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Goldfinch Way, Easingwold, York Guide Price £497,000

A well-presented four-bedroom detached home, built in 2019 and located in the popular market town of Easingwold, with the remainder of the building warranty. The property offers an entrance hall, spacious open-plan living room and dining kitchen with integrated appliances and French doors to the rear garden. The open-plan layout creates a fantastic space for both family life and entertaining, with a useful utility room, downstairs WC and integral garage also provided. To the first floor are four good-sized bedrooms, three with built-in wardrobes, with the main bedroom benefiting from an en-suite shower room, plus a house bathroom. Outside, there is a driveway providing off-street parking and an enclosed, well-established rear garden with lawn, established flower beds and a seating area. This is a true turnkey home, ready to move straight into, and viewings are highly recommended to fully appreciate what this fantastic property has to offer.
EPC Rating: B, Council Tax Band: F

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, the entrance hall leads through to the living room, dining kitchen, downstairs cloakroom, useful storage cupboard and stairs rising to the first floor. To the rear of the property is the dining kitchen which enjoys views over and direct access into the rear garden via French doors. The kitchen is well equipped with a good range of units, ample worktop space (Earth stone) and a range of integrated appliances including a double electric oven with grill, hob, dishwasher and wine chiller. The dining kitchen is open plan to the living room, creating a large L-shaped space which works particularly well for both family life and entertaining.

Also accessed from the dining kitchen is a useful utility room with a range of fitted base units with worktop space, an integrated stainless steel sink and an integrated washing machine. The utility room also provides access into the integral garage and a further door leads directly out into the rear garden.

Continue upstairs and there are four generously sized bedrooms, with three of the bedrooms benefiting from built-in wardrobes. The main bedroom also has the benefit of a contemporary en-suite shower room. There is also a house bathroom and an airing cupboard located on the landing. There is also a ceiling hatch providing access into the loft area which is insulated.

Outside, to the front of the property is a double driveway providing off-street parking and access to the integral garage, which has an up-and-over door along with power and lighting. To the rear, the enclosed garden is mainly laid to lawn, with established flower beds and a seating area providing a pleasant space to sit and enjoy the garden.

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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DINNER & TEA
EAT & RELAX

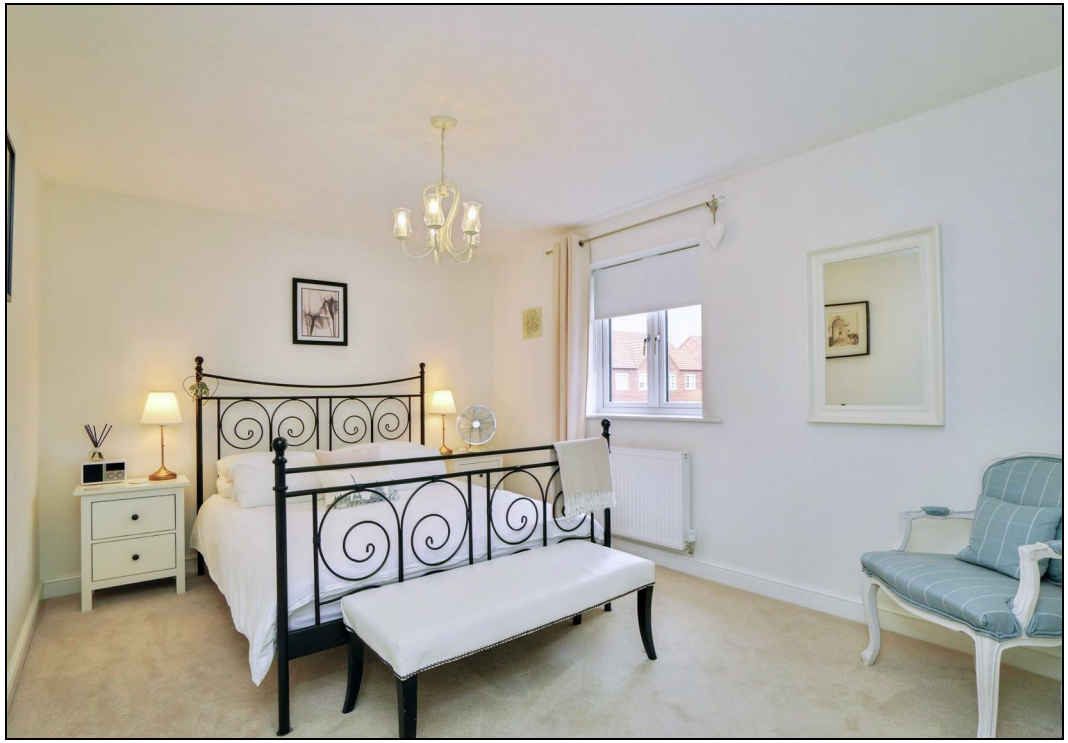
























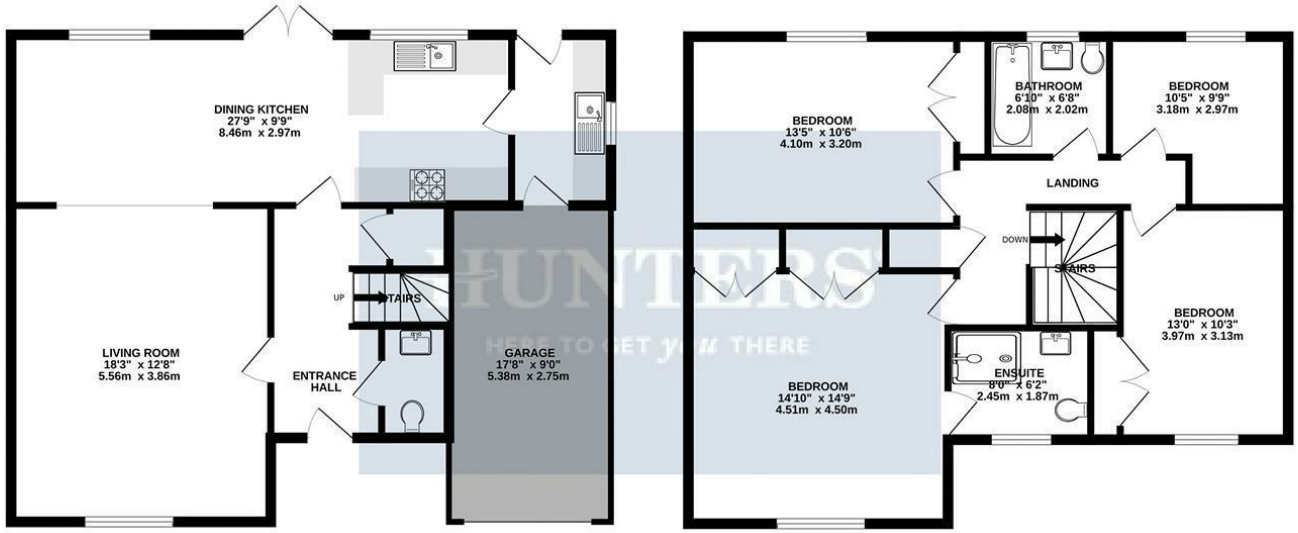


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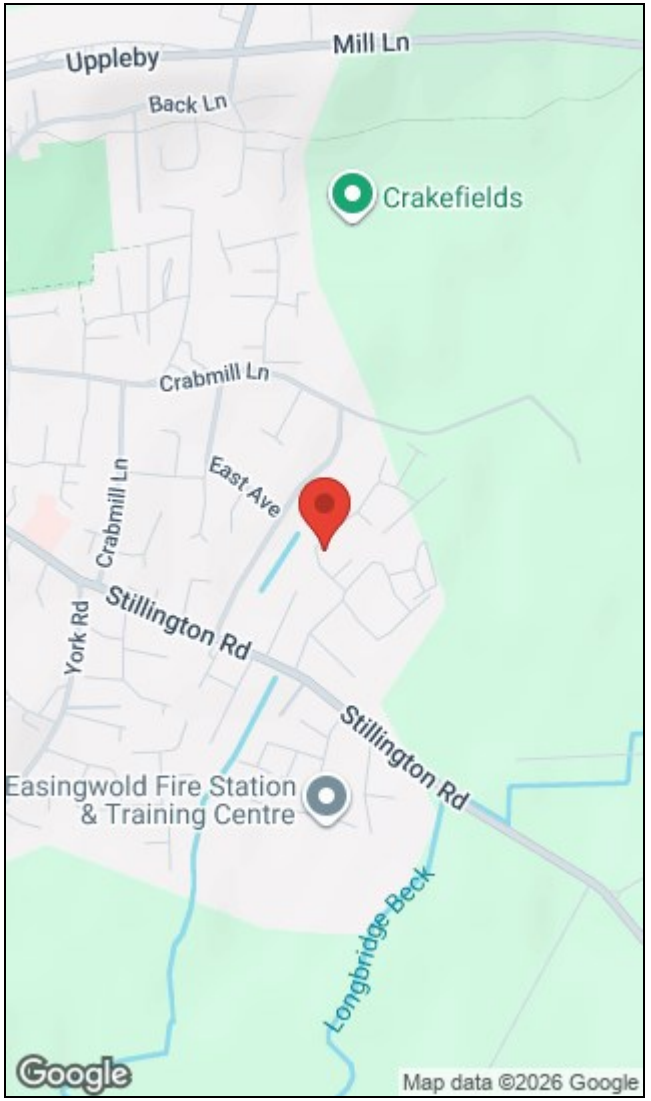
GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

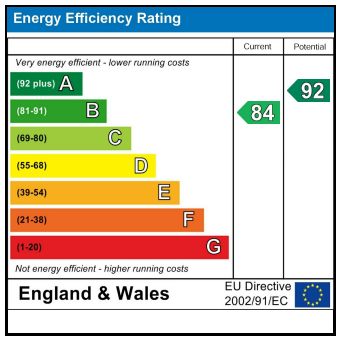
1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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