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# Back Lane, Easingwold, York

Guide Price £285,000

Situated in close proximity to the amenities of this popular market town this three bedroom link detached property is sure to appeal. In need of a little updating it briefly comprises: entrance lobby, lounge, dining room, breakfast kitchen and to the first floor are three bedrooms, a shower room and separate wc. Outside is a courtyard garden to the rear and a shared driveway leading to off street parking. The property also benefits from extensive double glazing, gas fired central heating and is offered with NO ONWARD CHAIN. Council Tax Band E and EPC rating D. Apply Easingwold Office on 01347 823535.

## **ENTRANCE LOBBY**

Accessed via part glazed front door, stairs to first floor

## **LOUNGE**

Fireplace with wood surround, marble inlay and hearth and inset coal effect gas fire, windows x 2 to front aspect, radiators x 2

## **DINING ROOM**

Window to rear aspect, radiator

## **BREAKFAST KITCHEN**

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer stainless steel sink unit, electric cooker point with overhead extractor hood, plumbing for washing machine, wall mounted central heating boiler, window to front aspect, walk in pantry, part glazed door to side aspect

## **FIRST FLOOR LANDING**

Loft access point (drop down ladder and part boarded)

## **BEDROOM ONE**

Window to rear aspect, radiator

## **BEDROOM TWO**

Window to front aspect with views over the cricket field, fitted wardrobe, radiator

## **BEDROOM THREE**

Window to front aspect with views over the cricket field, radiator, fitted cupboard

## **SHOWER ROOM**

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, ladder style radiator, tiled floor, airing cupboard (with radiator in it), opaque window to rear aspect

## **WC**

Low flush wc, radiator, tiled floor, opaque window

## **OUTSIDE**

To the front of the property is a bed of shrubs and plants. To the rear is a small courtyard area again with borders of shrubs and plants and there is a shed

## **PARKING**

A shared driveway leads through the arch to the rear where there is 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.

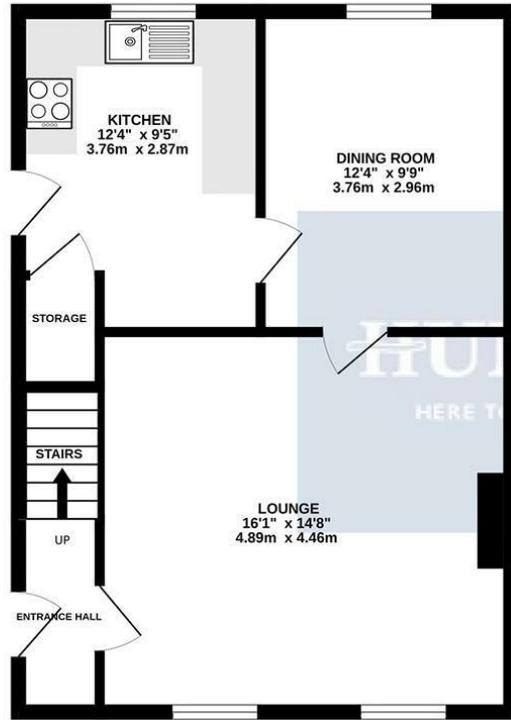




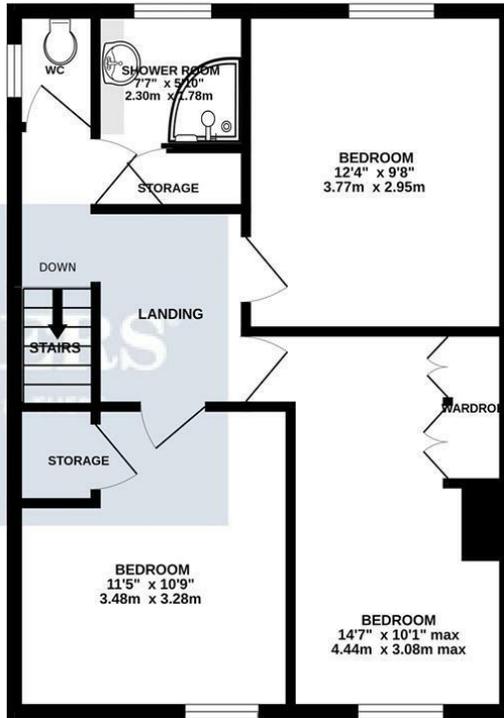




GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.

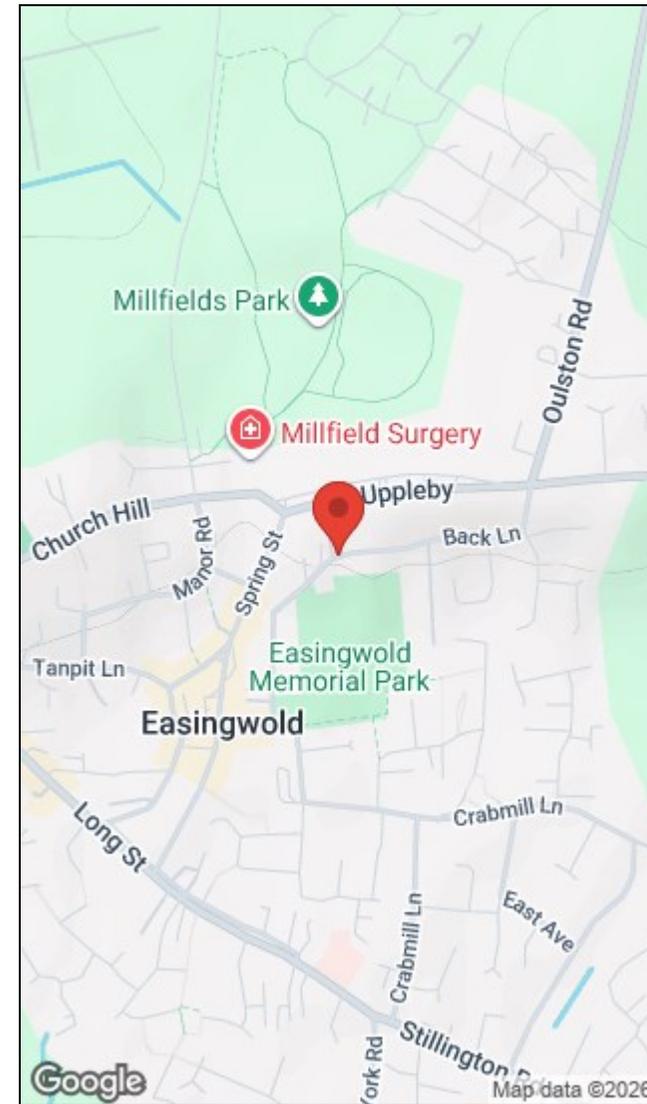


1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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