



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

3 2 2 C

# Back Lane, Easingwold, York

## Guide Price £650,000

The logo for Hunters, featuring the word "HUNTERS" in a white, serif, all-caps font. A stylized white horizontal line with a small loop at its left end is positioned to the left of the letter "H". A registered trademark symbol (®) is located at the top right of the word "HUNTERS".

**HUNTERS®**

HERE TO GET *you* THERE

Built approximately 10 years ago in the popular Market Town of Easingwold this three bedroom detached home offers space and versatility. Enjoying views over the cricket field and benefitting from underfloor heating to the ground floor it is sure to appeal. Close to the local amenities it comprises: hallway, wc, sitting room, open plan dining kitchen, and utility room. To the first floor is the main bedroom with en-suite bathroom, two further bedrooms and a shower room. Outside there are garden areas, a single garage and additional room for off street parking. EPC rating C and Council Tax Band F. Apply Easingwold Office on 01347 823535.

## 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

Accessed via part glazed timber front door, cloaks cupboard, stairs to first floor, underfloor heating

## WC

Low flush wc, wall mounted wash basin, extractor fan, underfloor heating

## LOUNGE

Window to rear aspect, windows x 2 to side aspect, window to front aspect, fully glazed door to rear patio, stone fireplace with inset coal effect gas fire, underfloor heating

## DINING KITCHEN

Open Plan

## DINING AREA

Fireplace with inset cast iron multi fuel stove, fully

glazed bi fold doors to rear, understairs storage cupboard, underfloor heating

## KITCHEN AREA

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated electric oven, hob and extractor hood, integrated dishwasher, integrated under counter fridge, windows to front and side aspects, tiled floor, underfloor heating, recessed ceiling lights

## UTILITY ROOM

Base units with work surface and inset single drainer stainless steel sink unit, plumbing for washing machine, windows to front and rear aspects, wall mounted gas fired central heating boiler, part glazed stable door to side aspect, tiled floor, underfloor heating

## FIRST FLOOR LANDING

Windows to front and rear aspects, radiator, loft access point with drop down ladder

## BEDROOM ONE

Window to side aspect, radiator, fully glazed double doors to juliet balcony overlooking the cricket field

## EN-SUITE BATHROOM

panelled bath with mains shower over, low flush wc, pedestal wash basin, ladder style radiator, opaque window to front aspect, extractor fan, recessed ceiling lights

## BEDROOM TWO

Window to side aspect, radiator, fully glazed double doors to juliet balcony overlooking the cricket field

## BEDROOM THREE

Window to front aspect, radiator

## SHOWER ROOM

Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, ladder style radiator, opaque window

## OUTSIDE

To the front of the property are borders of shrubs and plants. To one side of the property are double timber doors leading to the rear garden and there is also pedestrian access down the other side too. The rear of

the property has borders of plants and shrubs, there is a patio area overlooking the cricket field and behind the garage is an orchard area with a variety of fruit trees.

## GARAGE AND PARKING

A block paved driveway with room for off street parking leads to a single garage with power and light laid on and a personnel door to/from the garden.

## ANTI MONEY LAUNDERING REGULATIONS

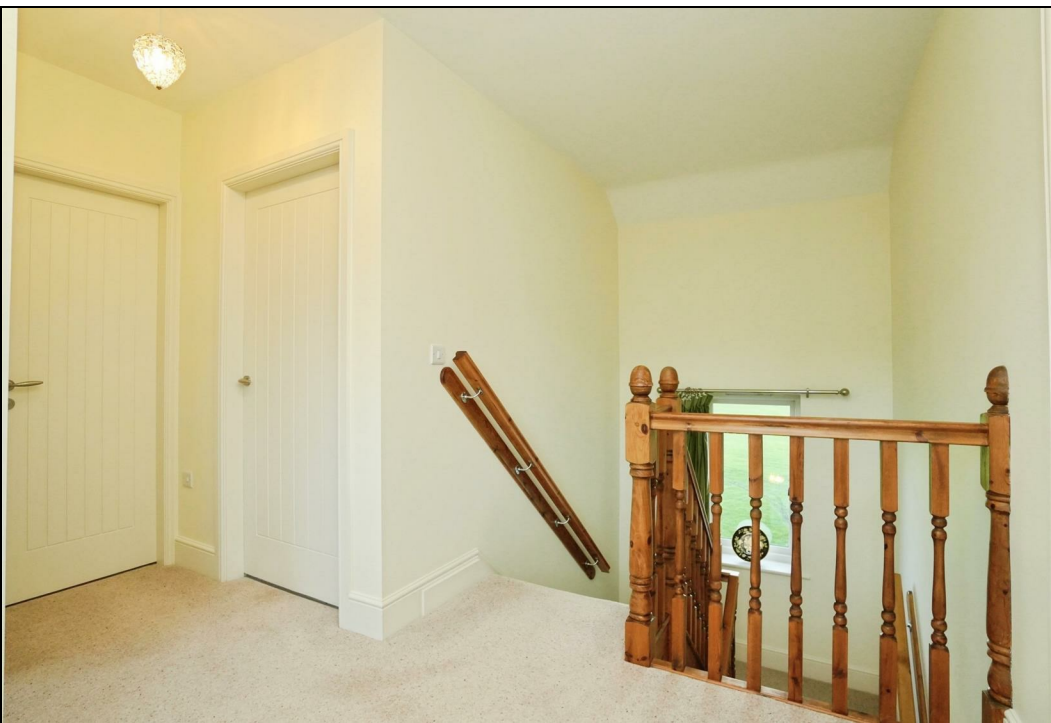
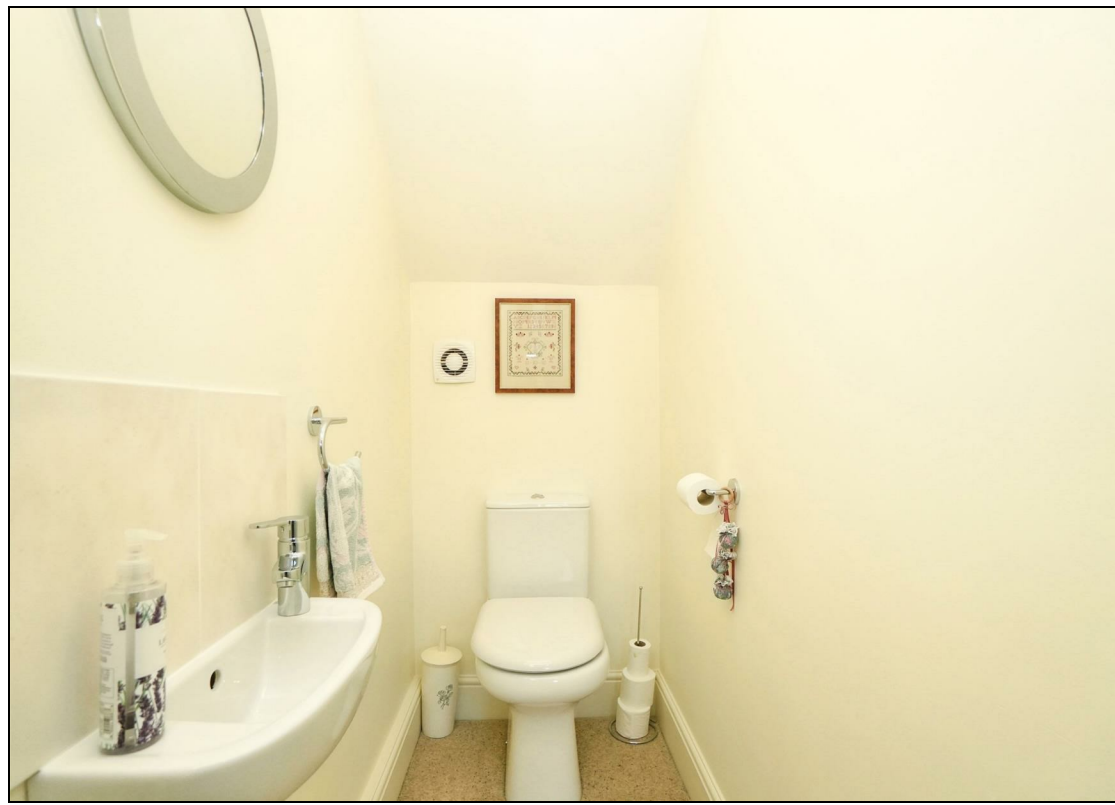
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.





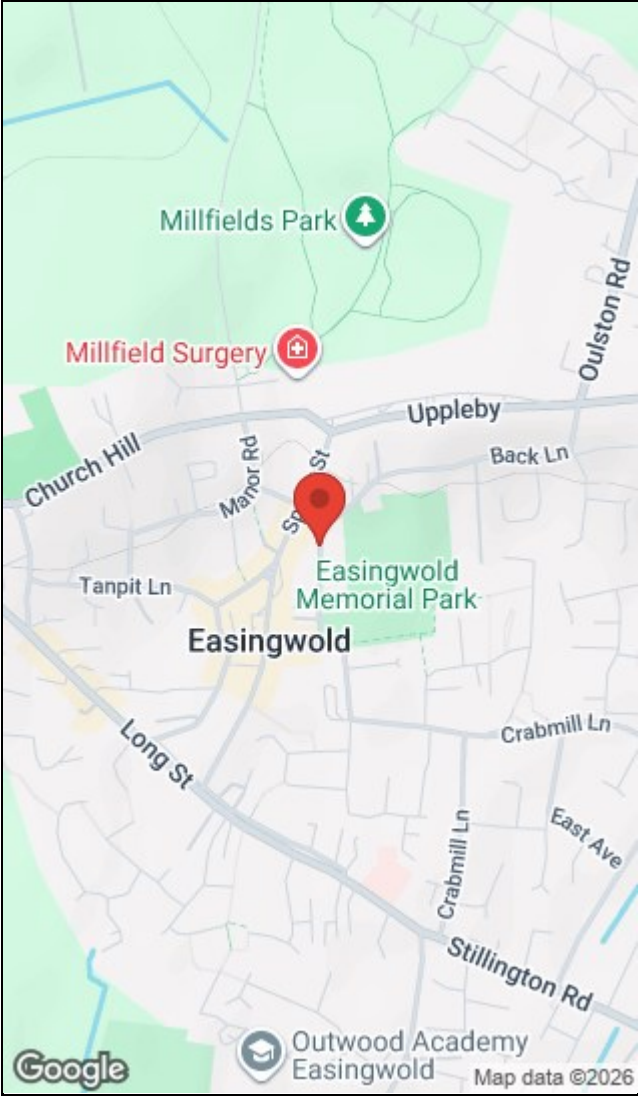
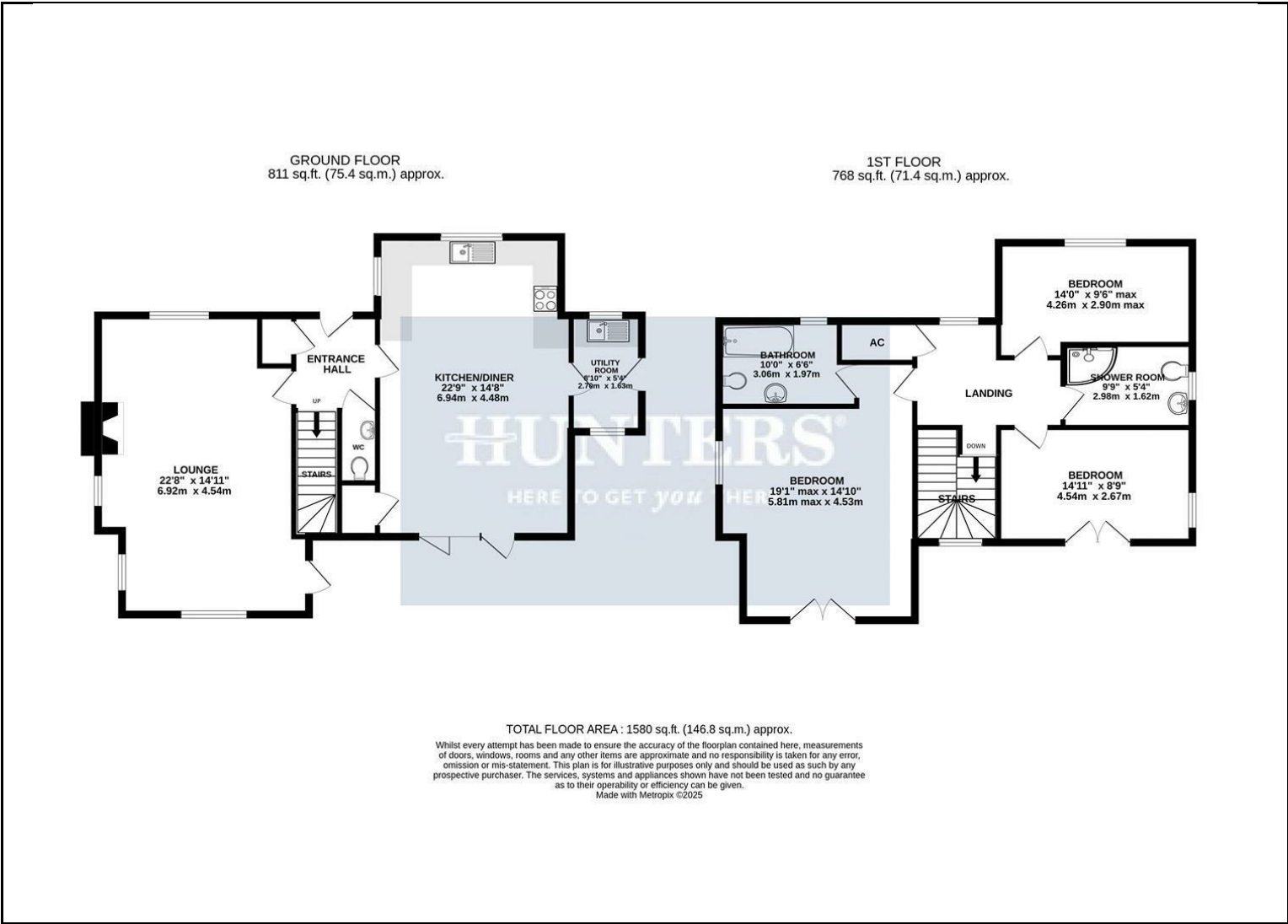












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
England & Wales		
EU Directive 2002/91/EC		

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