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Prospect Terrace, Newton on Ouse, York,
YO30 2DD
Guide Price £325,000



Offered with NO ONWARD CHAIN and situated in the popular village of Newton on Ouse this double fronted four-bedroom mid terrace house offers a good family home with space and versatility. It briefly comprises; entrance hallway, well equipped kitchen diner with an American style fridge/freezer and dishwasher, utility room with downstairs W.C, living room with a fireplace leading through to a dining room with French doors opening onto a patio to the rear. To the first floor are four bedrooms and family bathroom with a three-piece suite. Outside, to the front is a gravelled driveway with parking for three cars, and to the rear is a lawned garden with paved patio and shed. The property also benefits from gas fired central heating and extensive double glazing. EPC rating D and Council Tax Band B. Apply Easingwold Office on 01347 823535.

- **MID TERRACE**
- **GARDEN & PARKING**
- **COUNCIL TAX BAND B**

- **FOUR BEDROOMS**
- **SPACE AND VERSATILITY**
- **POPULAR VILLAGE**

- **NO ONWARD CHAIN**
- **EPC RATING D**

HALLWAY

Accessed via Upvc front door, window to front aspect, wood flooring, stairs to first floor, radiator

LOUNGE

Feature fireplace with wood surround, cast iron inset and open fire, fitted cupboard, radiator, window to front aspect, opening to dining room

BREAKFAST KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset sink unit, breakfast bar, rangemaster cooker with extractor hood, undercounter fridge, american style fridge freezer, understairs storage cupboard, ceiling spotlights, window to front aspect, ceiling spotlights

DINING ROOM

Wooden floor, radiator, velux window, fully glazed door to rear garden with full length glazed panel to side

UTILITY ROOM

Fitted with a range of base units with matching work surface, inset circular sink unit, plumbing for washing machine, velux window, radiator, part glazed stable door to rear garden, tiled floor

WC

Low flush wc, wall mounted wash basin, extractor fan, tiled floor

FIRST FLOOR LANDING

Loft access point, ceiling spotlights

BEDROOM ONE

Fitted cupboard, window to front aspect, radiator

BEDROOM TWO

Fitted cupboard, window to front aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

BEDROOM FOUR

Window to rear aspect, radiator

BATHROOM

Panelled bath with electric shower over, vanity unit with inset wash basin, low flush wc,, ladder style radiator, opaque windows x 2

OUTSIDE

To the front of the property the garden is laid to gravel and is utilised for off street parking. A shared passageway leads to the rear enclosed garden which is laid mainly to lawn with borders of shrubs. There is also a paved patio area.

PARKING

The front of the property is gravelled and affords off street parking.

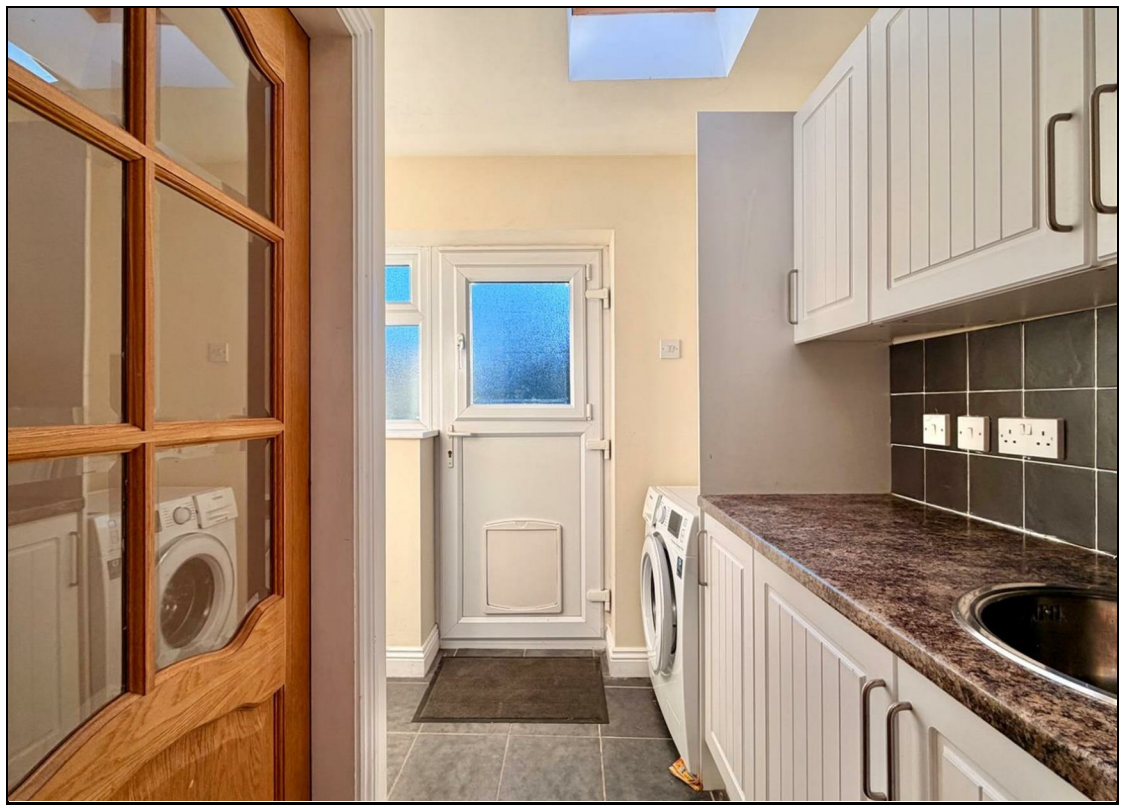
ANTI MONEY LAUNDERING REGULATIONS

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.



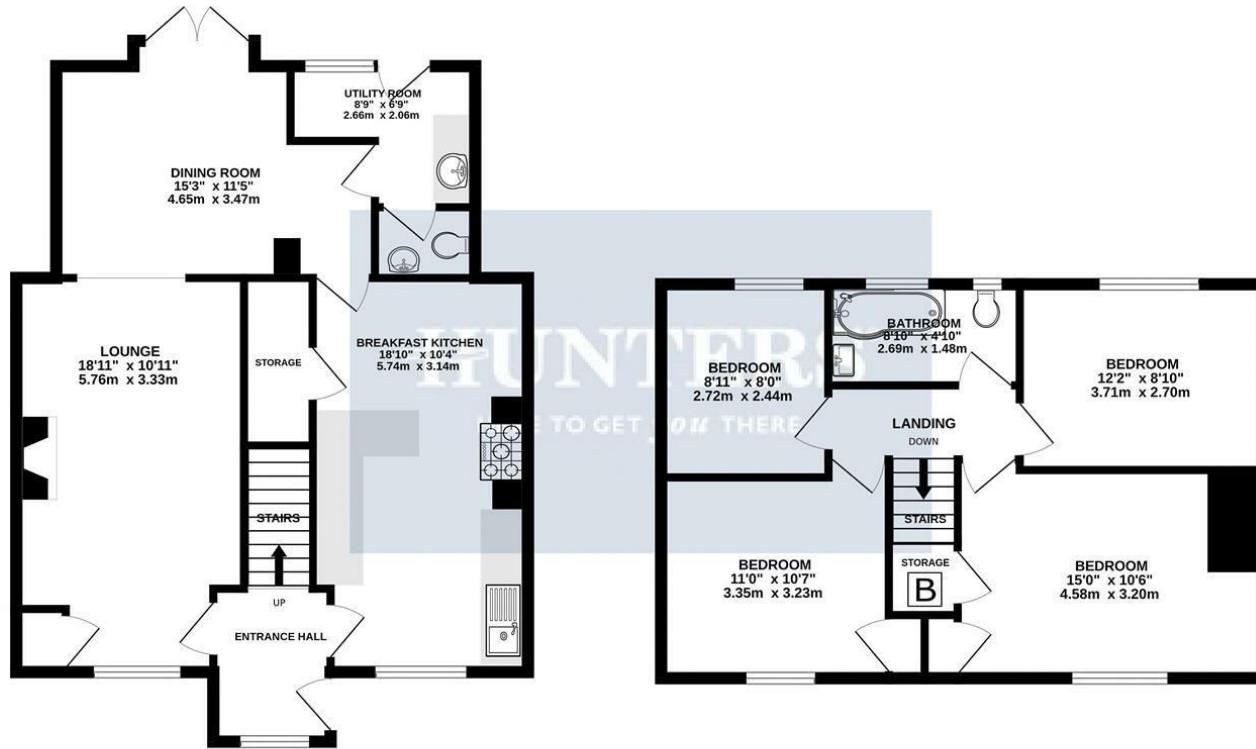






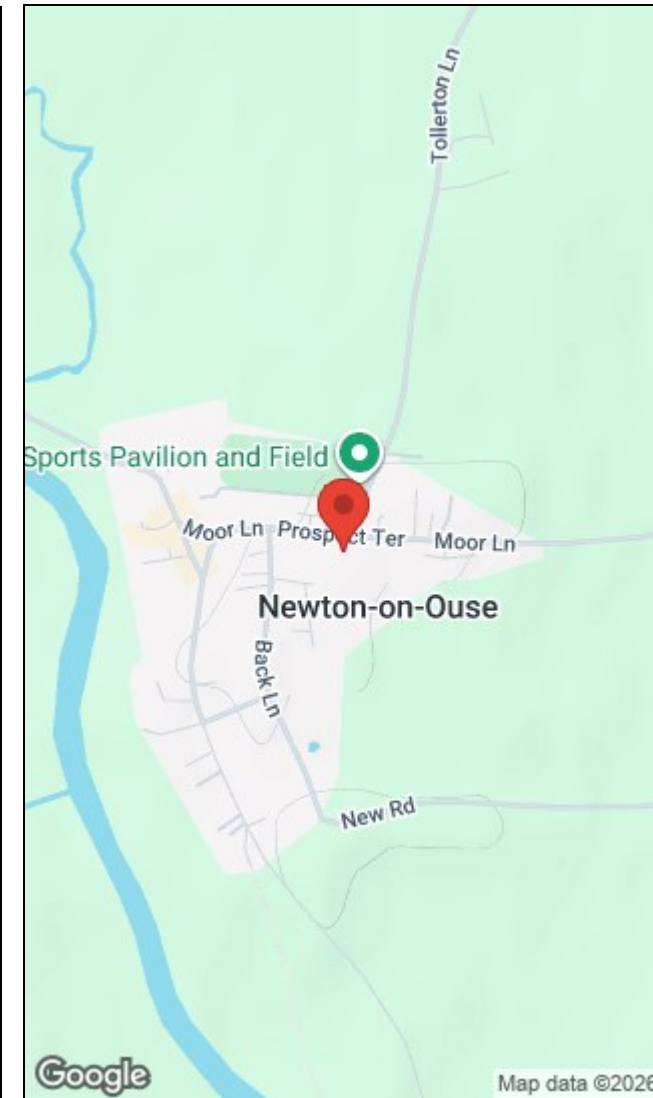
GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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	
(81-91) B	
(69-80) C	
(55-68) D	73
(39-54) E	62
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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