



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 2  1  1  B



**Built in 2021 and situated in the popular market town of Easingwold this two bedroom detached bungalow is immaculately presented and is sure to appeal. Benefiting from gas central heating and extensive double glazing it comprises: hallway, lounge/diner, kitchen, two bedrooms and a shower room. There is an enclosed garden to the rear and off street parking at the front. A viewing is highly recommended. EPC rating B and Council Tax Band D. Apply Easingwold Office on 01347 823535.**

- |                       |                      |                          |
|-----------------------|----------------------|--------------------------|
| ■ TWO BEDROOMS        | ■ DETACHED BUNGALOW  | ■ IMMACULATELY PRESENTED |
| ■ POPULAR MARKET TOWN | ■ COUNCIL TAX BAND D | ■ EPC RATING B           |

## HALLWAY

Accessed via part glazed composite front door, storage cupboards x 2, radiator, loft access point

## KITCHEN

Fitted with a range of base and wall mounted units with matching work surfaces, inset sink unit, integrated electric double oven, gas hob, extractor hood, integrated fridge freezer, integrated washer/dryer, plumbing for dishwasher, window to front aspect, radiator, tiled floor, recessed ceiling lights

## LOUNGE/DINER

Fully glazed double doors to rear garden, radiators x 2

## BEDROOM ONE

Window to rear aspect, fitted wardrobes, radiator

## BEDROOM TWO

Window to front aspect, radiator

## SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, radiator, recessed ceiling lights, extractor fan, opaque window to side aspect, tiled floor, fully tiled walls

## OUTSIDE

To the front of the property is an area of lawn. Pedestrian access down the side of the property leads to the enclosed rear garden which is laid mainly to lawn with a small patio area, borders of plants and there is a garden shed.

## PARKING

There is one parking space at the front of the property and an additional one for visitors.

## ADDITIONAL INFORMATION

Please be advised there is an annual estate charge. We have been advised that for 2024 this charge was £206.91.

## 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.



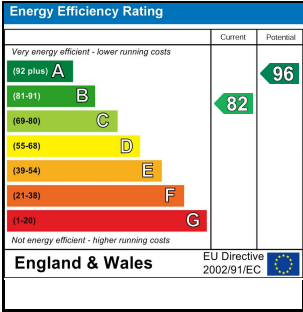
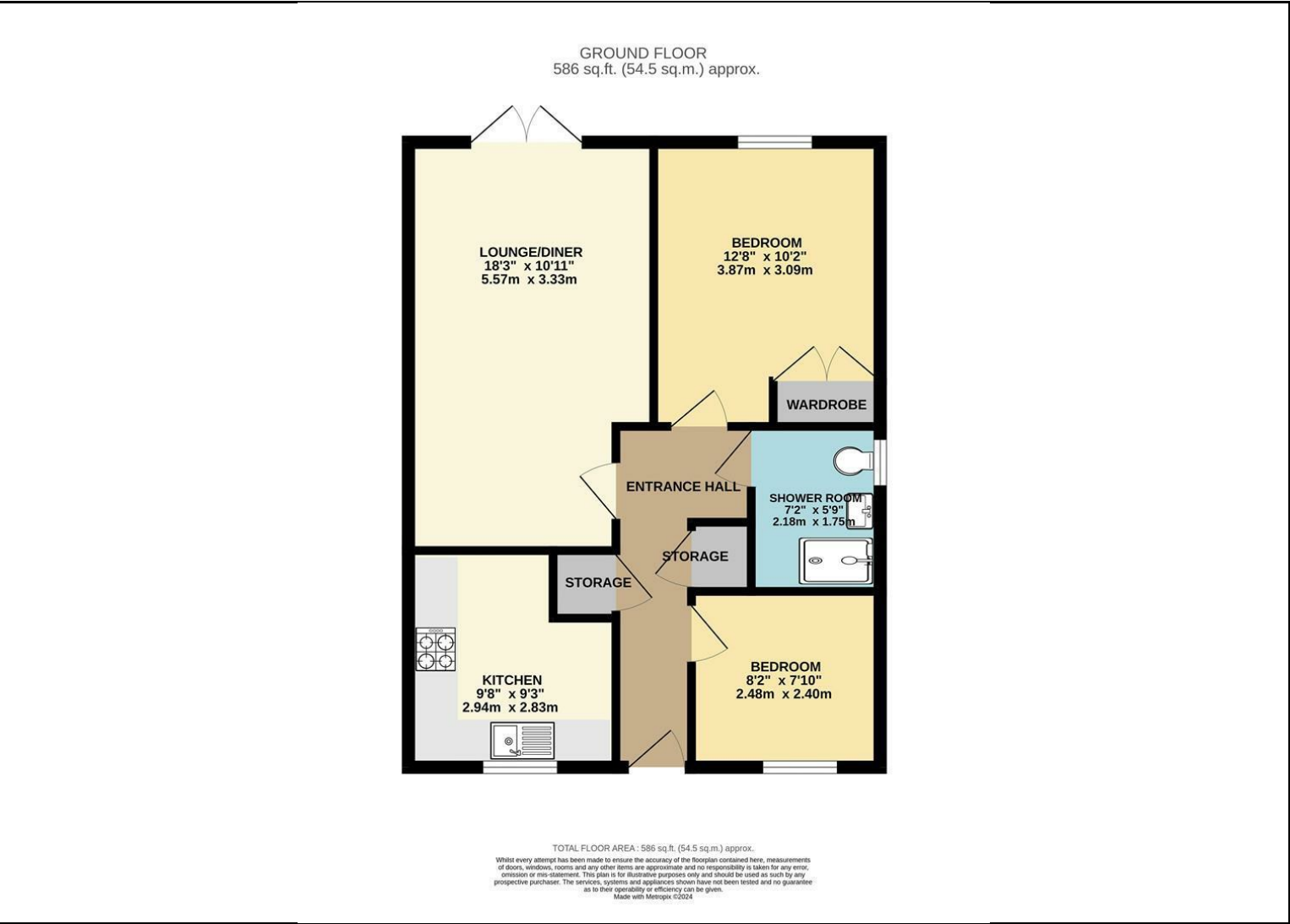












Market Place, Easingwold, York, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com



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