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Stillington Road, Easingwold, York, YO61 3JG

Guide Price £360,000



Offered for sale with no onward chain, this four-bedroom detached family home is located in the sought-after market town of Easingwold and provides both space and versatility. The property benefits from gas-fired central heating and extensive double glazing, and the accommodation briefly comprises: entrance hallway, lounge, dining kitchen, orangery, and cloakroom/WC. To the first floor are four bedrooms and a family bathroom. Externally, there are gardens to the front and rear, along with a brick-built outbuilding offering excellent potential for a home office or a variety of other uses. A single garage and additional off-street parking are also included.

EPC Rating: C | Council Tax Band: D

For further details or to arrange a viewing, please contact our 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.

### Property Description

On entering the property, you are welcomed into an entrance hall with doors leading to both the living room and dining kitchen, along with stairs rising to the first floor. The spacious living room is a delightful reception space, featuring a log-effect fire and double doors opening into a south-facing orangery. From here, French doors lead directly out to a paved seating area with views across the rear garden. The dining kitchen is well-appointed with a comprehensive range of base and wall units, generous worktop space, and integrated appliances including an induction hob, eye-level double oven and grill, dishwasher, washing machine, and tumble dryer. A useful rear lobby provides access to a cloakroom/WC.

To the first floor, the landing leads to four bedrooms and a family bathroom, fitted with storage, a heated towel rail, and a shower over the bath. Further benefits include a gas-fired central heating system, double glazing, and solar panels with 5kW battery storage.

Externally, the front garden is open-plan and mainly laid to lawn, with a part-paved driveway providing off-street parking, an EV charging point, and access to a brick-built single garage with power and lighting.

The enclosed, south-facing rear garden has been thoughtfully landscaped for ease of maintenance, offering a mix of paved and shingled areas, complemented by an artificial lawn. A versatile outbuilding (13'9" x 10'3"), also with power and lighting, presents excellent potential for use as a home office, studio, or hobby room.

### Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- Council Tax Band: D
- EPC Rating: C

### 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.



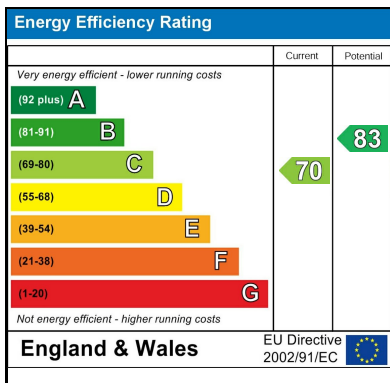
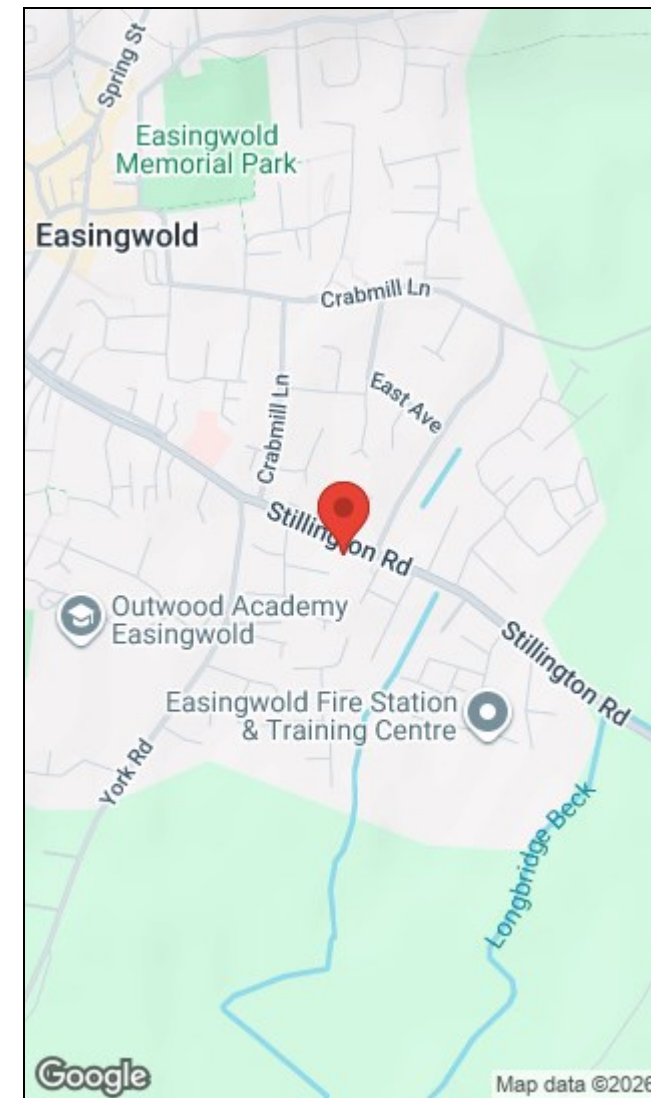
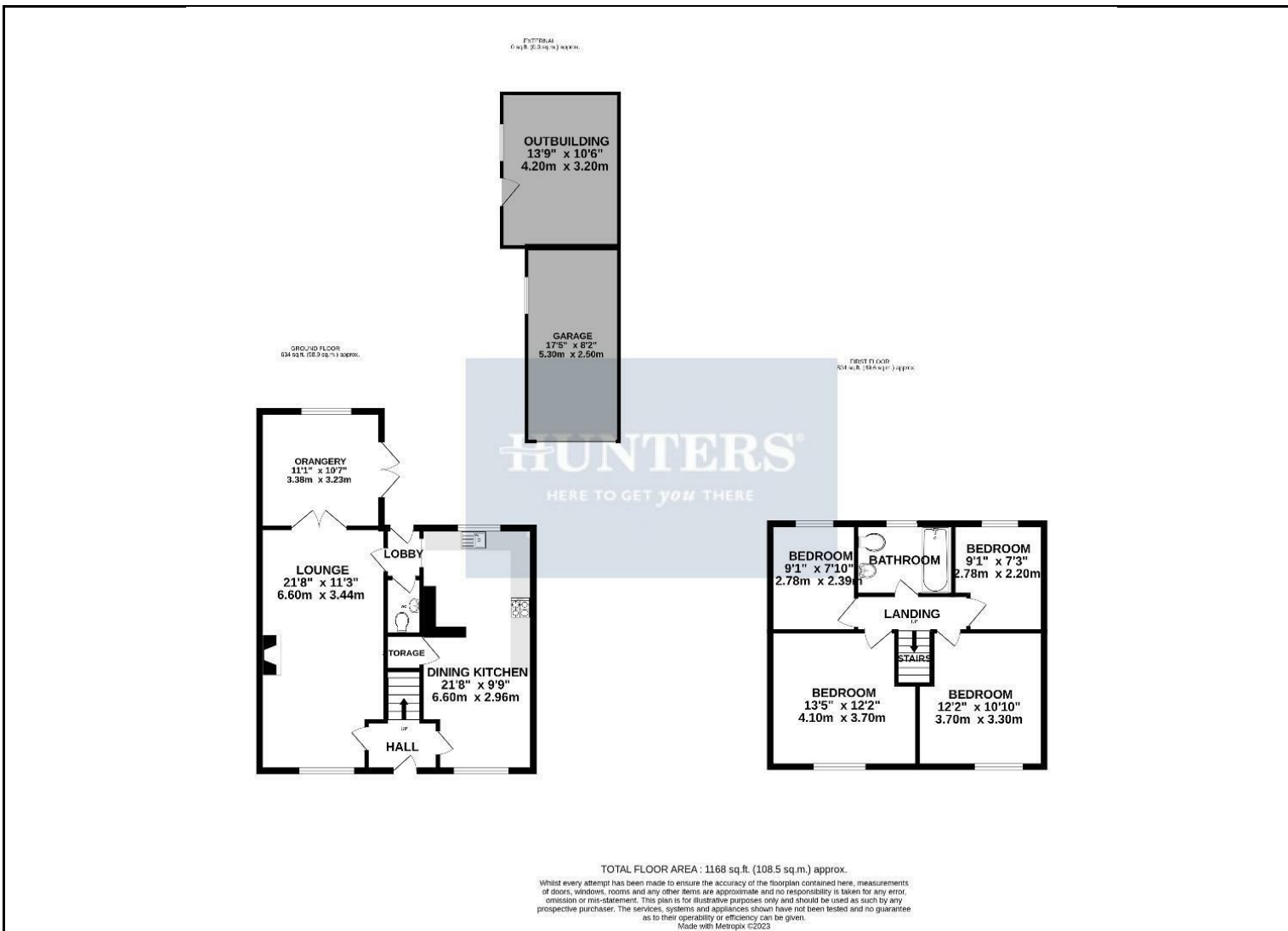












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