



**HUNTERS®**  
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3 2 2 D



Situated on one of the most sought after streets in the popular market town of Easingwold and within close proximity to its amenities this three bedroom end of terrace property is offered with NO ONWARD CHAIN. Benefiting from gas fired central heating it comprises: hallway, lounge, dining room, kitchen, to the first floor are two bedrooms and a bathroom and on the second floor is a bedroom with an en-suite bathroom. To the rear of the property is a communal garden (shared with three neighbouring properties) which is walled and laid mainly to lawn with borders of mature shrubs. Council Tax Band C and EPC rating D. Apply Easingwold Office on 01347 823535.

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- EPC RATING D
- END OF TERRACE
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- COMMUNAL GARDEN
- CLOSE TO AMENITIES

## HALLWAY

Accessed via timber front door with glazed panel above, stairs to first floor

## LOUNGE

Bay window to front aspect, stripped wooden floor, fireplace with inset electric fire, radiator

## DINING ROOM

Fitted cupboards, window to rear aspect, tiled floor, feature cast iron fireplace with tiled inlay and inset coal effect gas fire, radiator

## KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, electric cooker, plumbing for dishwasher, window to rear aspect, part glazed door to side aspect

## FIRST FLOOR LANDING

Stairs to second floor, radiator, stripped wooden flooring

## BEDROOM ONE

Window to front aspect, fitted wardrobe, stripped wooden flooring, radiator

## BEDROOM TWO

Window to rear aspect, fitted shelving, radiator

## BATHROOM

Suite comprising panelled bath with mains shower over, low flush wc, pedestal wash basin, ladder style radiator, storage area with plumbing for washing machine, window to rear aspect, recessed ceiling lights

## SECOND FLOOR

### BEDROOM THREE

Wood effect flooring, velux windows x 2, exposed beams, eaves storage, radiator

## EN-SUITE BATHROOM

Panelled bath with shower attachment to taps, low flush wc, vanity unit with inset wash basin, velux window, extractor fan

## OUTSIDE

To the rear of the property is a communal garden (shared with 3 neighbouring properties). It is walled and laid mainly to lawn with borders of mature shrubs. There is also a decked seating area . The property comes with 2 outbuildings, one of which has power and light laid on.

## 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.











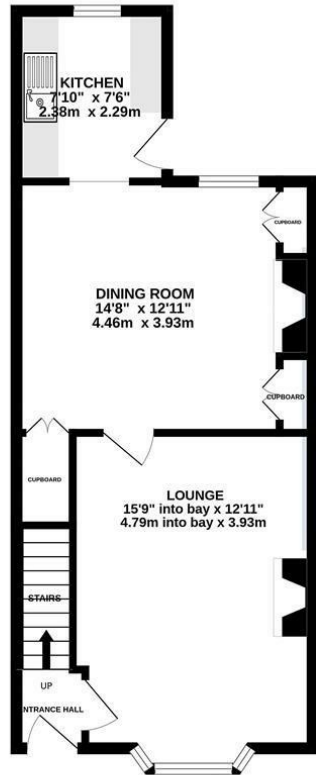




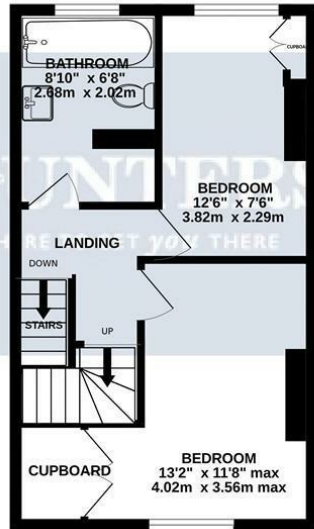




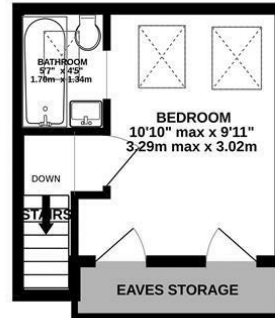
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

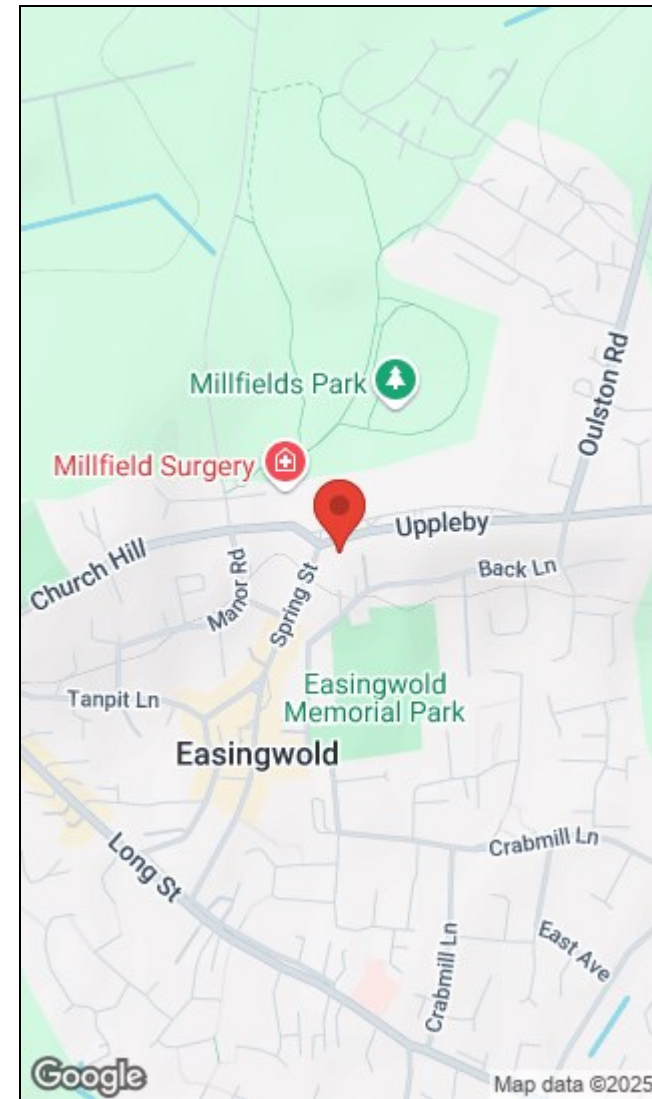


2ND FLOOR  
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.9 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>82</b>			
		<b>57</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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