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Spring Street, Easingwold, YO61 3BL

Guide Price £700,000

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This superbly presented five bedroom detached house in Easingwold's Conservation Area is individually designed and offers a versatile family home with the addition of a home office/bedroom/shower room above the garage. In an elevated position within close proximity to Easingwold Market Place and all its amenities, it covers approximately 2500 sq ft and comprises; hallway, office/study, wc. side lobby, dining room, lounge, breakfast/family room, garden room and kitchen. To the first floor are two bedrooms with en-suite facilities, a third bedroom and a shower room. The second floor has two further bedrooms, one currently utilised as a dressing room with an en-suite bathroom. There is also a family room/study area. Outside are extensive gardens and a 23ft garage plus workshop area and off street parking. A viewing is essential to appreciate all this property has to offer. EPC rating C and Council Tax Band F. 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, windows x 2 to front aspect, stairs to first floor, radiator, understairs storage cupboard

SNUG

Window to front aspect, radiator

WC

Low flush wc, vanity unit with inset wash basin, ladder style radiator, opaque window

SIDE LOBBY

Radiator, doors to snug and wc

LOUNGE

Feature fireplace with stone hearth and inset cast iron multi fuel stove, window to front aspect, radiators x 2

DINING ROOM

Window to side aspect, radiator

GARDEN ROOM

Fully glazed double doors to rear garden, velux windows x 2, electric blinds to all, recessed ceiling lights, vertical radiator

DINING KITCHEN/UTILITY

Fitted with numerous base and wall mounted units with

matching granite work surfaces, 2 x inset sink units, tiled floor, fitted electric Aga, with digital control and extractor hood, plumbing for dishwasher and washing machine with space for tumble dryer, radiators x 3, windows to three aspects and stable door to rear garden, recessed ceiling lights

FIRST FLOOR LANDING

Window to rear aspect, stairs to first floor, radiator

BEDROOM ONE

Window to front aspect, radiator, fitted wardrobe

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, feature circular sink unit, ladder style radiator, fully tiled walls, opaque window

BEDROOM TWO

Window to front aspect, radiator

EN-SUITE BATHROOM.

Panelled bath with mains shower over, fitted screen, low flush wc, feature sink unit, ladder style radiator, recessed ceiling lights, opaque window

BEDROOM THREE

Radiator, full length fully glazed double doors to rear aspect with juliet balcony

SHOWER ROOM

Walk in shower cubicle with mains shower, feature sink unit, low flush wc, ladder style radiator, opaque window, fitted cupboard

SECOND FLOOR

FAMILY ROOM/STUDY AREA

A very light and airy room with velux windows x 4, additional round porthole window, radiator, recessed ceiling lights

BEDROOM FOUR

Window to front aspect, velux windows x 2, radiator

BEDROOM FIVE/DRESSING ROOM

Windows to front and side aspects, walk in dressing room with fitted wardrobes, radiator

EN-SUITE BATHROOM

Suite comprising panelled bath, vanity unit with inset wash basin, low flush wc, bidet, velux window, ladder style radiator

GARDENS

To the front of the property is an enclosed garden laid mainly to lawn with borders of shrubs and plants. The lovely rear garden consists of a large patio area with glazed verandah, an area of lawn with borders of bushes and shrubs, a vegetable plot, shed, greenhouse, log store and bin store.

GARAGE/WORKSHOP/PARKING

There is a 23ft garage with electric door and further workshop area behind, there is power and light, electric wall heater, cupboards with work surface and inset sink unit. There is a personnel access door to/from the garden. There is additional off street parking in front of the garage and at the front of the property.

HOME OFFICE/BEDROOM/SHOWER ROOM

Above the garage is a home office/snug/bedroom. Accessed from the garden there is an area of decking outside then an exterior door leads to a flight of stairs which take you to the room. There are windows to two aspects and an electric wall heater. There is a shower room with walk in shower cubicle, low flush wc, vanity unit with inset wash basin, extractor fan and recessed ceiling lights

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

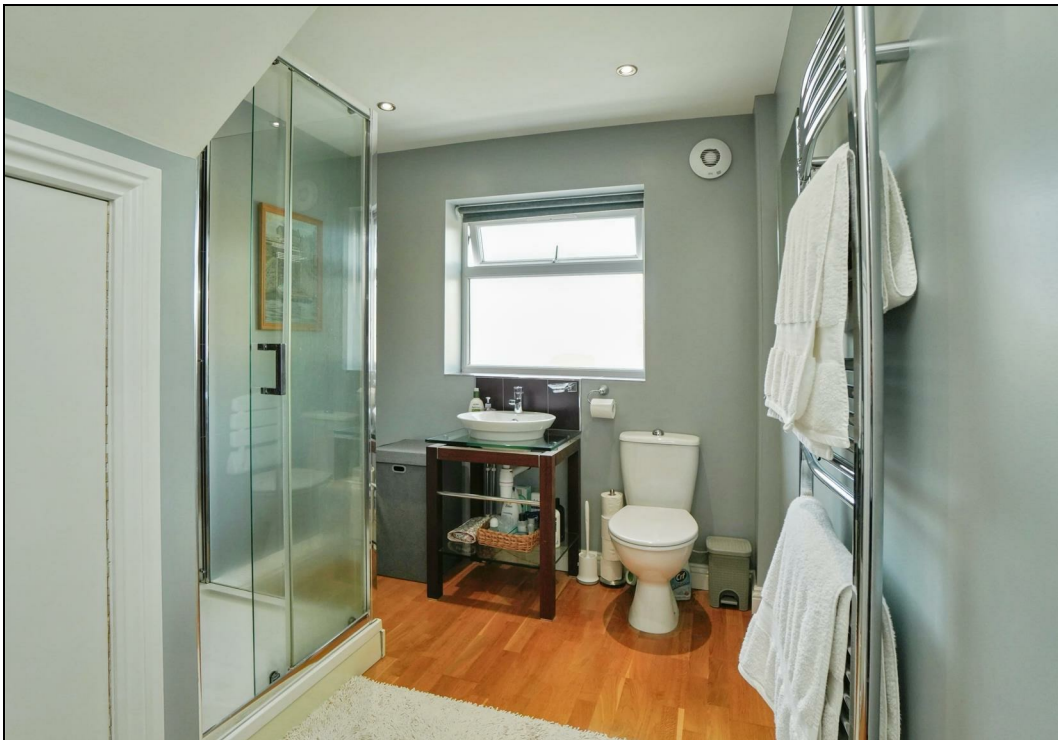
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.















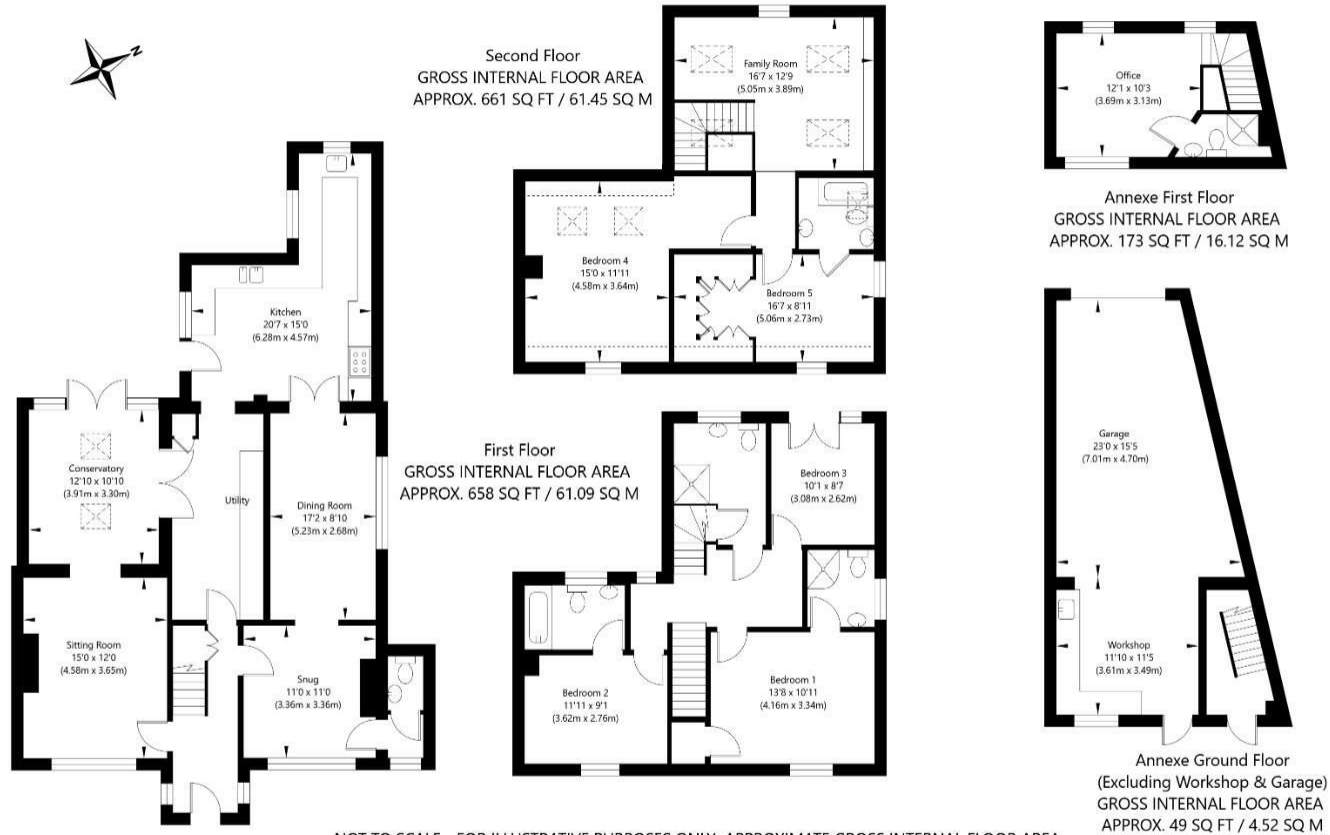






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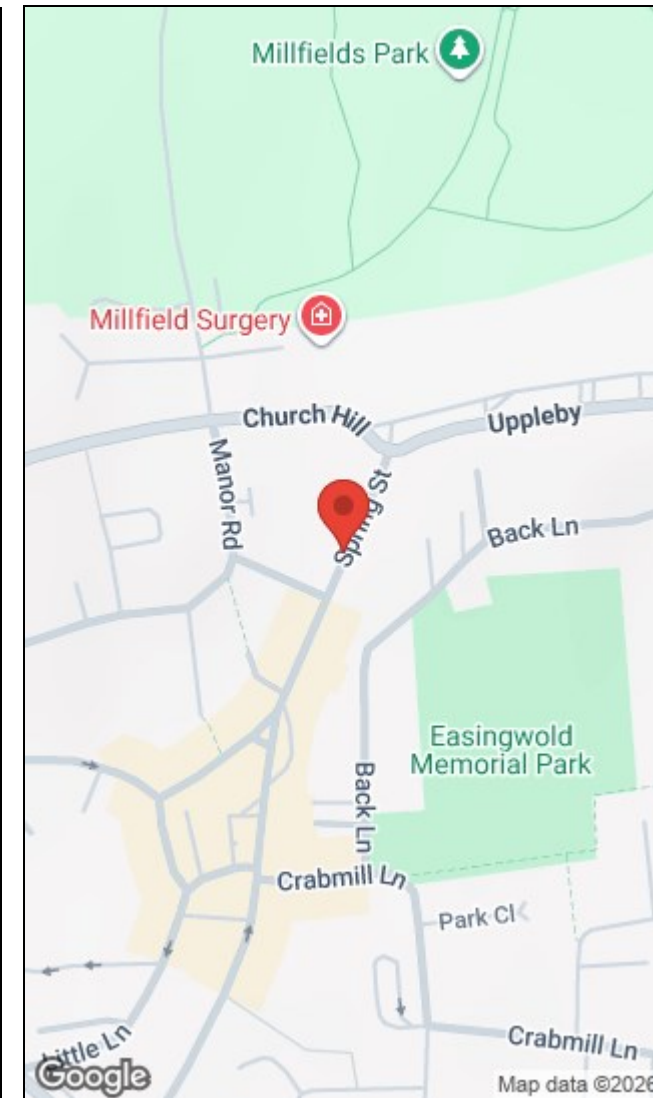
Rivington House, Spring Street, Easingwold, York, YO61 3BL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 2455 SQ FT / 228.12 SQ M

Annexe - 222 SQ FT / 20.64 SQ M - (Excluding Garage & Workshop)
Total - 3123 SQ FT / 290.19 SQ M - (Including Garage & Workshop)

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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