



HUNTERS[®]
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 4  2  1  B

Shepherds Mews, Long Street, Easingwold

Guide Price £325,000



Offered for sale with no onward chain and located just a short distance from Easingwold town centre, this four-bedroom semi-detached home offers spacious and versatile accommodation. The ground floor comprises an entrance hall, a living room, a well fitted dining kitchen, a rear lobby, and a convenient downstairs cloakroom. To the first floor are four bedrooms, including a main bedroom with an en-suite shower room, as well as a family bathroom. Outside, the property features a low-maintenance gravelled front garden and off-street parking for two vehicles to the side. EPC: B Council Tax Band: D



KEY FEATURES

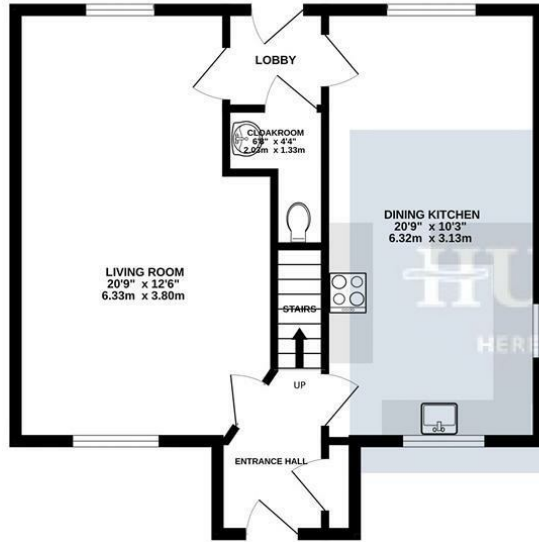
- Four Bedrooms
- Dining Kitchen
- Ensite Shower Room
- House Bathroom
- Downstairs Cloakroom
- Allocated Parking
- Walking Distance To Town Centre
- EPC Rating: B
- Council Tax Band: D



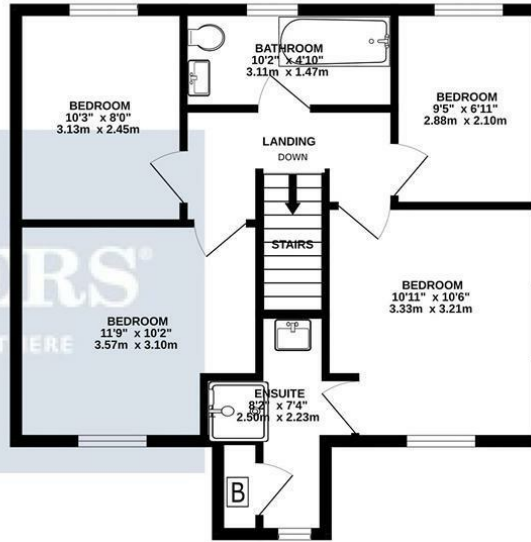




GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.

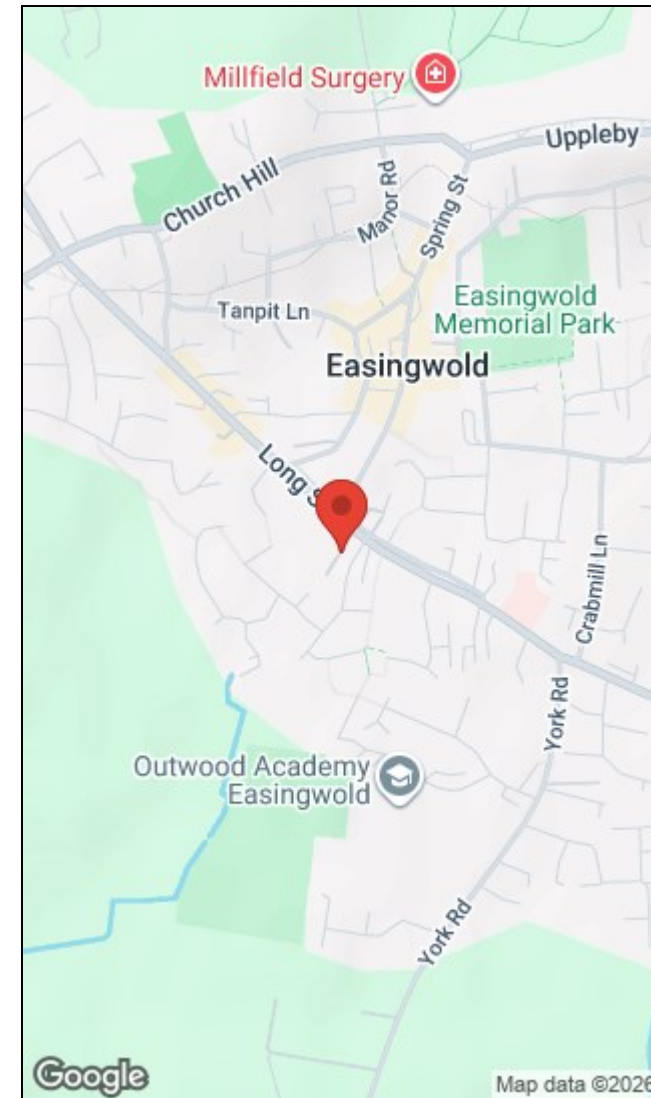


1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	93	(92 plus) A	
(81-91) B	84	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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