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Lavender Way, Easingwold, York

Guide Price £260,000

Available to purchase is this well presented three bedroom townhouse set over three floors which is situated in the popular market town of Easingwold.

The ground floor offers a welcoming living room, a modern and well-equipped kitchen, and a convenient cloakroom. On the first floor, you'll find two bedrooms and a family bathroom, while the second floor is dedicated to a generous third bedroom.

Outside, the property features a low-maintenance front garden and a private, enclosed rear garden that is fully paved—ideal for outdoor entertaining. A standout feature is the detached garden studio/bar, perfect for use as a home office, gym, or leisure space. The property also benefits from two allocated parking spaces. EPC Rating: B Council Tax Band: C

- | | | |
|---|-----------------------------|------------------------------|
| ■ Three Bedroom Townhouse Set Over Three Floors | ■ Well Presented Throughout | ■ Downstairs Cloakroom |
| ■ Front & Rear Gardens | ■ Garden Studio / Bar | ■ 2 Allocated Parking Spaces |
| ■ EPC Rating B | ■ Council Tax Band C | |

Property Description

On entering the property through the front door you are welcomed into the living room. The living room has television & telephone points, a window to the front elevation, a central heating radiator and access to a useful storage cupboard. There is also a door providing access into the inner hall.

The inner hall has doors to the living room, kitchen and downstairs cloakroom. There is also the stairs to the first floor. The downstairs cloakroom is fitted with a pedestal hand wash basin and a toilet. There is also a central heating radiator.

The contemporary breakfast kitchen is situated to the rear of the property and has glazed French door and a window providing views and access into the enclosed rear garden. The kitchen is fitted with a range of base and wall units, worktops with a composite sink with a mixer tap, an integrated ceramic hob and built in oven and space and plumbing for a fridge freezer, washing machine and a dishwasher. There is also a central heated radiator.

To the first floor the landing provides access to two bedrooms and a bathroom. One bedroom is located to the front elevation and the other to the rear elevation, both bedrooms have a window and a central heated radiator. Completing the first floor is the bathroom which is fitted with a bath with a shower over and a glass shower screen, a pedestal hand wash basin and a toilet. There is also a central heating radiator and an opaque window to the side elevation.

There is a further staircase from the first floor landing providing access to the second floor. To the second floor, there is access to a storage cupboard and the main bedroom. The main bedroom has three skylight windows, a central heating radiator and access to a large storage cupboard.

Externally, the property features a low-maintenance front garden and a private, enclosed rear garden that is fully paved—ideal for outdoor entertaining. A standout feature is the detached garden studio/bar, perfect for use as a home office, gym, or leisure space. The property also benefits from two allocated parking spaces.

Additional Information

- Tenure: Freehold.
- Council Tax Band: C
- EPC Rating: B
- Double Glazed Windows
- Gas Central Heating
- Estate Charge: £214 per annum

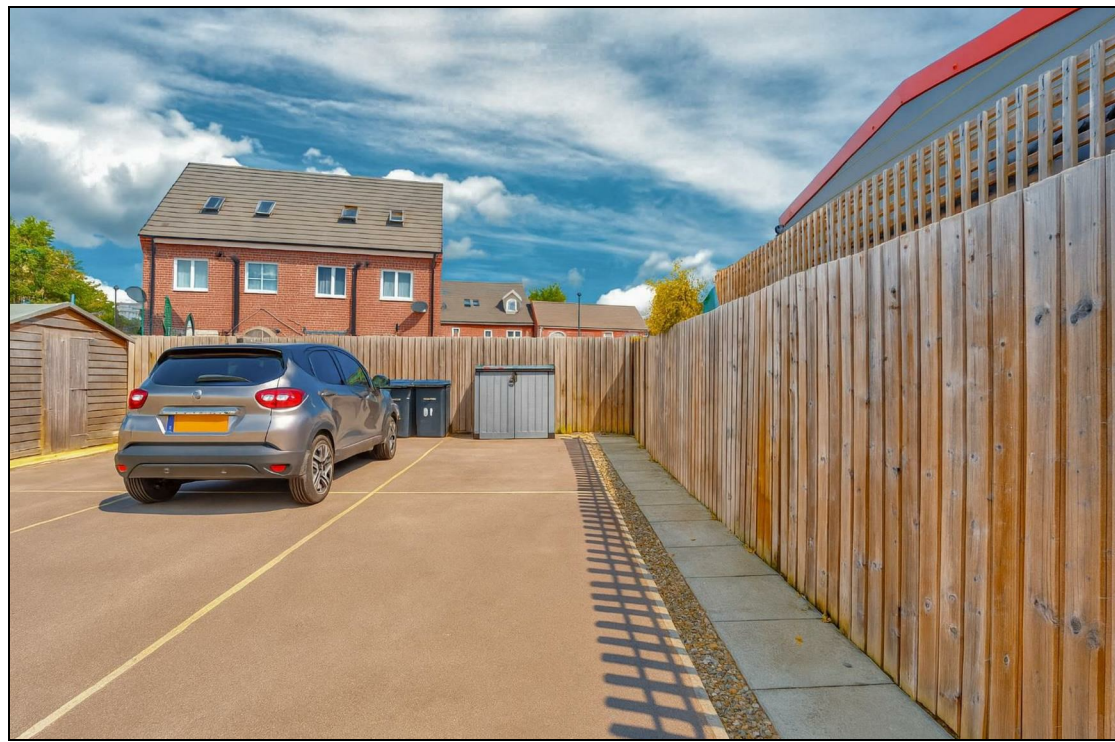
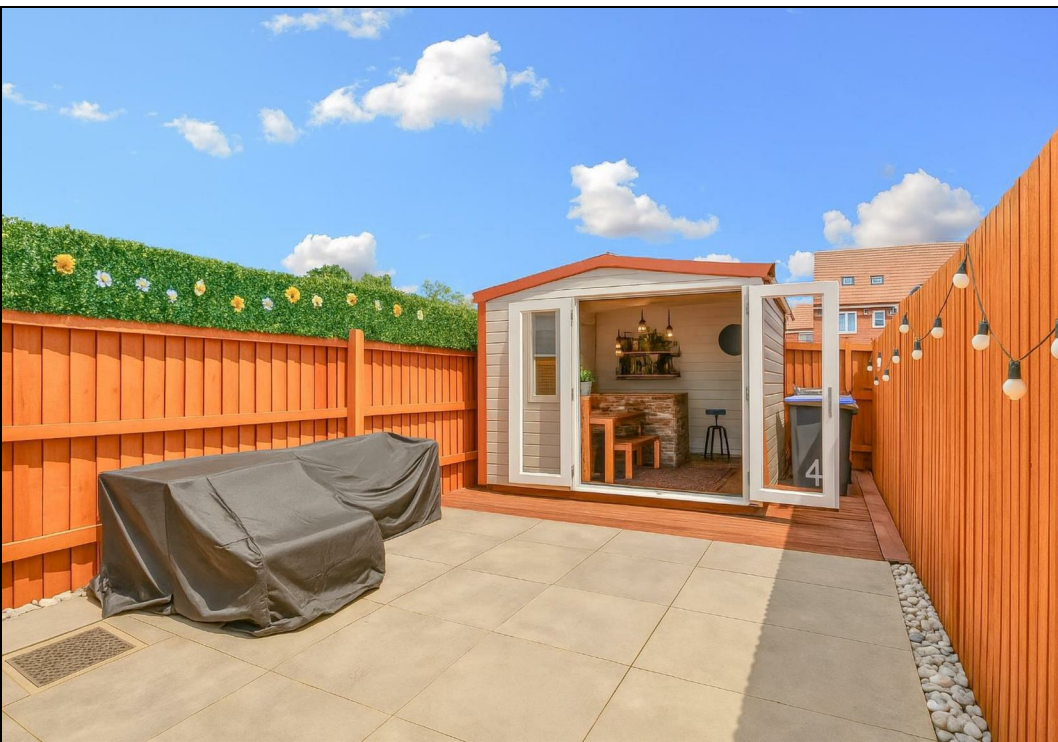
Disclaimer.

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.







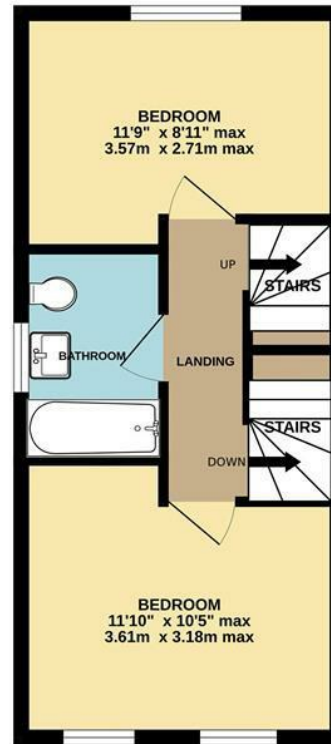
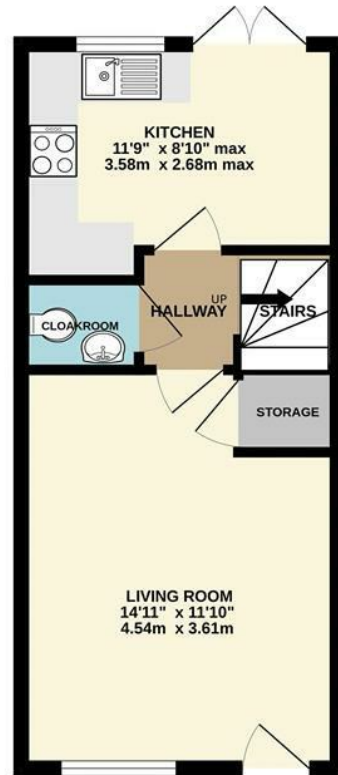


EXTERNAL
0 sq.ft. (0.0 sq.m.) approx.

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.

2ND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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Market Place, Easingwold, York, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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