



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

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**Offered with NO ONWARD CHAIN this three bedroom semi detached property is located just a short distance from the market place of this popular market town. Benefiting from extensive double glazing and gas fired central heating it briefly comprises lounge, dining room, kitchen and wc. To the first floor are three bedrooms and a bathroom. There is a lawned area to the front of the property and the enclosed rear garden is partially lawned with borders of shrubs and a patio area. There is off street parking available on a first come first served basis. EPC rating C and Council Tax Band B. 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.

## **LOUNGE**

Accessed via part glazed Upvc front door, window to front aspect, radiator, wall mounted gas fire

## **DINING ROOM**

Window to rear aspect, radiator, stairs to first floor

## **KITCHEN**

In need of some modernisation it has a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, plumbing for washing machine, breakfast bar, understairs walk in storage cupboard, radiator, window to side aspect, part glazed door to rear garden, ceiling spotlights

## **FIRST FLOOR LANDING**

Walk in storage cupboard housing gas fired central heating boiler, loft access point, radiator

## **BEDROOM ONE**

Fitted wardrobes, window to rear aspect, fitted shelving, radiator

## **BEDROOM TWO**

Window to front aspect, fitted wardrobe, radiator

## **BEDROOM THREE**

Window to front aspect, radiator

## **BATHROOM**

Panelled bath with electric shower over, pedestal wash basin, low flush wc, opaque window, radiator

## **OUTSIDE**

To the front of the property is a lawned area. The enclosed rear garden is gated to the side and the rear. It is laid mainly to lawn with borders of shrubs and there is also a patio area.

## **PARKING**

There is a parking area to the rear of the property. Parking is not allocated and available on a first come first served basis.

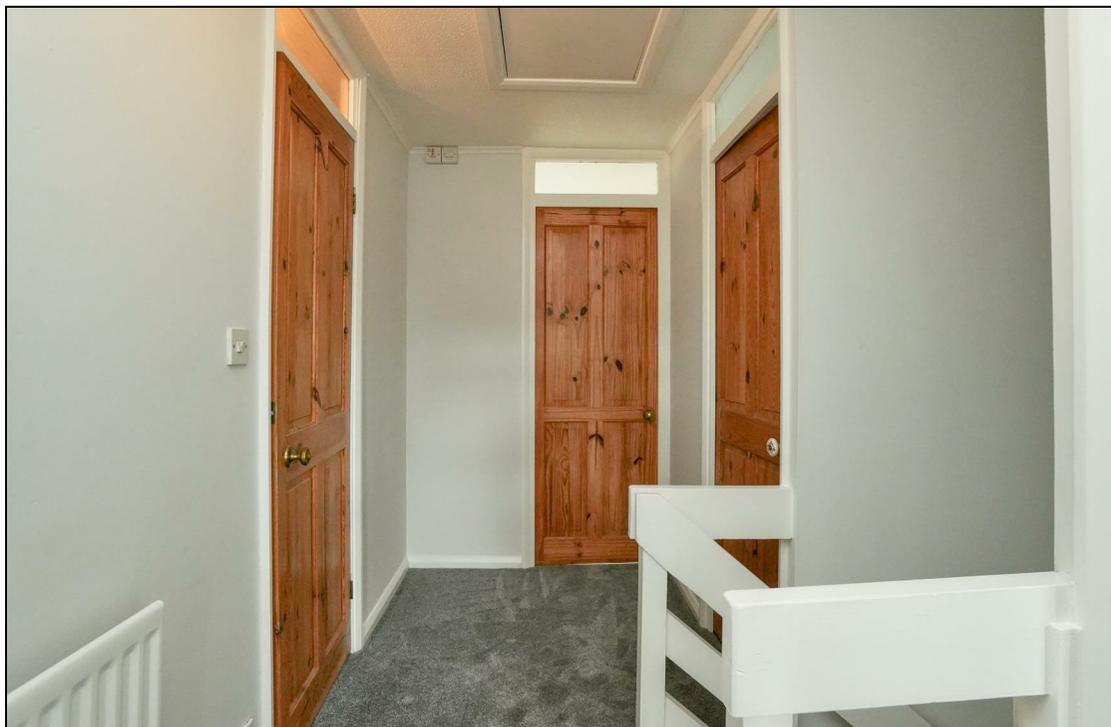
## **ANTI MONEY LAUNDERING REGULATIONS**

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.

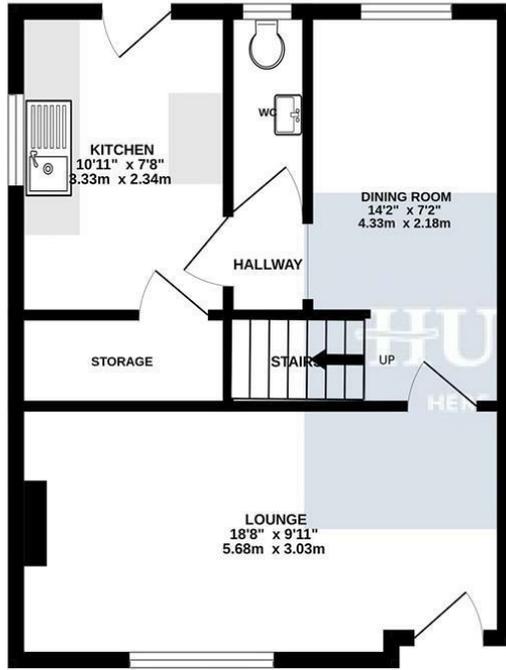




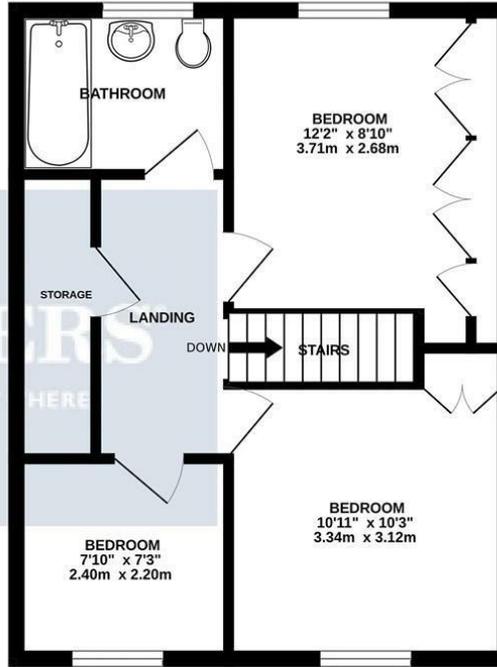




GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

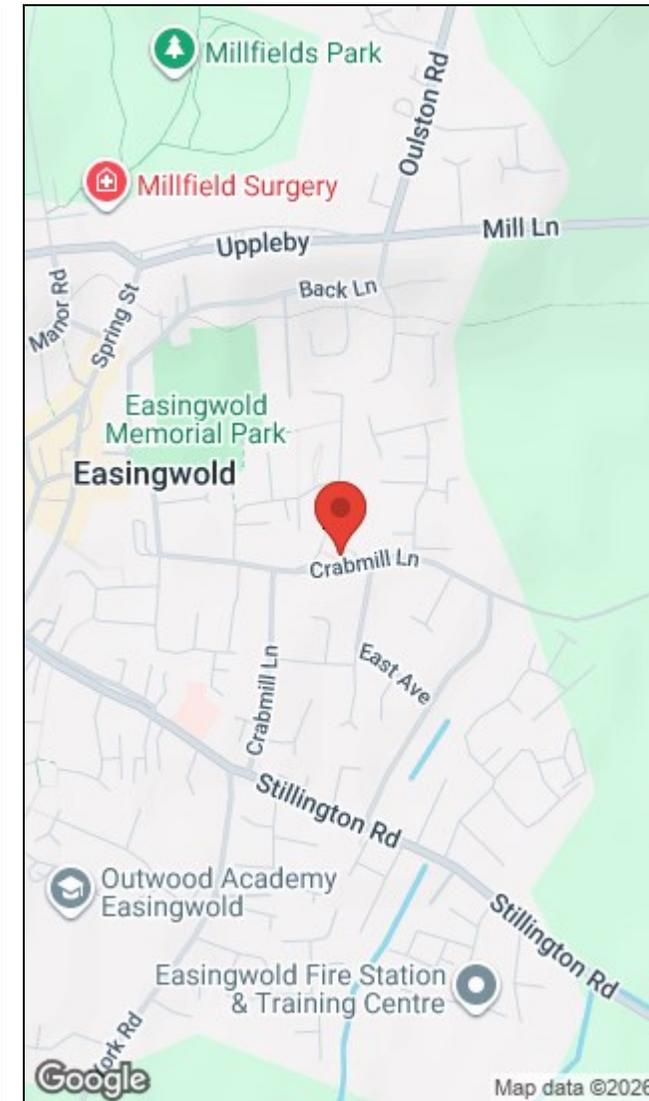


1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(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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