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Kellbalk Lane, Easingwold, York

Guide Price £197,500

Situated in the popular market town of Easingwold this 2 bedroom mid terraced property is ideal for FTB's/Investors and is offered with NO ONWARD CHAIN. Offering a good deal of space it comprises: lounge, dining kitchen, conservatory and to the first floor are two bedrooms and a bathroom. There are gardens front and rear and off street parking. EPC rating D and Council Tax Band B. 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.

LOUNGE

Accessed via part glazed Upvc front door, window to front aspect, radiator, fireplace with inset stove effect electric fire

KITCHEN DINER

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset feature circular sink unit, integrated electric range cooker with extractor hood, plumbing for washing machine and dishwasher, space for fridge freezer, stairs to first floor, window to rear aspect, fully glazed double doors to conservatory, radiator

CONSERVATORY

Fully glazed double doors to rear garden, radiator, wood effect flooring

FIRST FLOOR LANDING

Radiator, loft access point with drop down ladder (fully boarded)

BEDROOM ONE

Fitted wardrobes, radiator, window to front aspect

BEDROOM TWO

Fitted wardrobes and fitted cupboard, window to rear aspect, radiator

BATHROOM

Suite comprising panelled bath with shower attachment above, fitted screen, low flush wc, pedestal wash basin, ladder style radiator, 2 x opaque windows to rear aspect

OUTSIDE

To the front of the property is an enclosed garden of plants, shrubs and gravel. The enclosed garden to the rear has a patio area, gravelled area interspersed with plants, garden shed

PARKING

Beyond the rear garden is off street parking for 2 vehicles

ANTI MONEY LAUNDERING REGULATIONS

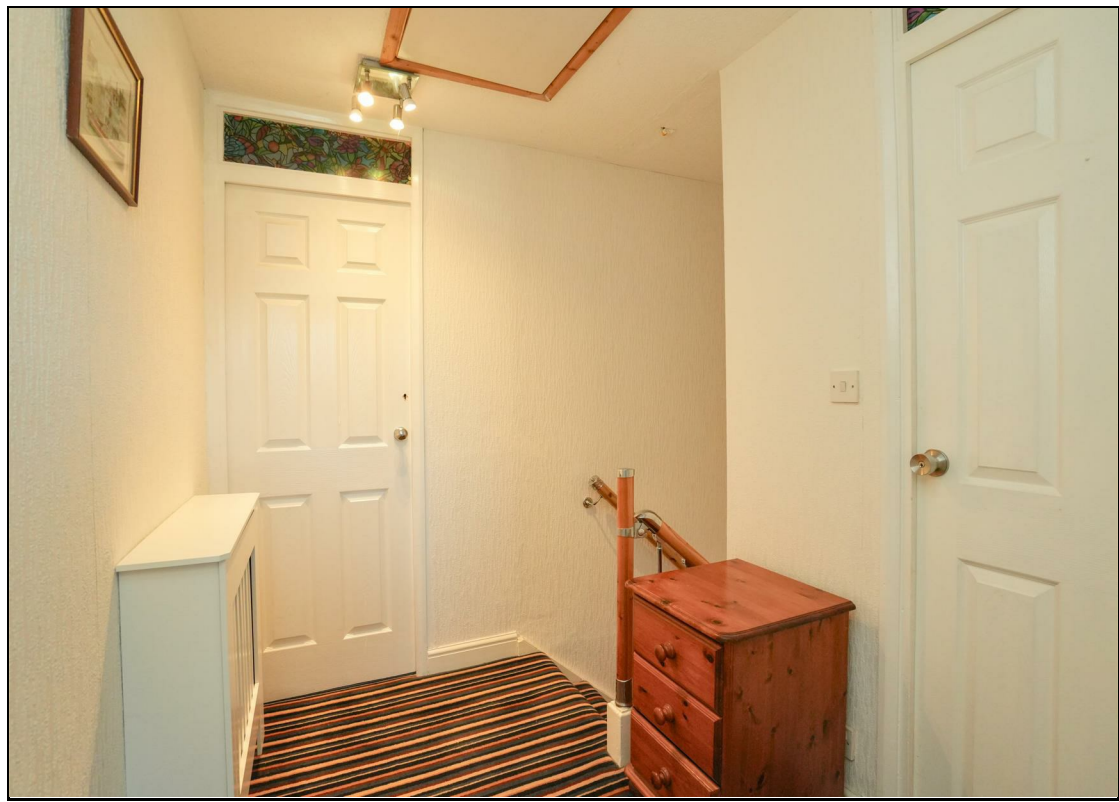
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.



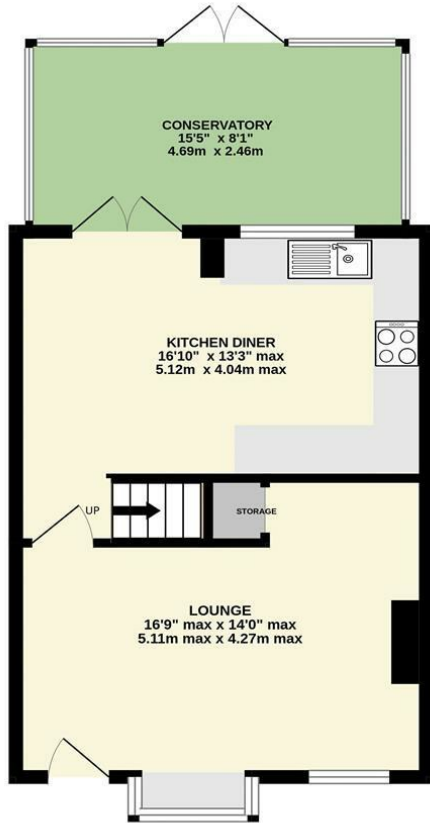




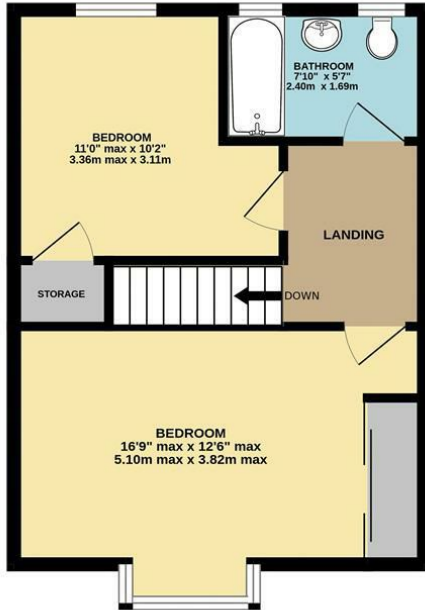




GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

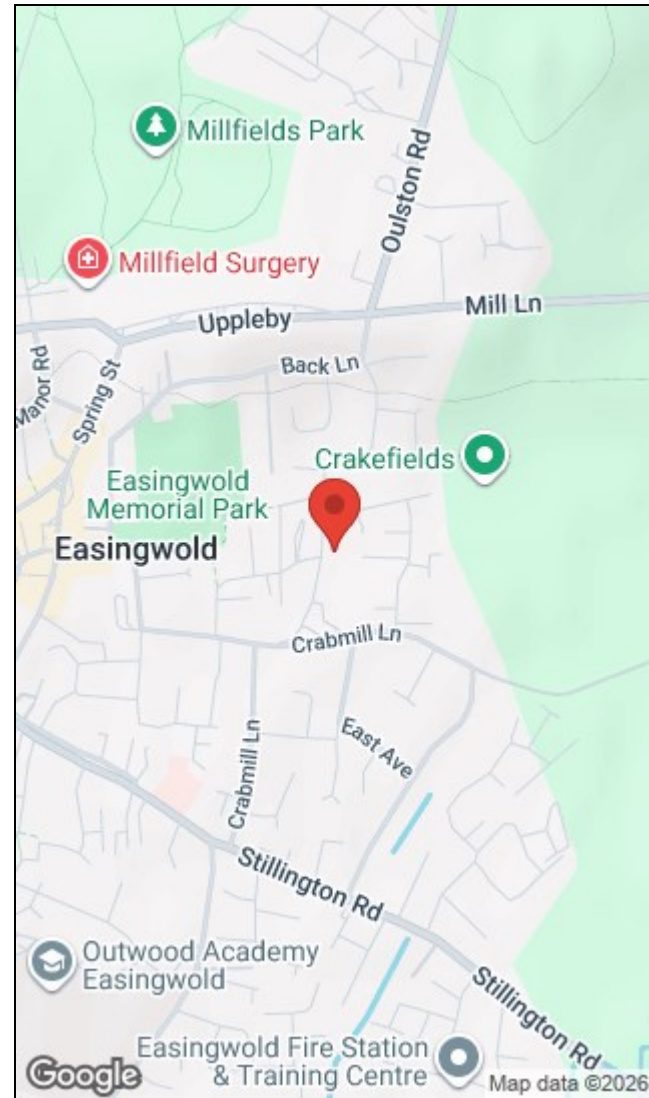


1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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