. The second bedroom benefits from additional understairs storage, while the third bedroom is currently used as a home office. From the first-floor landing, a staircase leads to a loft space which is carpeted and plastered.

An attractive feature of this property is the adjoining garage and one-bedroom annex. The ground floor of the annex includes a large garage with power, lighting, plumbing, and access to the rear of the property. The self-contained one-bedroom annex is situated above the garage and is accessed via its own staircase. The accommodation comprises a double bedroom, a bathroom, and an open-plan kitchen/dining/living area. The kitchen is fitted with a range of base and wall units, worktops, a stainless-steel sink, and space for appliances.

Externally, the front of the property offers a driveway providing ample off-street parking. To the rear of the main house, there is a well-established enclosed garden laid to lawn, featuring mature trees, paved and gravelled seating areas, and a timber garden shed. Behind the garage and annex, there is an additional enclosed garden area which has been fully paved and gravelled for ease of maintenance.

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.







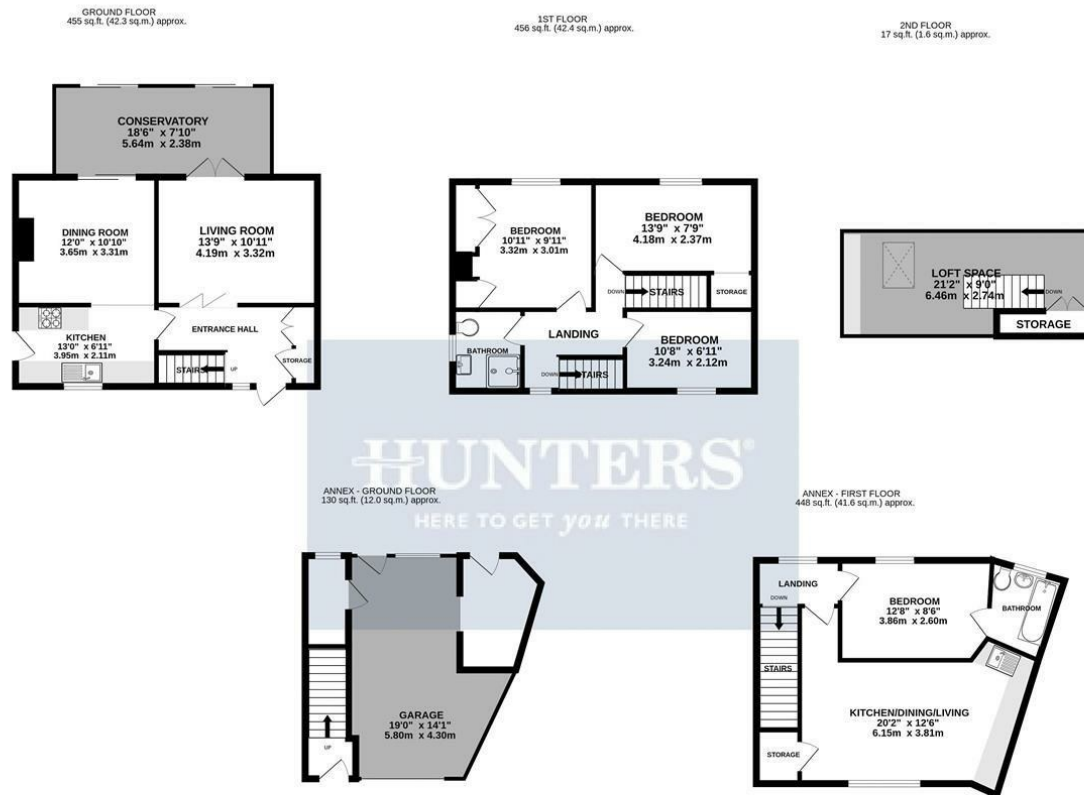








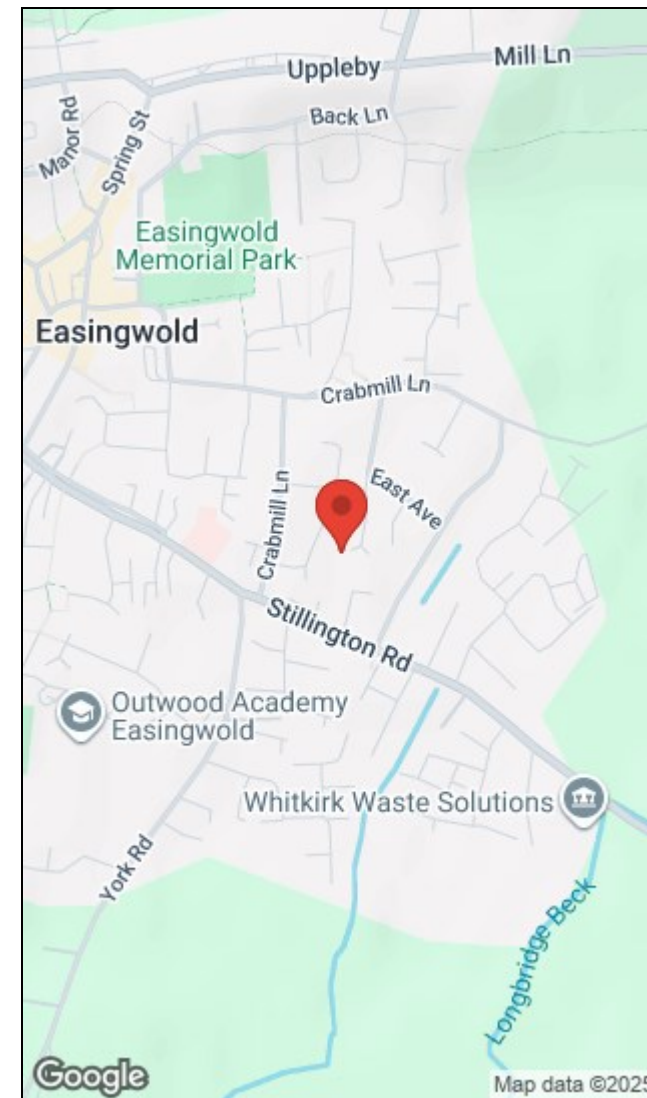




TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

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	

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