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Galtres Drive, Easingwold, York

Guide Price £250,000



Situated in the popular market town of Easingwold this three bedroom semi detached property is sure to appeal. Benefiting from gas fired central heating and extensive double glazing it briefly comprises: lounge, inner hallway, dining kitchen and wc. To the first floor are three bedrooms and a bathroom. To the front of the property is a low maintenance garden and to the rear is an enclosed garden. There is a driveway with room for off street parking. EPC rating C and Council Tax Band B. Apply Easingwold Office on 01347 823535.

- THREE BEDROOMS
- POPULAR MARKET TOWN

- SEMI DETACHED HOUSE
- EPC RATING C

- GARDENS FRONT AND REAR
- COUNCIL TAX BAND B

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.

LOUNGE

Bay window to front aspect, stripped wooden flooring, radiator

INNER HALLWAY

Stairs to first floor, radiator, understairs storage cupboard, stripped wooden flooring

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated electric double oven, hob and overhead extractor, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor, radiator, fully glazed double doors to rear aspect, recessed ceiling lights

WC

Low flush wc, pedestal wash basin, tiled floor, extractor fan

FIRST FLOOR LANDING

Wood flooring, radiator, loft access point (drop down ladder)

BEDROOM ONE

Windows x 2 to front aspect, radiators x 2, wood flooring

BEDROOM TWO

Window to rear aspect, radiator, fitted wardrobe

BEDROOM THREE

Window to rear aspect, radiator

BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, vanity unit with inset wash basin, ladder style radiator, opaque window to side aspect, recessed ceiling lights, extractor fan

OUTSIDE

To the front of the property is a gravelled area and driveway. A gate to the side gives pedestrian access to the enclosed rear garden. This has two paved seating areas, a lawned area and there is also a garden shed.

PARKING

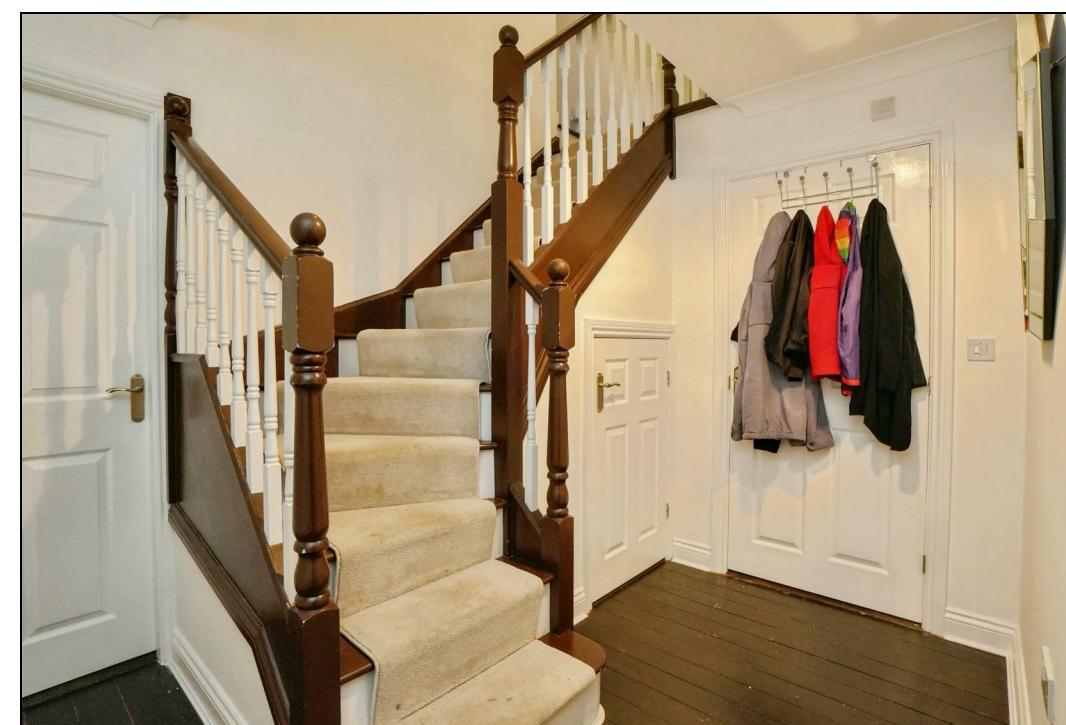
There is a driveway for off street parking

ANTI MONEY LAUNDERING REGULATIONS

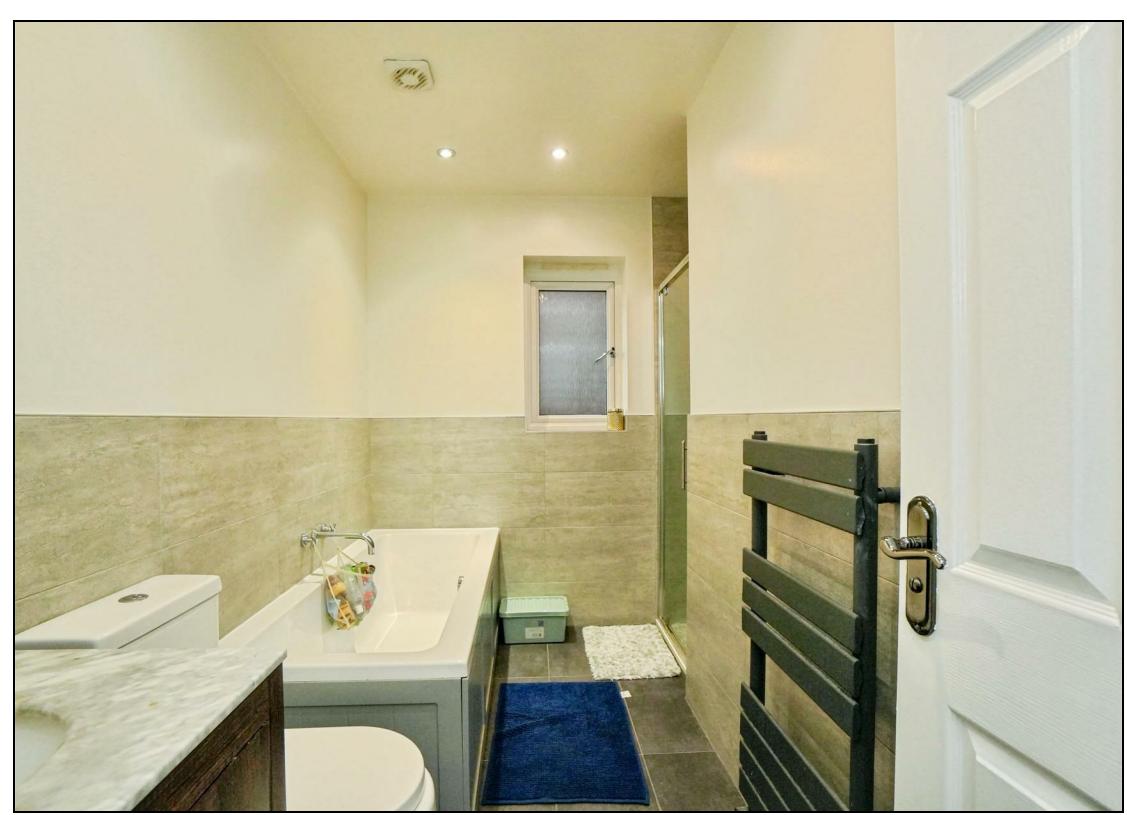
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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

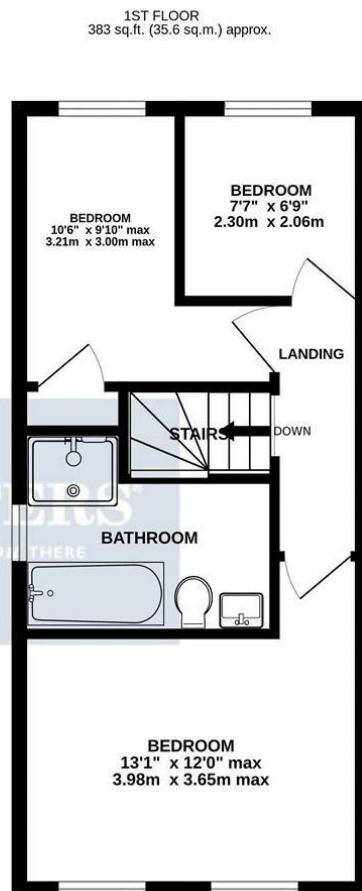
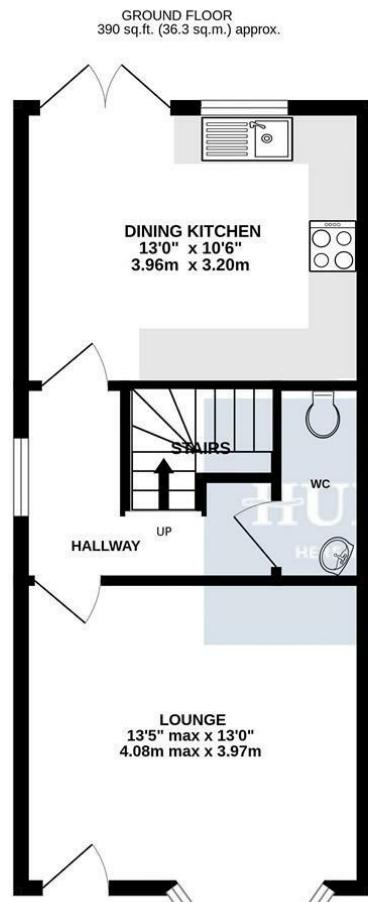
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



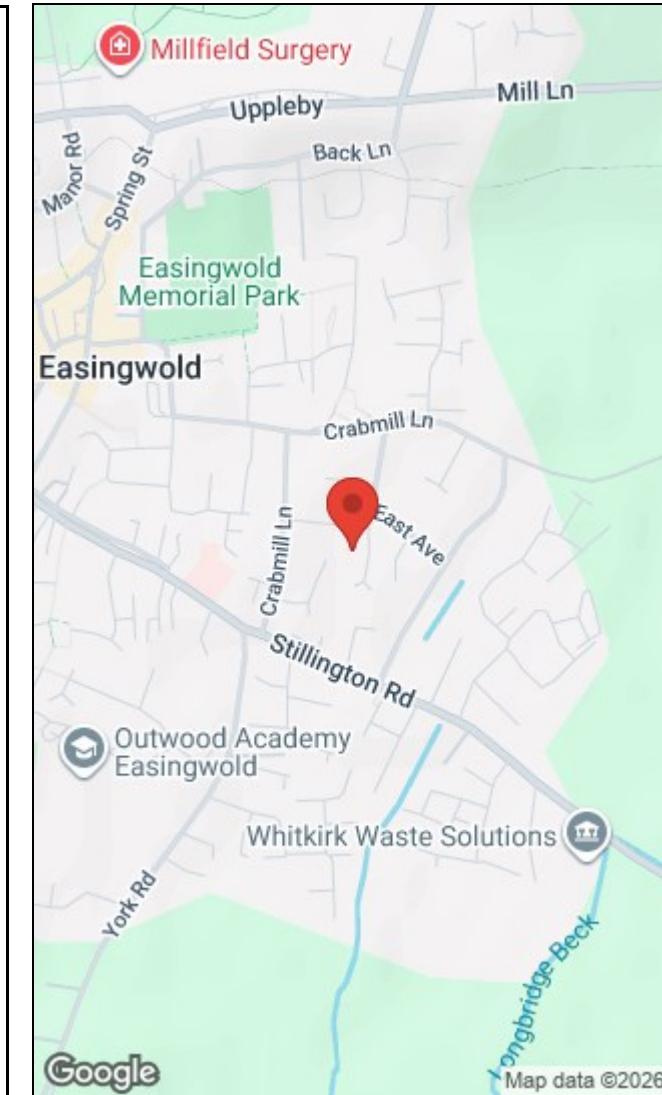








TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 general or efficient operation can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(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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