



**HUNTERS**<sup>®</sup>

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**Situated in the popular market town of Easingwold this 2 bedroom detached bungalow is sure to appeal. Benefiting from extensive double glazing and gas fired central heating it comprises: hallway, kitchen, lounge/diner, sunroom, two bedrooms and a shower room. There is an enclosed garden to the rear and off street parking for two vehicles to the front. EPC rating B and Council Tax Band D. 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 part glazed front door, storage cupboard, radiator

## **KITCHEN**

Fitted with a range of base and overhead units with

matching preparation surfaces, inset sink unit, integrated appliances to include eye level electric oven, ceramic hob, extractor hood and washing machine,. Wall mounted cupboard housing central heating boiler. Part glazed door to lounge/diner, window to front aspect

## **LOUNGE/DINER**

Fully glazed french doors to the sun room, radiators x 2, part glazed door to/from kitchen

## **SUN ROOM**

Roof lantern/atrium, electric wall heater, fully glazed double doors to garden

## **BEDROOM ONE**

Fitted wardrobes, radiator, window to rear aspect

## **BEDROOM TWO**

Window to front aspect, radiator

## **SHOWER ROOM**

Large walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, tiled walls and floor, opaque window

## **OUTSIDE**

Gated access down the side of the property leads to the enclosed rear garden. This has a paved patio area, a section of artificial lawn, border of Shrubs and plants and a paved path leading to a summerhouse which has power and lighting laid on.

## **PARKING**

There is parking for two vehicles at the front of the property.

## **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.



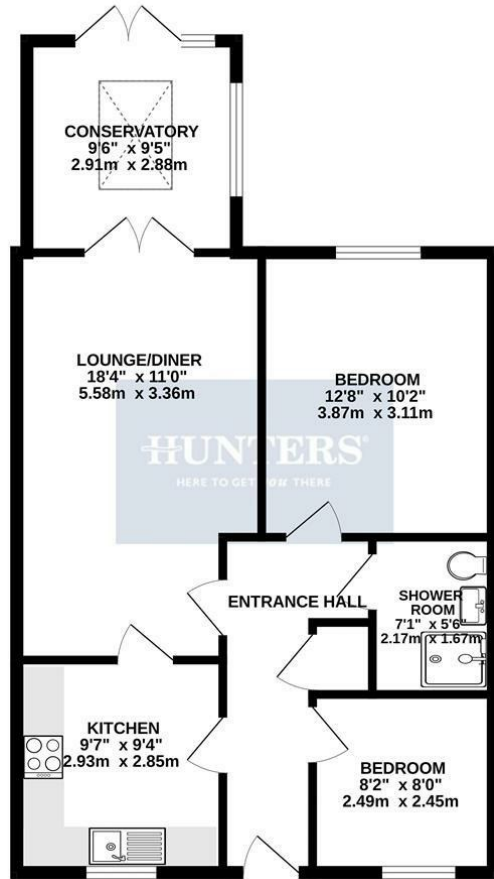






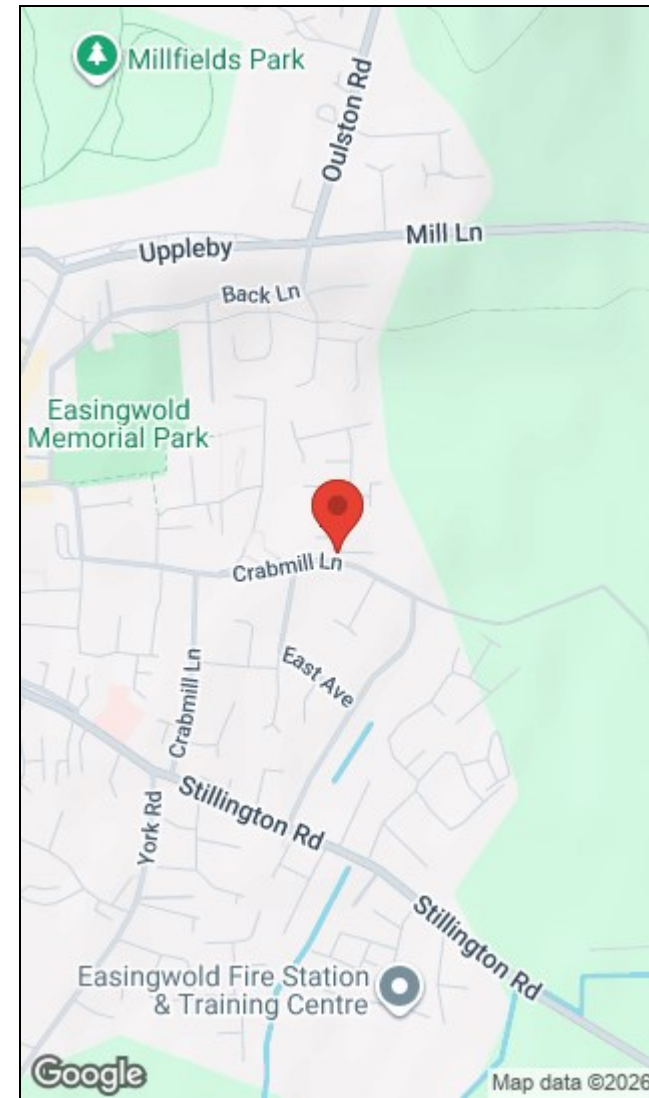
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GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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>96</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</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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