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Stonefield Avenue, Easingwold, York

Guide Price £495,000

A well-presented four-bedroom detached family home located in the popular market town of Easingwold. The property offers spacious and versatile accommodation including a reception hall, study, good-sized living room, generous dining kitchen, utility room, conservatory, downstairs WC, four bedrooms, en-suite shower room and family bathroom. Externally, there is a double-width driveway, detached single garage and an established landscaped rear garden enjoying a lovely wooded backdrop. Viewing is highly recommended to appreciate the space and setting this home has to offer. EPC Rating to follow, Council Tax Band: E

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 entering the property, you are welcomed into a spacious reception hall which gives access to the downstairs cloakroom, study, living room and dining kitchen, with stairs leading to the first floor accommodation. The downstairs cloakroom is fitted with a WC and wash basin. The living room is a good-sized room with a large window to the front providing plenty of natural light, a remote controlled gas flame fire set within a feature fire surround and doors leading to both the entrance hall and dining kitchen.

The dining kitchen is a generous room with views over the rear

garden and is fitted with a range of wall and base units with granite worktops. There is an electric ceramic hob, electric oven and grill, built-in microwave, dishwasher and wine chiller. The dining kitchen also benefits from a sunken composite sink with mixer tap. There is a useful walk-in storage/larder cupboard and separate utility room. The utility room is also fitted with a range of wall and base units with granite worktops, space and plumbing for a washing machine and a fitted tall fridge. There is an external door providing access to the rear garden.

Located to the rear elevation of the home, the conservatory is accessed from the kitchen via glazed French doors and provides a further pleasant sitting area, enjoying views over and access to the rear garden.

Completing the ground floor is a further reception area which could make an ideal study/office.

To the first floor, the landing leads to the main bedroom which benefits from fitted wardrobes in a dressing area and an en-suite shower room. The en-suite is fitted with a corner shower cubicle, hand wash basin and WC. There are three further bedrooms, all of which also benefit from fitted wardrobes, along with the family bathroom. The house bathroom is fitted with a bath with shower fitting over, folding glass shower screen, WC and hand wash basin set within a vanity unit. From the first floor landing, there is a ceiling hatch providing access into a partially boarded loft space.

Externally, to the front, there is a lawned garden and double-width paved driveway providing ample off-street parking and access to the detached brick-built single garage, which has power and lighting and a remote-controlled door. The rear garden is a real feature of the property, enjoying a lovely wooded backdrop and having been well landscaped with a lawn, stocked flower and shrub borders, paved pathways, a water feature and a paved seating area.

The property benefits from gas fired central heating and double glazed windows.

Anti Money Laundering Regulations

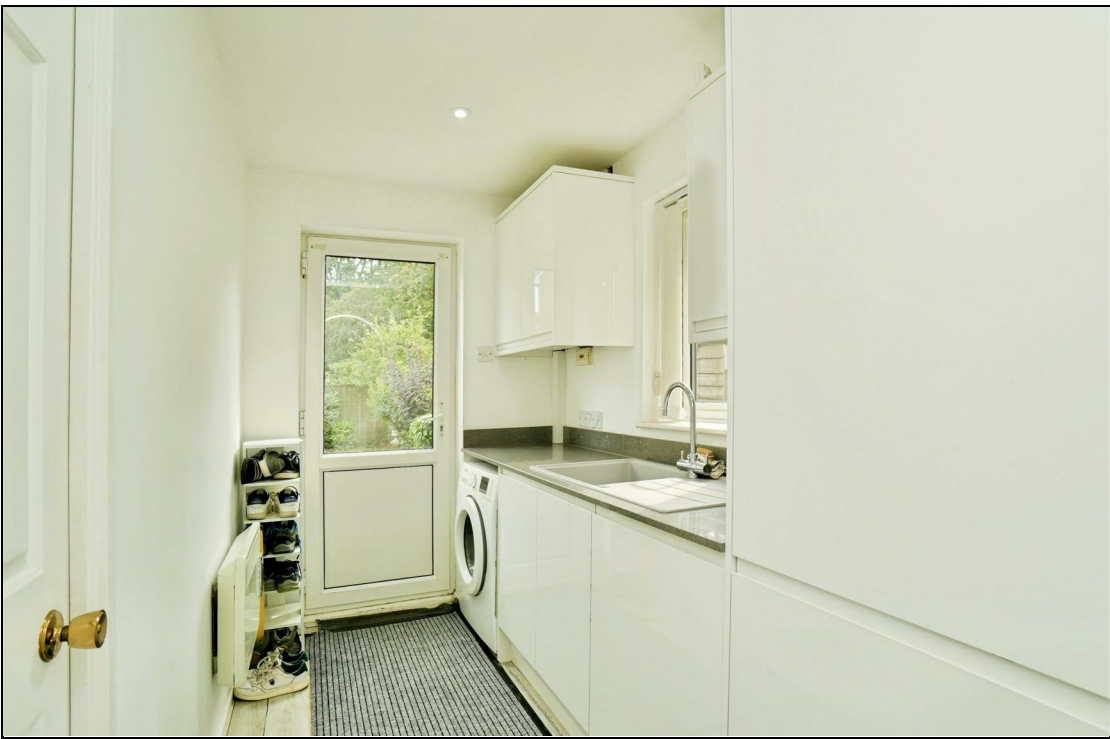
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),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



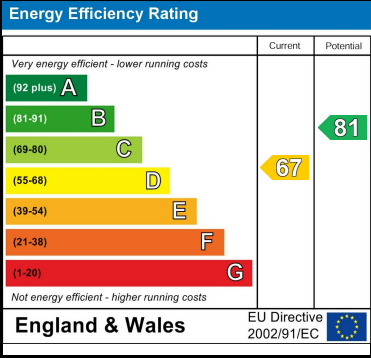
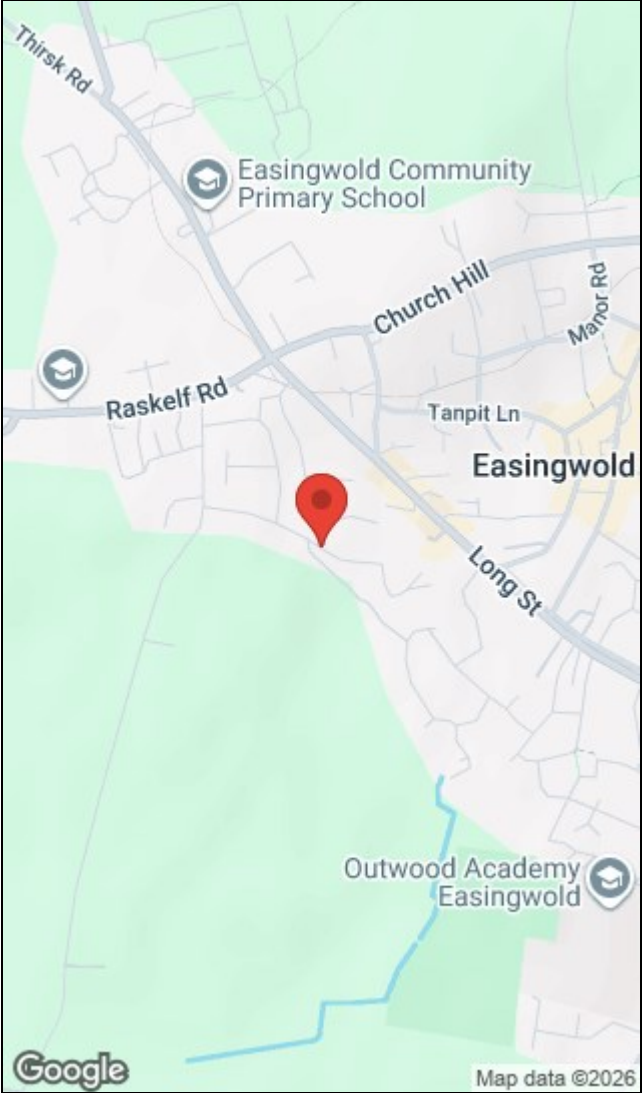
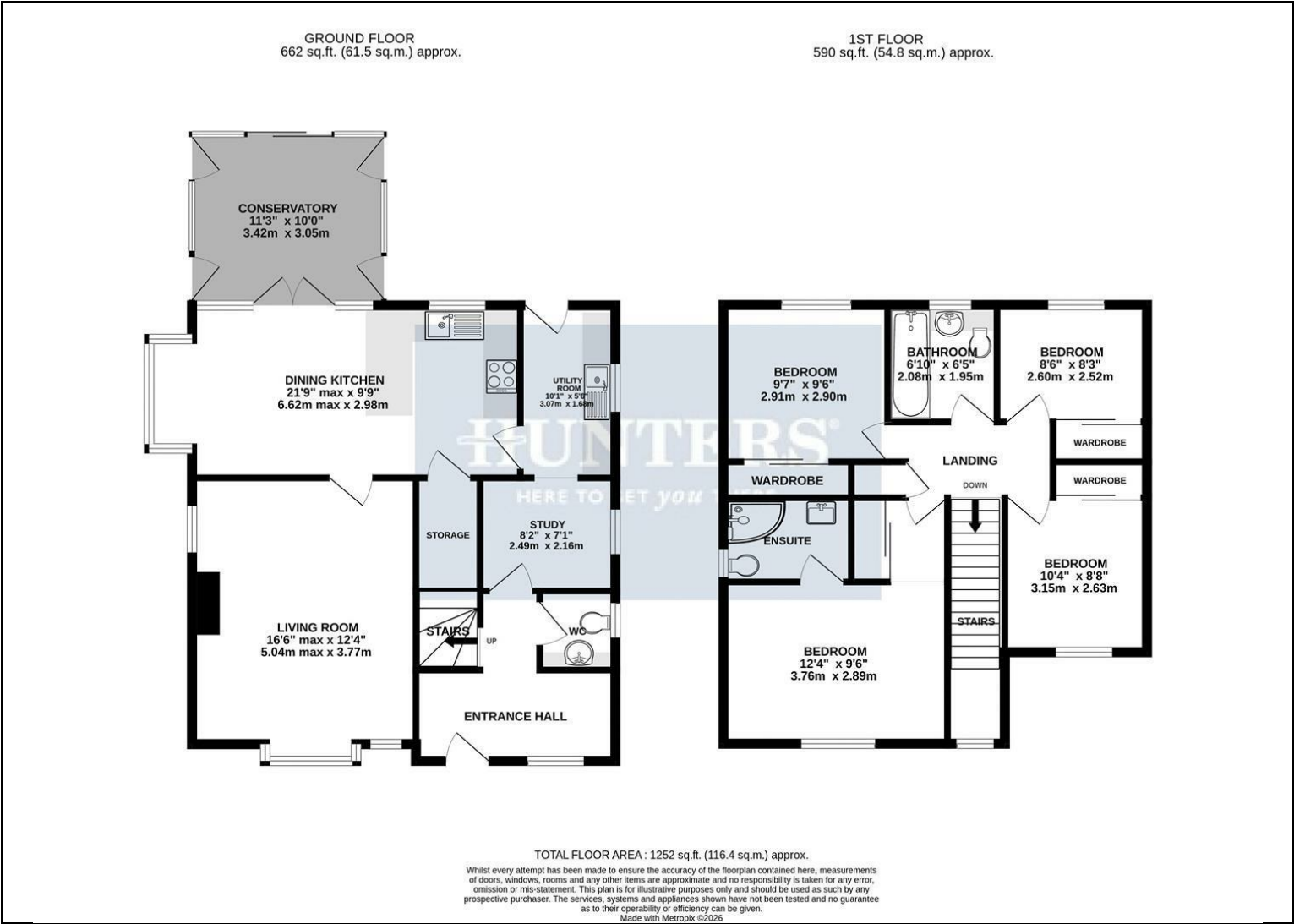












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