






**HUNTERS**<sup>®</sup>  
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# Blacksmith Court, Easingwold, York

Guide Price £300,000

This well presented three bedroom end of terrace mews property situated in the popular market town of Easingwold Offered with NO ONWARD CHAIN it comprises: hallway, kitchen, lounge/diner, wc and to the first floor is the main bedroom with en-suite shower room, two further bedrooms and a bathroom. Outside there is off road parking to the front and there is a lovely enclosed rear garden. It also benefits from gas fired central heating and extensive double glazing. EPC rating C and Council Tax Band D. 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 composite front door, wood effect flooring, radiator, cloaks cupboard, stairs to first floor

## LOUNGE/DINER

Feature marblesque fireplace with inset electric fire, windows to rear aspect, fully glazed patio doors to rear garden, radiators x 2, understairs storage cupboard

## BREAKFAST 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 extractor hood, plumbing for washing machine, windows to front and side aspects, radiator, recessed ceiling lights, ceiling spotlights

## WC

Low flush wc, wall mounted wash basin, wood effect flooring, radiator, opaque window to front aspect

## FIRST FLOOR LANDING

Loft access point

## BEDROOM ONE

Window to front aspect, radiator

## EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, radiator, recessed ceiling lights, extractor fan, opaque window to side aspect

## BEDROOM TWO

Fitted wardrobe, window to rear aspect, radiator

## 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, radiator, opaque window to side aspect, recessed ceiling lights

## OUTSIDE

To the rear of the property is an enclosed landscaped garden. It has a paved patio area, borders of shrubs and trees, gravelled areas and there is a garden shed

## PARKING

At the front of the property is a drive with parking for two vehicles

## 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.



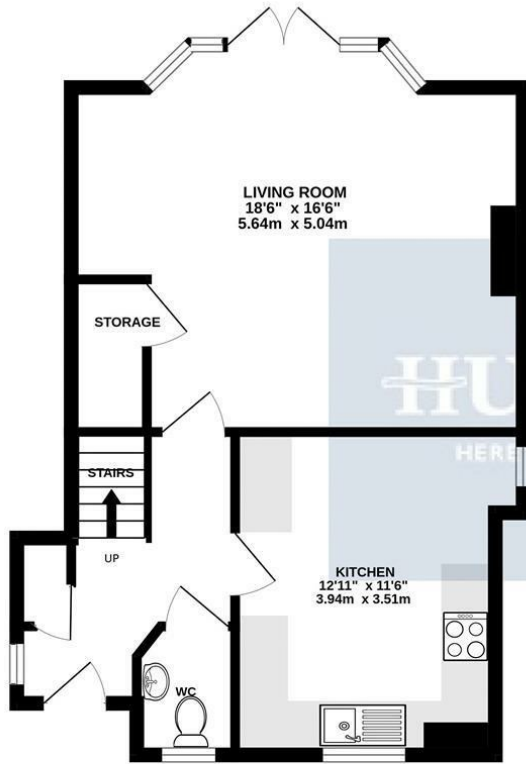




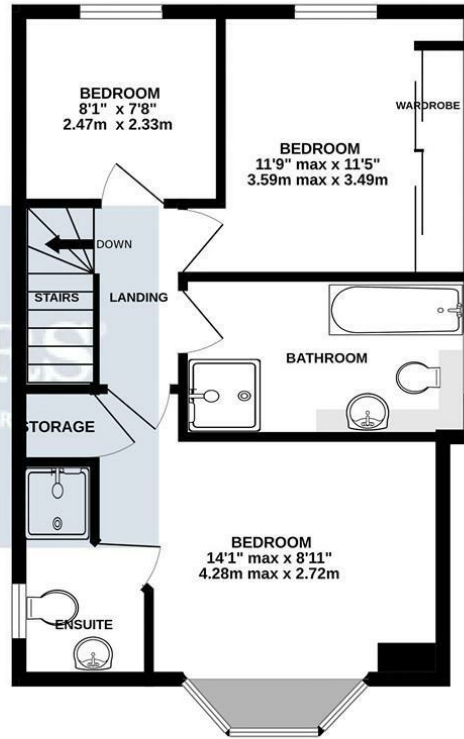




GROUND FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	74	80	EU Directive 2002/91/EC		
England & Wales			England & Wales		

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