



**HUNTERS**<sup>®</sup>  
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# Thirsk Road, Easingwold, York YO61 3HJ

Guide Price £325,000

**Situated in the popular market town of Easingwold this two bedroom detached bungalow has been totally renovated by the current owners and is sure to appeal to a number of buyers. Offered with NO ONWARD CHAIN it comprises: porch, hallway, lounge/diner, kitchen, conservatory, two bedrooms and a bathroom. Outside are gardens to three sides and a single garage. EPC rating E and Council Tax Band D. Apply Easingwold Office on 01347 823535.**

- DETACHED BUNGALOW
- POPULAR MARKET TOWN
- COUNCIL TAX BAND D
- TWO BEDROOMS
- NO ONWARD CHAIN
- TOTALLY RENOVATED
- EPC RATING E

## **PORCH**

Accessed via fully glazed door, composite door to hallway

## **HALLWAY**

Airing cupboard, electric radiator. Access to loft which is insulated and partially boarded

## **LOUNGE/DINER**

Windows to front and side aspects, electric fire, part glazed door to conservatory, opening to kitchen, electric radiator

## **KITCHEN**

Newly fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, integrated electric double oven, hob and overhead extractor, integrated fridge freezer, dishwasher and washing machine, window to rear aspect, opening to lounge/diner

## **CONSERVATORY**

Accessed via part glazed door from lounge/diner, fully glazed door to rear aspect

## **BEDROOM ONE**

Window to front aspect, electric radiator, fitted cupboard

## **BEDROOM TWO**

Window to rear aspect, electric radiator

## **BATHROOM**

Recently fitted suite to include panelled bath with mains shower over, fitted screen, low flush wc, vanity unit with inset wash basin, ladder style radiator, tiled floor, fully tiled walls, opaque window

## **OUTSIDE**

There are gardens to three sides which are laid to lawn and paved patio areas. There is also a greenhouse.

## **GARAGE**

A driveway with room for off street parking leads to a single garage with electric door, power and light laid on and a personnel access door to/from the garden.

## **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.







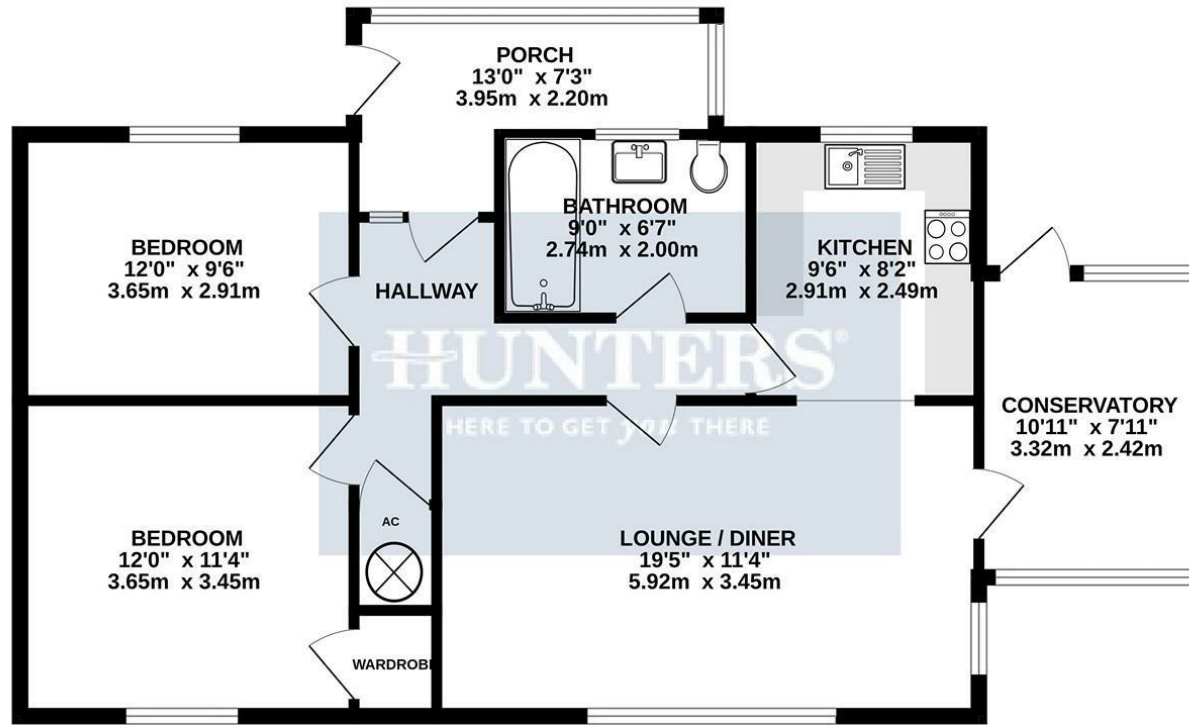






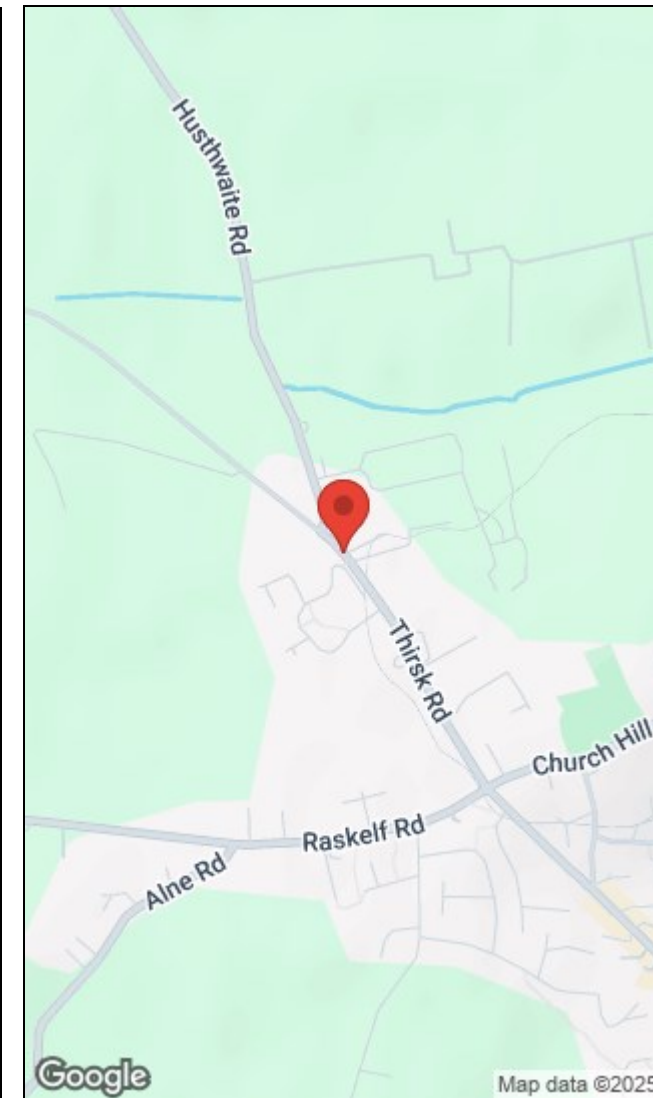
# GROUND FLOOR

857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>	<b>50</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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