



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

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# Crabmill Lane, Easingwold, York

Guide Price £245,000

**HUNTERS<sup>®</sup>**

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Situated in the popular market town of Easingwold this three bedroom semi detached property is sure to appeal. Offered with NO ONWARD CHAIN it comprises: hallway, lounge, dining room, kitchen, conservatory and to the first floor are three bedrooms, a bathroom and wc. Outside there is a covered passageway with utility/wc and there is a good sized enclosed garden to the rear. To the front of the property the garden is paved and affords off street parking. It also benefits from gas fired central heating and extensive double glazing. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.



- **THREE BEDROOMS**
- **GOOD SIZED GARDEN**
- **EPC RATING D**

- **SEMI DETACHED HOUSE**
- **OFF STREET PARKING**
- **COUNCIL TAX BAND C**

- **POPULAR MARKET TOWN**
- **NO ONWARD CHAIN**

## **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 composite front door, radiator, stairs to first floor

## **LOUNGE**

Fireplace with wood surround, marble inlay and hearth and inset coal effect gas fire, window to front aspect, radiator

## **DINING ROOM**

Radiator, fully glazed sliding doors to conservatory

## **CONSERVATORY**

Tiled floor, fully glazed double doors to rear garden

## **KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, electric cooker point, walk in pantry, window to rear aspect, radiator, wood laminate flooring, door to covered passageway

## **UTILITY/WC**

Fitted cupboards, plumbing for washing machine, space for under counter fridge, low flush wc, wood panelling to walls and ceiling, opaque window

## **FIRST FLOOR LANDING**

Opaque window to side aspect, loft access point

## **BEDROOM ONE**

Fitted wardrobes and bedroom furniture, window to rear aspect, radiator

## **BEDROOM TWO**

Window to front aspect, radiator

## **BEDROOM THREE**

Window to rear aspect, radiator

## **SHOWER ROOM**

Walk in shower cubicle with electric shower, vanity unit with inset wash basin, ladder style radiator, cupboard housing wall mounted central heating boiler, opaque window to front aspect

## **WC**

Low flush wc, radiator, opaque window to side aspect

## **OUTSIDE**

To the rear of the property is an enclosed garden laid mainly to lawn with borders of mature shrubs and plants. There is a patio area, 2 sheds and a greenhouse.

## **PARKING**

The front garden is totally paved giving ample room for 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.









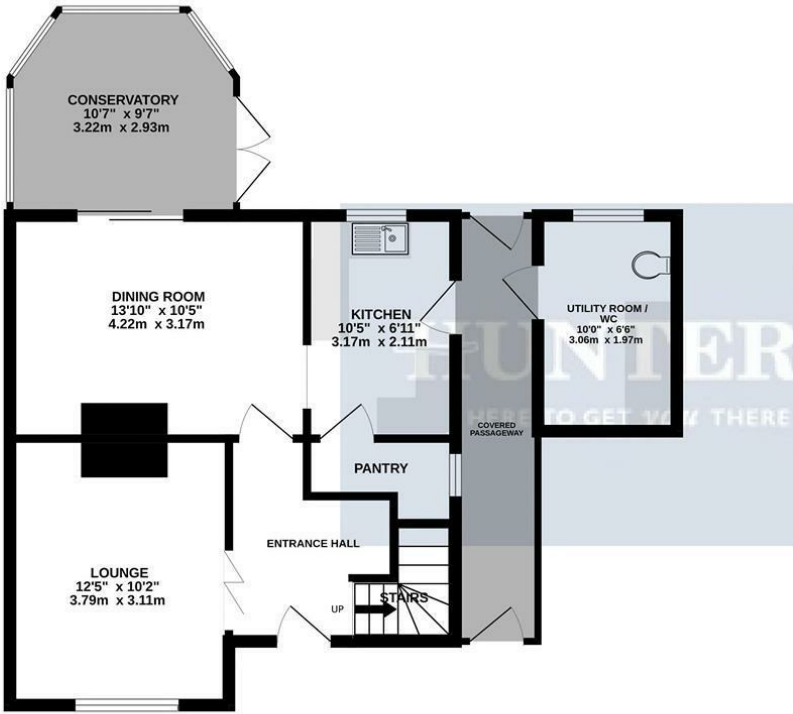




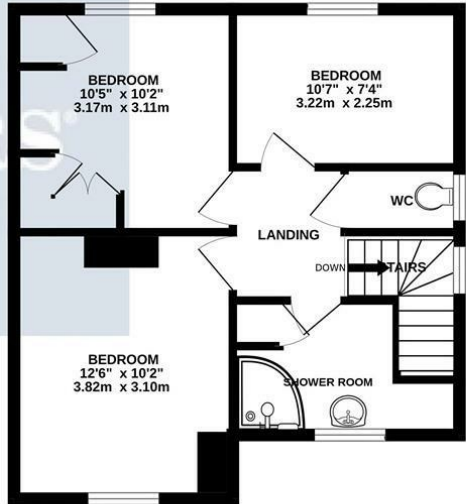




GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

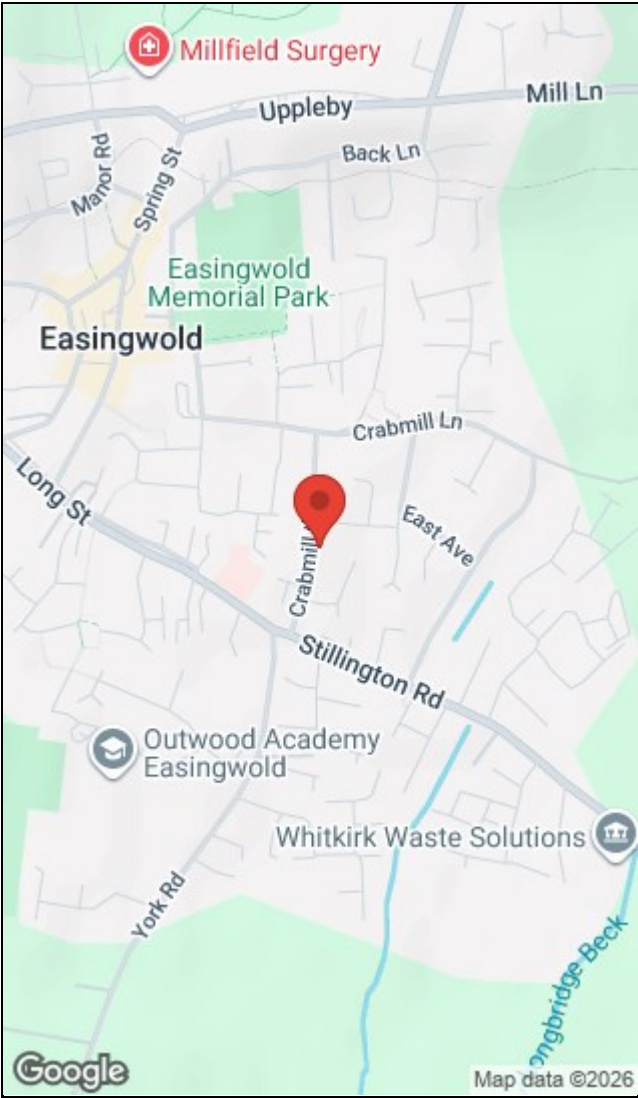


1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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	66	73
(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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