



## Rosemary Court

Easingwold, York, YO61 3EZ

£895 Per Month



Available to rent in Easingwold is this well presented two bedroom property, benefiting from allocated parking and an enclosed rear garden. Internally, the ground floor accommodation comprises an entrance lobby, a well fitted kitchen, and a spacious dining lounge with doors leading out to the rear garden. To the first floor are two double bedrooms and a house bathroom. Available to rent on an un-furnished basis early July. EPC Rating C, Council Tax band C.



## 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 an entrance lobby which in turn leads through to a further hallway, where there is an opening into the kitchen and a door providing access to the lounge diner. The kitchen is positioned to the front elevation of the property and is fitted with a range of wall and base units with worktops, a stainless steel sink with mixer tap, a ceramic hob, and an electric oven with grill, along with space and plumbing for additional appliances including a washing machine and fridge freezer.

The lounge diner offers generous space for both living and dining furniture and benefits from a glazed door and window to the rear elevation, providing views of and access into the enclosed rear garden. Stairs also rise from the lounge diner to the first-floor accommodation.

To the first floor, the landing provides access to two double bedrooms, with the principal bedroom benefiting from built-in wardrobes. There is also a bathroom fitted with a bath with shower over and glass shower screen, a hand wash basin, and a WC.

Externally, the property benefits from off-street parking to the front elevation. To the rear is an enclosed garden which is mainly laid to lawn and gravelled, along with a useful timber garden shed.

### 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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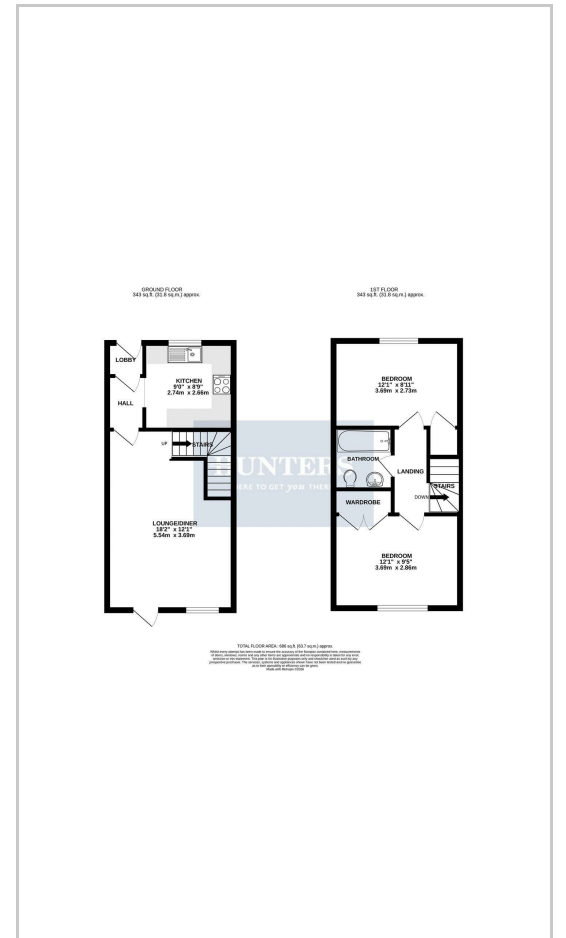
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## Area Map



## Floor Plans



## Energy Efficiency Graph

