



## Sunny Bank Oulston Road Easingwold £850 Per Month

A spacious two bedroom end terraced property benefitting from programmable electric heating and offering period character. Living room, sitting room, fitted kitchen, two double bedrooms, bathroom/WC, maintained gardens, store, parking for two cars.

EPC: E (44)



## DESCRIPTION

Living Room: 12' x 11'10" (3.66m x 3.61m) part glazed hard wood external door, tiled fire place, programmable electric heater, carbon monoxide detector.

Sitting Room: 11'11" x 11'10" (3.63m x 3.61m) attractive cast iron fireplace with surround programmable electric heater, smoke alarm, carbon monoxide detector.



Kitchen: 11'10" overall x 7" (3.61m overall x 2.13m) single drainer stainless steel sink with mixer tap, range of fitted base units and drawers with light wood effect doors beneath laminate worktops, tiled splashbacks, matching wall units, electric cooker, plumbing for automatic washer.

First Floor Landing: Smoke alarm.

Bedroom One (Front): 12" x 12" (3.66m x 3.66m) decorative cast iron fireplace, electric heater.



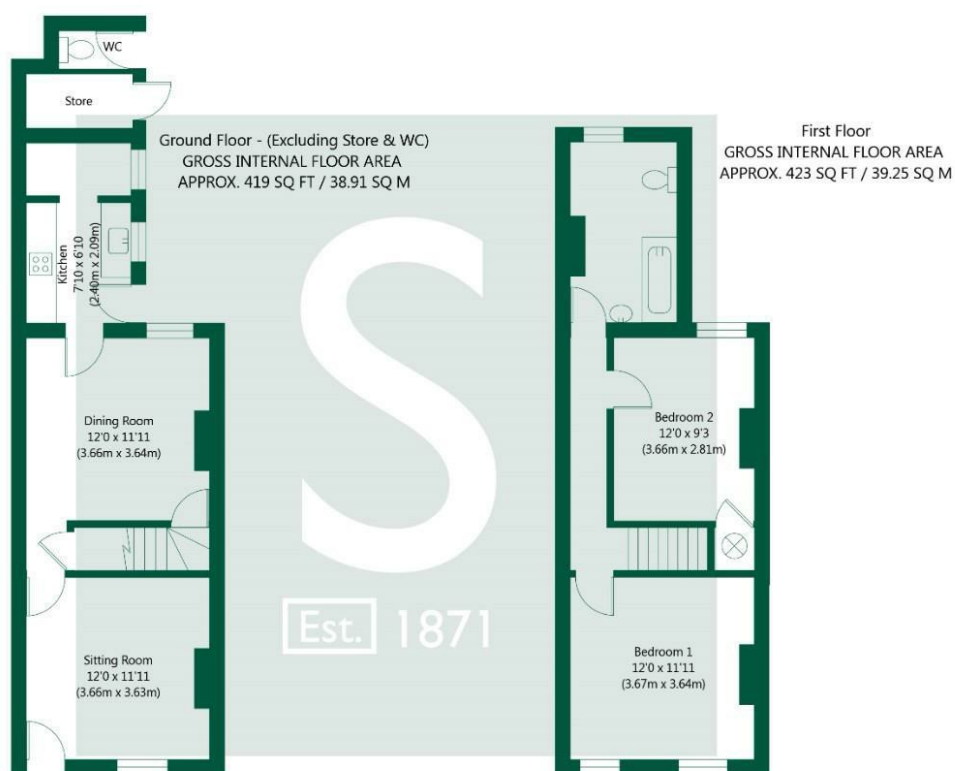
Bedroom Two (Rear): 12" x 9'2" (3.66m x 2.79m) decorative cast iron fireplace, cupboard housing a hot water cylinder.

Bathroom/WC: 11'9" x 6'11" (3.58m x 2.11m) decorative cast iron fireplace, panelled bath with rinsing shower, hand basin, low flush WC, programmable electric heater.

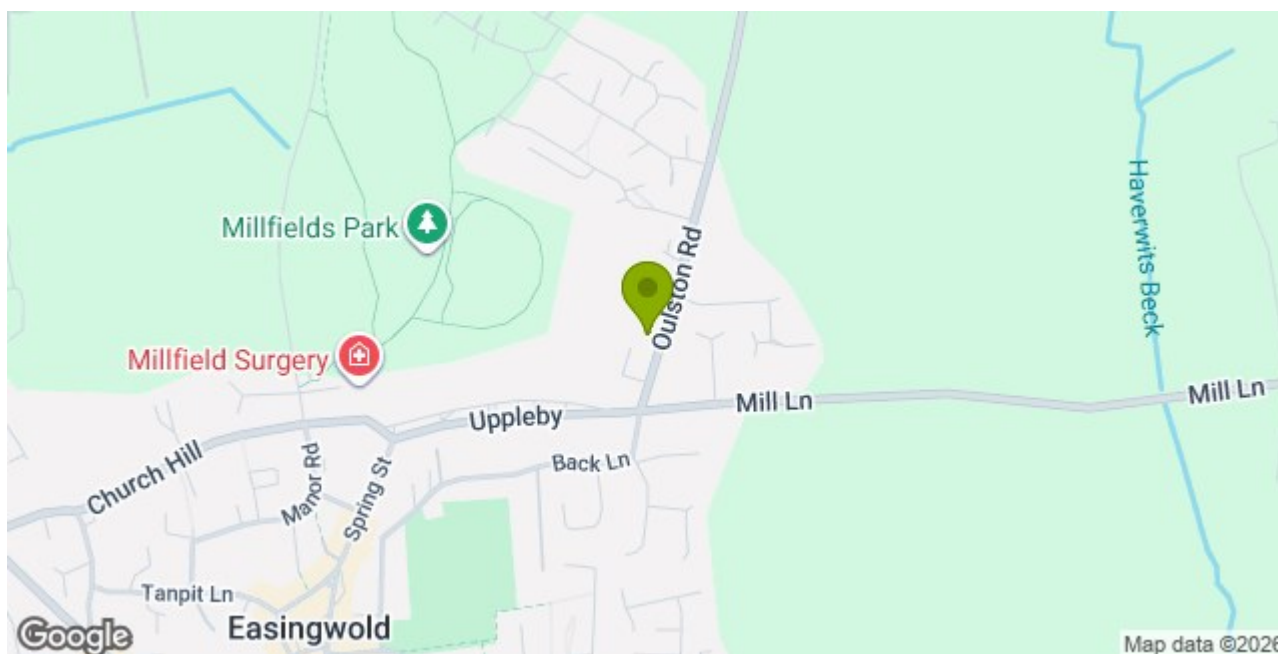
Outside: Garden to front with attractive box hedging, gravelled drive to side leading to car parking space for two cars, lawned rear garden. Please note the gardens will be maintained by the Landlord.



# Oulston Road, Easingwold, York, YO61 3PP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 842 SQ FT / 78.16 SQ M - (Excluding Store & WC)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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