



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

 2  |  |  C

# Rosemary Court, Easingwold, York

Guide Price £228,000

Ideal for FTB's and situated in the popular market town of Easingwold this two bedroom semi detached house is sure to appeal. Offered with NO ONWARD CHAIN it briefly comprises: entrance lobby, lounge, breakfast kitchen and to the first floor are two bedrooms and a bathroom. There is an enclosed low maintenance garden to the rear and ample room for off street parking. The property also benefits from gas fired central heating and extensive double glazing. EPC rating C and Council Tax Band C. Apply Easingwold Office on 01347 823535.

## ENTRANCE LOBBY

Accessed via Upvc front door, window to front aspect, door to lounge

## LOUNGE

Brick fireplace with wood surround, tiled inlay and hearth and inset coal effect gas fire, windows to front and side aspect, radiators x 2, stairs to first floor

## BREAKFAST KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated electric oven, gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, window to rear aspect, part glazed door to rear aspect, wall mounted central heating boiler

## FIRST FLOOR LANDING

Loft access point

## BEDROOM ONE

Fitted wardrobe, radiator, window to side aspect

## BEDROOM TWO

Fitted cupboard, radiator, window to rear aspect

## BATHROOM

Panelled bath with overhead shower attachment, fitted screen, low flush wc, pedestal wash basin, radiator, opaque window to side aspect

## OUTSIDE

There is gated access to the enclosed rear garden. This is paved and gravelled for ease of maintenance. There are two garden sheds.

## PARKING

A driveway gives ample room for off street parking

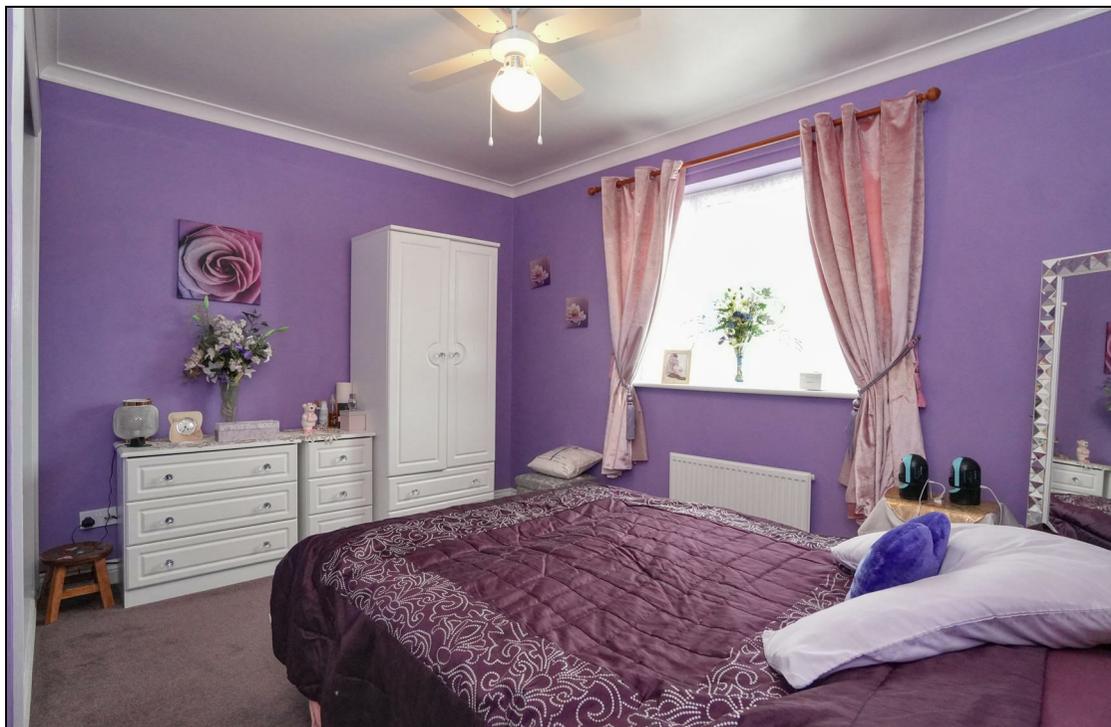
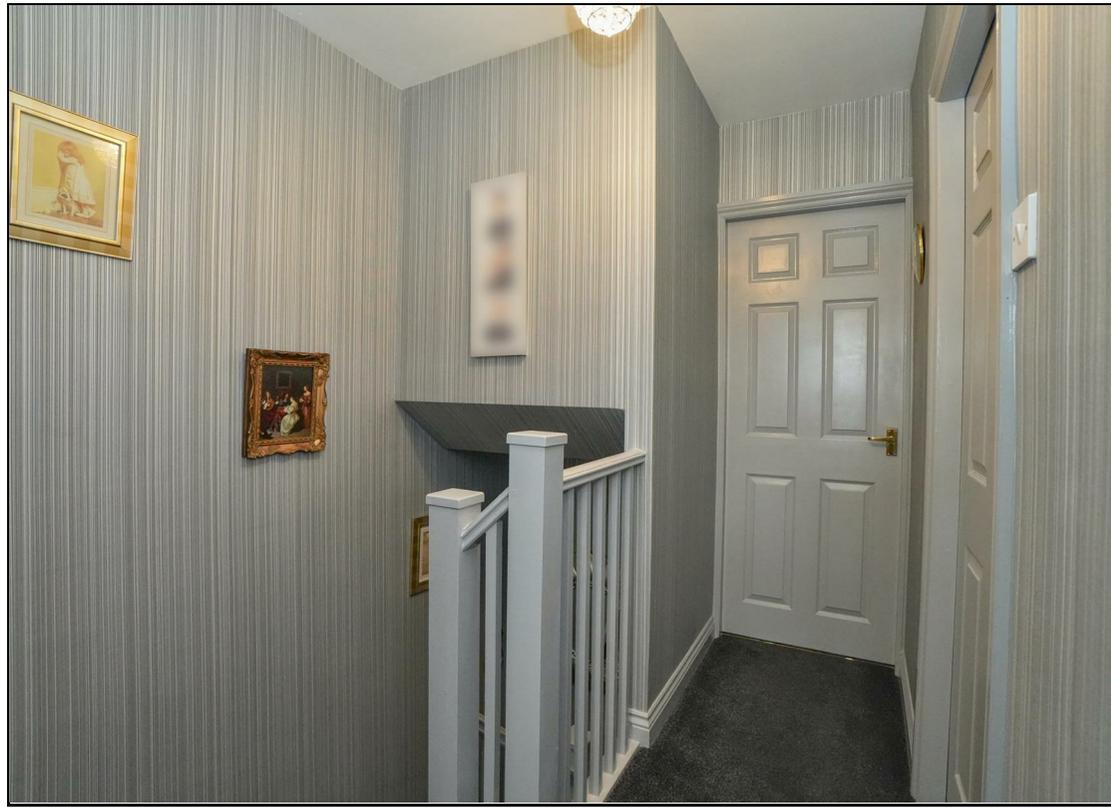
## ANTI MONEY LAUNDERING REGULATIONS

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.

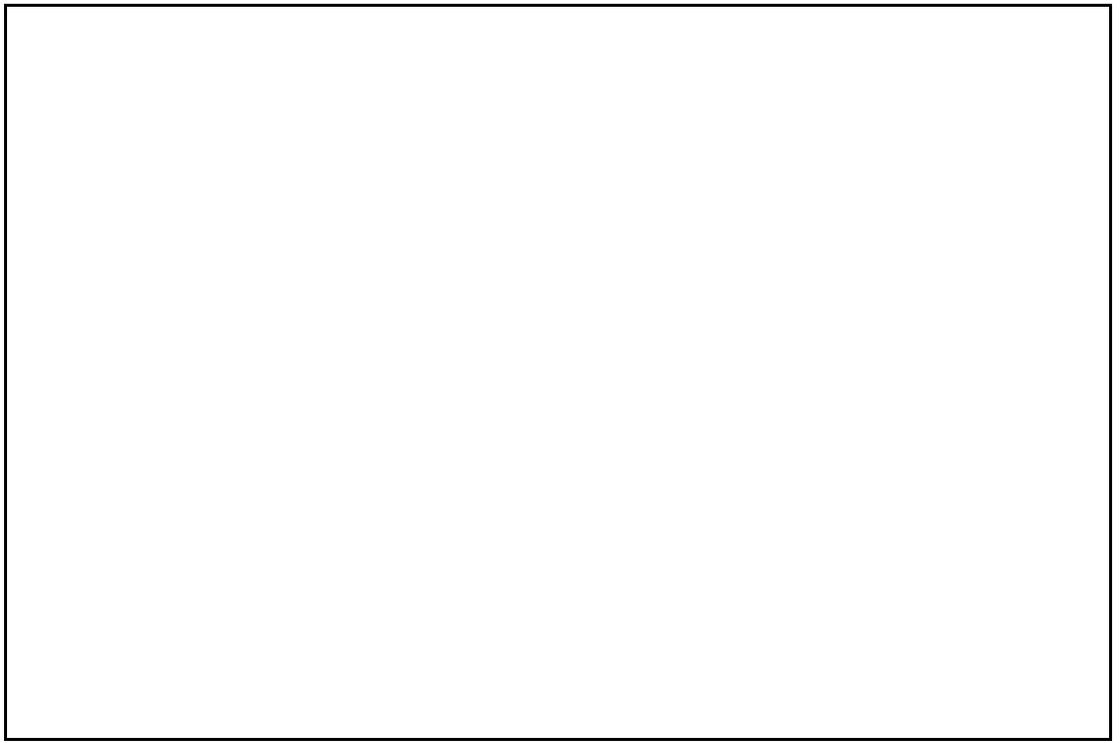
## DISCLAIMER

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.

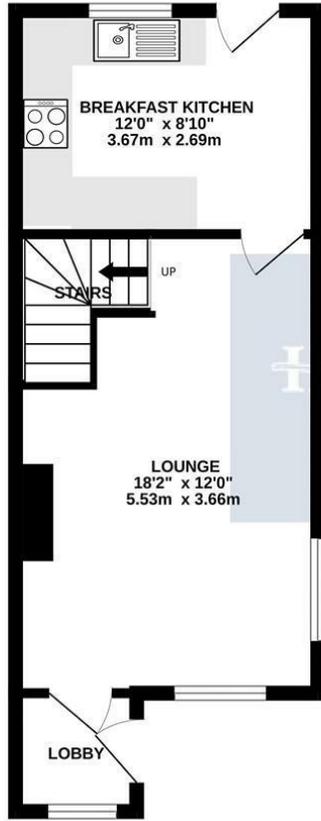




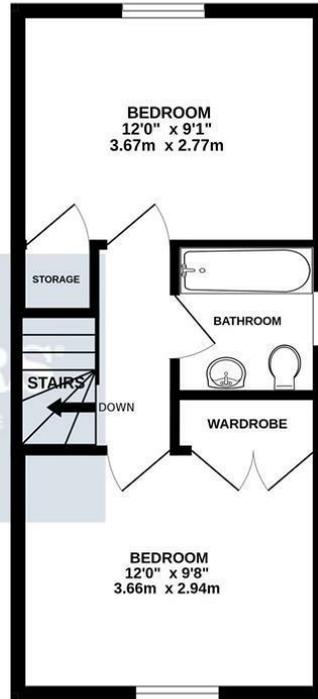




GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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.  
Made with Meeqoo ©2022.



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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	<b>70</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Market Place, Easingwold, York, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by ID Homes (Galtres) Ltd | Registered Address: Trinity House Market Place, Easingwold, York, England, YO61 3AD | Registered Number: 12447385 England and Wales | VAT No: 348 0914 89 with the written consent of Hunters Franchising Limited.