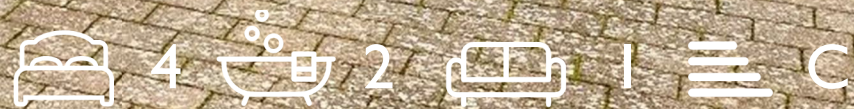




HUNTERS[®]
HERE TO GET *you* THERE



Hambleton Way, Easingwold, York, YO61 3EE

Guide Price £399,950



Situated in the sought after market town of Easingwold this 4 bedroom detached bungalow has 2 bedrooms to the ground floor and 2 to the first floor offering versatile living. Benefiting from gas fired central heating and extensive double glazing it is offered with NO ONWARD CHAIN and briefly comprises: hallway, lounge, dining kitchen, utility room, inner hallway, main bedroom with en-suite shower room, a further double bedroom and a bathroom. To the first floor are two bedrooms and a wc. There are gardens to front and rear and a single attached garage. There is also a large driveway to the other side of the property with ample off street parking. Council Tax Band D and EPC rating C. A viewing is highly recommended to appreciate this lovely property. Apply 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.

HALLWAY

Accessed via part glazed composite front door, radiator*, window to side aspect

LOUNGE

Feature fireplace with wood surround, marble inlay and hearth and inset coal effect gas fire, windows to front and side aspects, radiators x 2, wall lights x 2

DINING KITCHEN

Open plan

KITCHEN AREA

Range of base and overhead units with matching preparation surfaces, inset sink unit, integrated double electric oven*, hob* and overhead extractor*, plumbing for dishwasher, space for fridge/freezer, window to side aspect, recessed ceiling lights, tiled floor, underfloor heating

DINING AREA

Window to side aspect, radiator,

INNER HALLWAY

Storage cupboard, stairs to first floor, radiator*, part tiled floor

UTILITY ROOM

Range of fitted units with matching work top, inset sink unit, plumbing for washing machine, space for tumble dryer, wall mounted combi central heating boiler, window to side aspect and part glazed door to front aspect

BEDROOM ONE

Fitted wardrobes, radiator*, window to rear aspect

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low level wc, pedestal wash basin, radiator*, opaque window, tiled floor, part tiled walls, electric wall heater

BEDROOM TWO

Window to rear aspect, radiator*

BATHROOM

Suite comprising panelled bath with electric shower* over, low level wc, pedestal wash basin, ladder style radiator, extractor fan, tiled floor, electric wall heater

FIRST FLOOR LANDING

Eaves storage, radiator, velux window, recessed ceiling lights

BEDROOM THREE

Window to side aspect, eaves storage, velux window, radiator, recessed ceiling lights

BEDROOM FOUR

Eaves storage, recessed ceiling lights, velux window, radiator

WC

Low flush wc, wall mounted wash basin, velux window

OUTSIDE

To the front of the property the garden is laid mainly to lawn with a border of shrubs and bushes. There is a gate at the side of the property leading to the enclosed rear garden which again is laid mainly to lawn.

GARAGE/PARKING

A driveway with space for off street parking leads to a single attached garage which has an electric door and power and light laid on. There is a storage room to the rear of the garage with personnel access door to/from the garden. An additional driveway to the other side of the property has ample room for additional off street parking

AGENTS NOTE

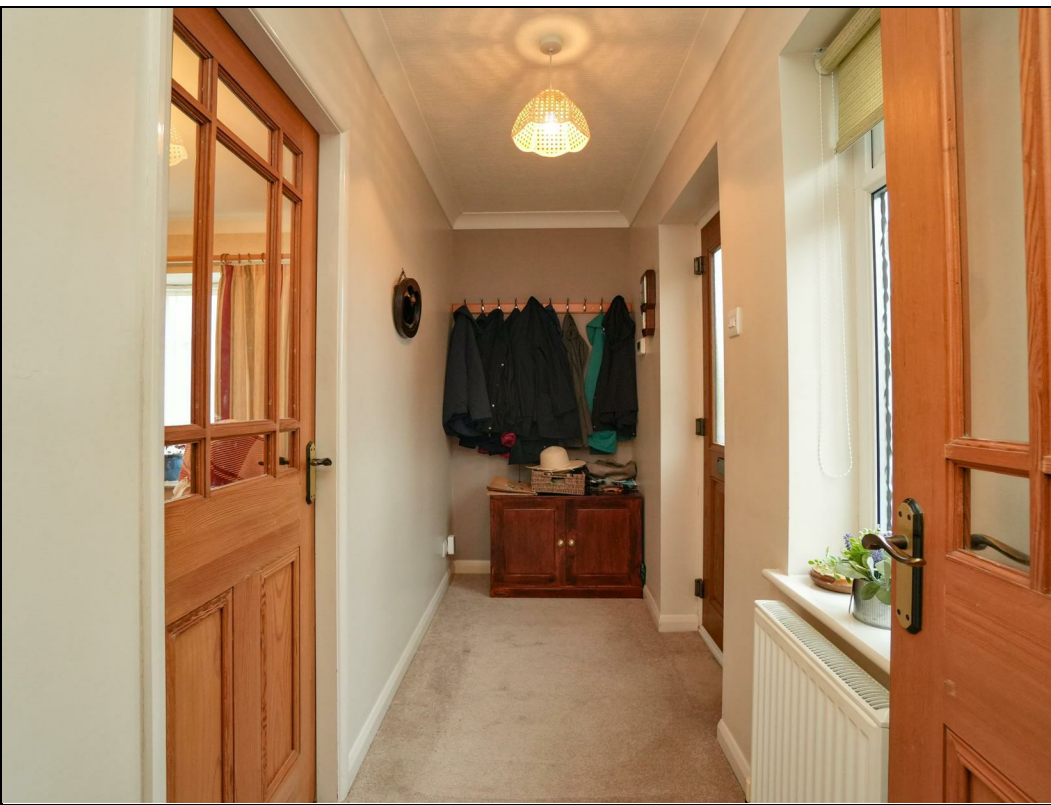
We are advised that this property is awaiting a Grant of Probate

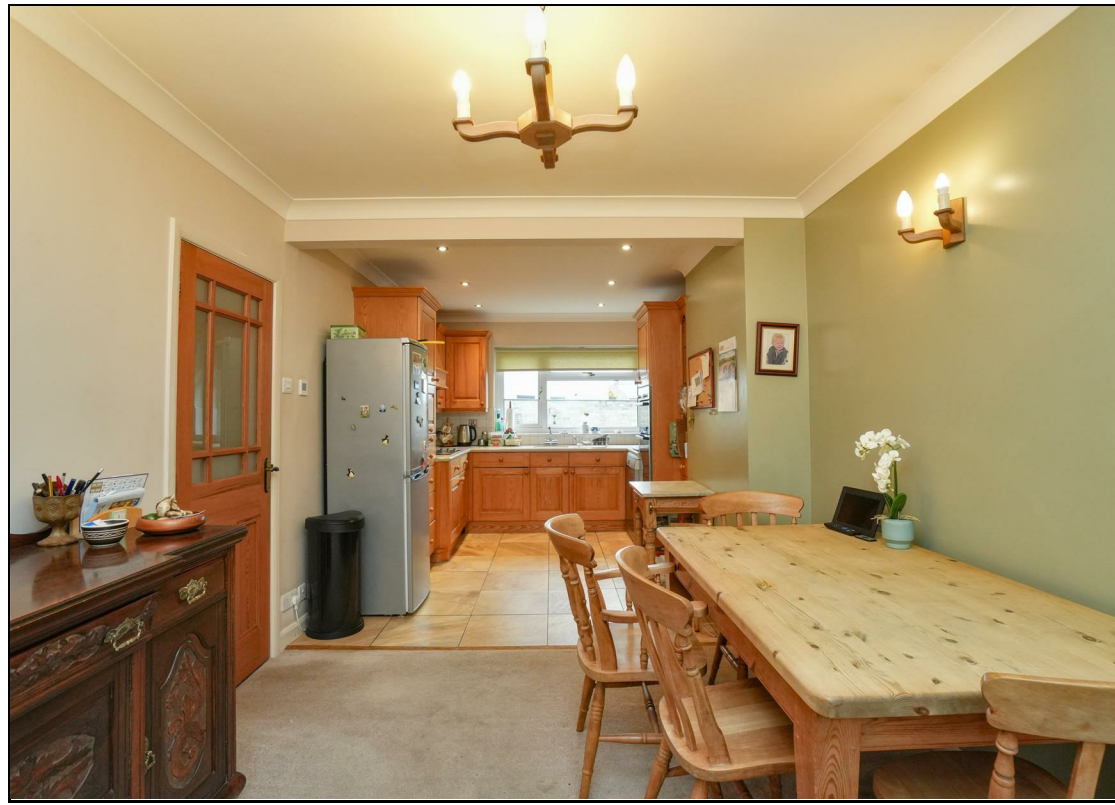
ANTI MONEY LAUNDERING REGULATIONS

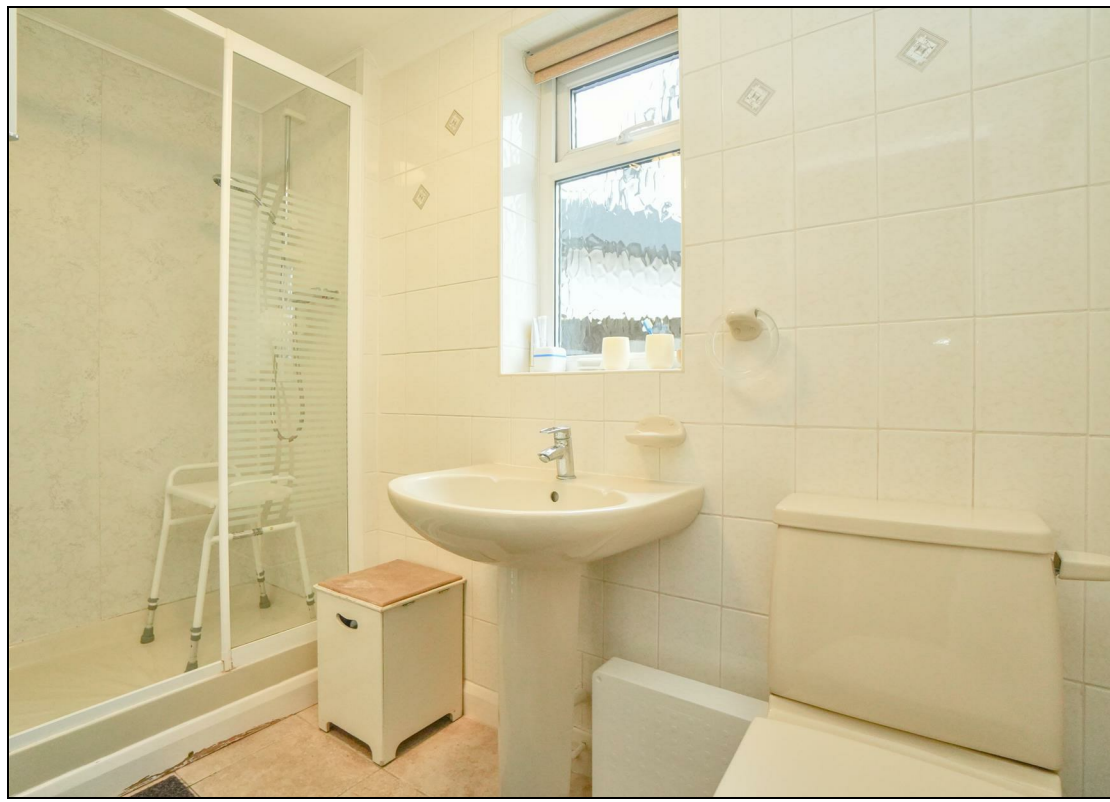
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

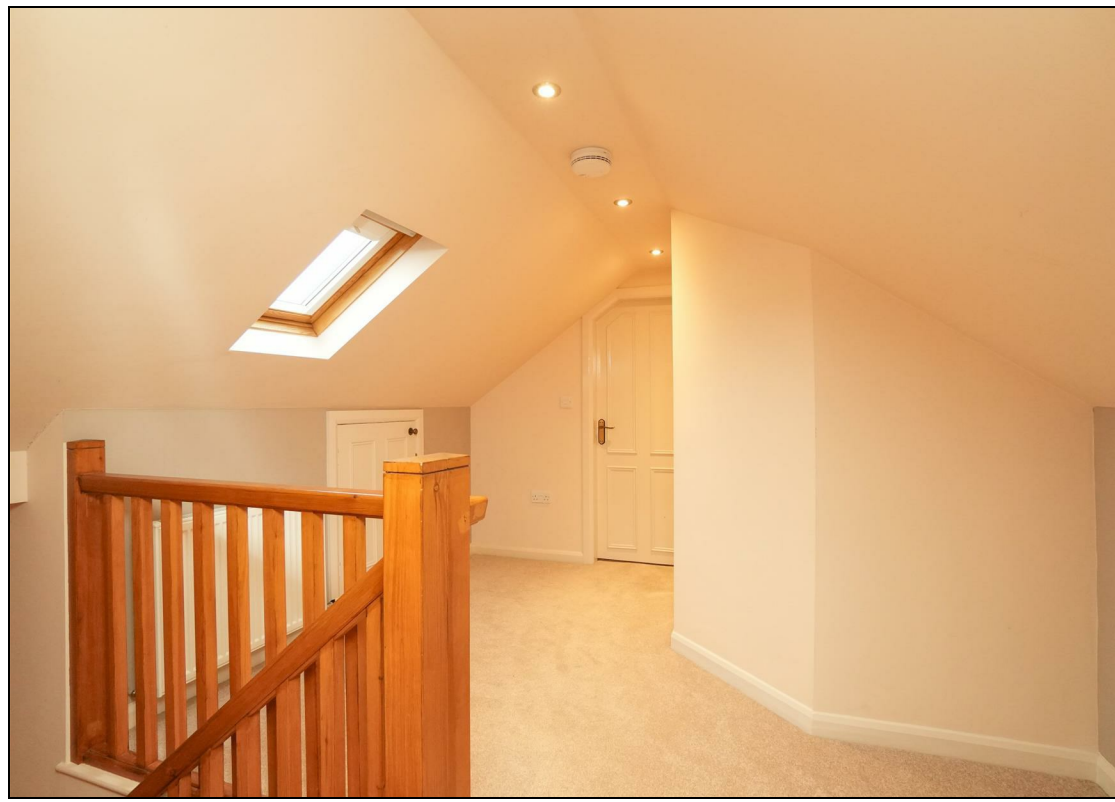
DISCLAIMER

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.



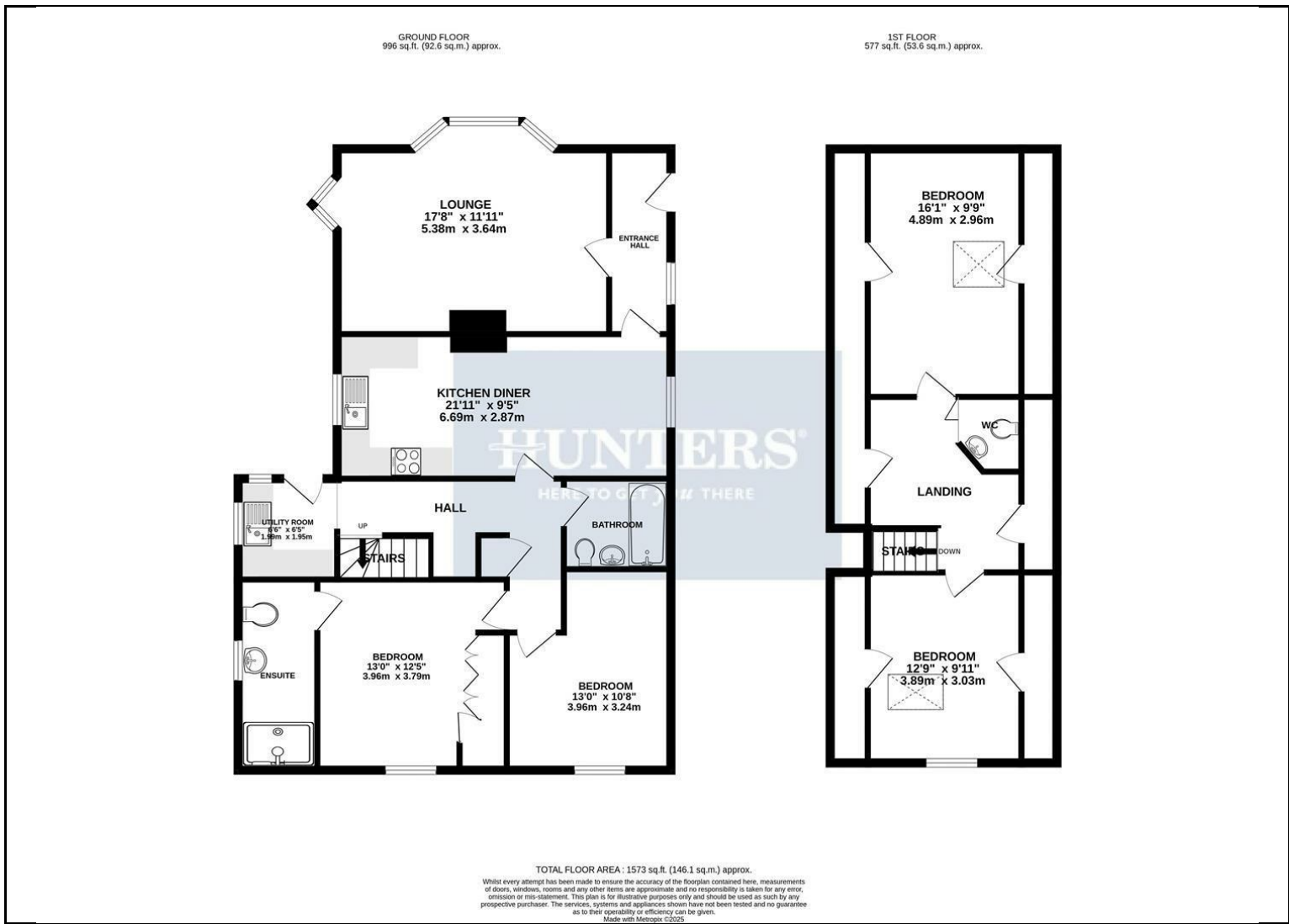








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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