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B

# Walnut Close, Easingwold

Guide Price £300,000

Located in the popular market town of Easingwold, this well-presented home features a modern dining kitchen with integrated appliances and garden access, a comfortable sitting room, and a ground floor cloakroom/WC.

Upstairs offers three bedrooms, including a principal with en-suite and built in wardrobes, plus loft access for storage. Externally, there is a driveway, integral garage with electric car charger, and an enclosed rear garden. EPC Rating: B, Council Tax Band: D

- Well Presented Throughout
- Dining Kitchen
- EPC Rating: B
- Three Bedrooms
- Downstairs Cloakroom
- Council Tax Band: D
- Ensuite
- Enclosed Garden

## 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

The property opens into a welcoming entrance lobby, leading through to a charming sitting room and an inner hallway with staircase and cloakroom/WC. To the rear, the dining kitchen features sleek quartz worktops, contemporary base and wall units, and a full range of integrated appliances including a touch-control hob, eye-level microwave, oven and grill, fridge, freezer, washing machine, and dishwasher. Fitted blinds complete the space, while double doors from the dining area open out onto the rear garden, creating an ideal setting for both everyday living and entertaining. Upstairs, a generous landing leads to the principal bedroom with a en-suite shower room, alongside two further well-proportioned bedrooms and a modern house bathroom. From the landing, there is also access to the loft via a drop-down ladder,

with the loft being mostly boarded for useful additional storage.

Externally, a driveway to the front provides off-street parking and access to the integral single garage, which is equipped with an electric car charger. The enclosed rear garden is mainly laid to lawn and features an extended paved seating area.

The property also benefits from gas-fired central heating, double glazing, and the remainder of an NHBC warranty.

## 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.



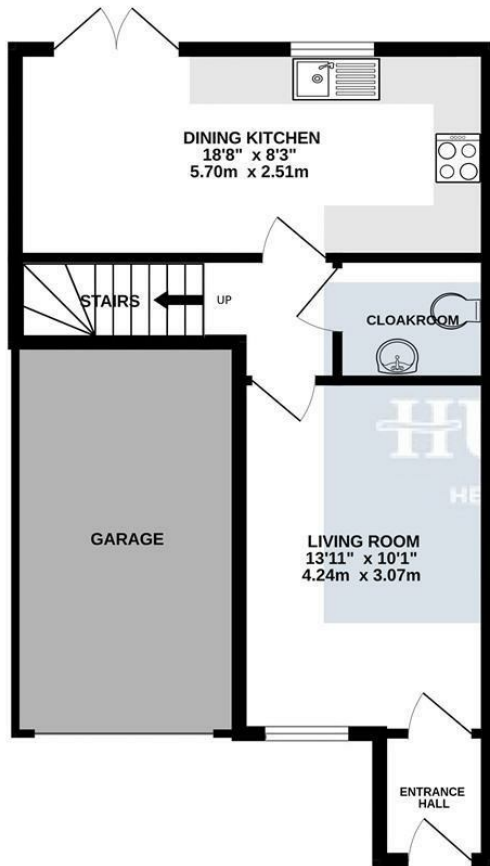




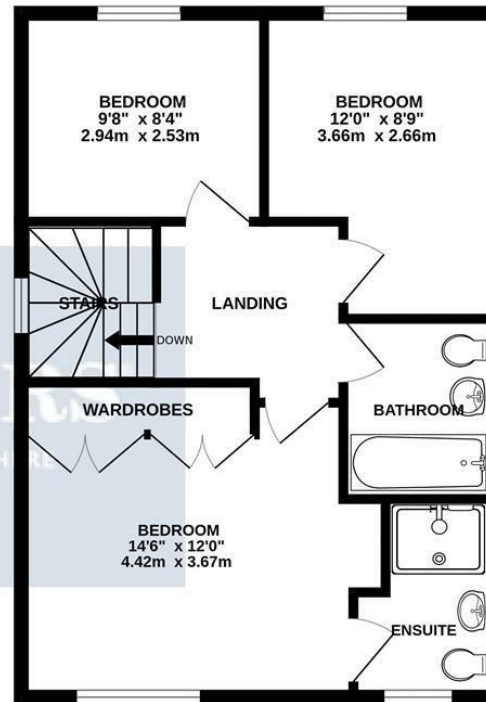




GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

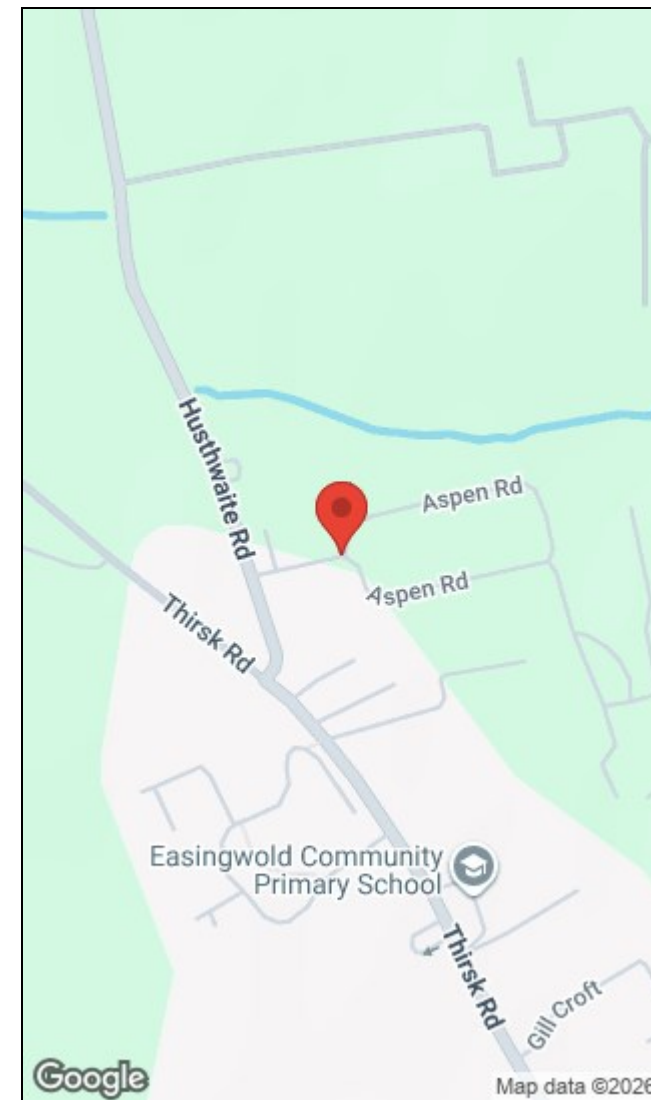


1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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