

HUNTERS®

HERE TO GET *you* THERE



Wagtail Close

Easingwold, YO61 3RL

£1,375 Per Month



Built in 2022 in the popular Market Town of Easingwold this three bedroom detached family home offers space and versatility and is sure to appeal. Benefiting from extensive double glazing and gas fired central heating it briefly comprises: hallway, lounge, dining kitchen, wc and utility room. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside are gardens, a driveway and a single detached garage. EPC rating B and Council Tax Band E. Available Mid -June on an un-furnished basis.



HALLWAY
Stairs to first floor, radiator

LOUNGE
Windows to front and side aspects, radiators x 2

WC
Low flush wc, wall mounted wash basin, radiator, extractor fan

DINING KITCHEN
Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated appliances to include electric oven, gas hob, cooker hood and fridge/freezer, windows to rear and side aspects, fully glazed double doors to the garden, ceiling spotlights, radiators x 2

UTILITY ROOM
Base unit with matching work surface, integrated washer/dryer, wall mounted cupboard housing gas fired central heating boiler

FIRST FLOOR LANDING
Window to side aspect, loft access point, storage cupboard, radiator

MASTER BEDROOM
Fitted wardrobes, window to rear aspect, radiator

EN-SUITE SHOWER ROOM
Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, opaque window, ladder style radiator, recessed ceiling lights

BEDROOM TWO
Window to side aspect, radiator

BEDROOM THREE
Window to front aspect, radiator

BATHROOM
Suite comprising panelled bath with electric shower over, fitted screen, low flush wc, pedestal wash basin, ladder style radiator, opaque window, recessed ceiling lights

OUTSIDE
To the front of the property is a path leading to the front door, to one side is a lawned area and to the other the enclosed garden is laid mainly to lawn and there is a paved patio area.

GARAGE
A driveway with room for off street parking leads to a single detached garage. This has power and light laid on.

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.

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.

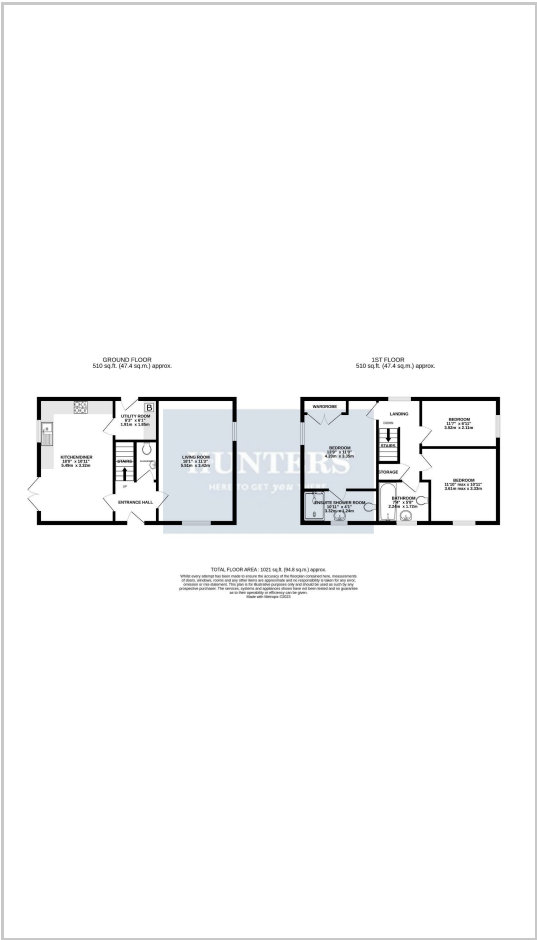
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Trinity House Market Place, Easingwold, YO61 3AD
Tel: 01347 825675 Email: easingwold.lettings@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

