



HUNTERS[®]
HERE TO GET *you* THERE

 3  2  2  D

Church Hill, Easingwold, York

Guide Price £575,000



Situated in close proximity to the centre of the popular market town of Easingwold this three bedroom detached bungalow offers space and versatility and is sure to create a great deal of interest. Benefiting from extensive double glazing and oil fired central heating it briefly comprises: hallway, lounge, dining room, kitchen, utility room, main bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside are gardens to three sides and an attached double garage. Council Tax Band F and EPC rating D. A viewing is highly recommended to appreciate this lovely property. 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.

HALLWAY

Wood effect flooring, cloaks cupboard, radiator, recessed ceiling lights, storage cupboard, additional cupboard housing central heating boiler (new boiler fitted in 2026)

LOUNGE

Windows x 3 to rear aspect, feature marble fireplace with inset cast iron electric stove, wood effect flooring, radiator

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 and induction hob, with extractor hood, integrated fridge freezer, wood effect flooring, recessed ceiling lights, window to side aspect

UTILITY ROOM

Fitted with base units with matching work surfaces, inset single drainer sink unit, plumbing for washing machine and dishwasher, window to side aspect, wood effect flooring, radiator, part glazed door to front aspect

DINING ROOM

Fully glazed sliding doors to garden, radiator, window to rear aspect, wood effect flooring

BEDROOM ONE

Fitted wardrobes, wood effect flooring, window to side aspect, radiator, recessed ceiling lights

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, radiator, recessed ceiling lights, extractor fan

BEDROOM TWO

Fitted wardrobes, window to rear aspect, radiator, wood effect flooring

BEDROOM THREE

Window to front aspect, radiator, wood effect flooring

SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, airing cupboard, wood effect flooring, opaque window, radiator

OUTSIDE

There are gardens to three sides of the property laid mainly to lawn with borders of shrubs and trees. At the rear of the property steps lead up to a raised patio/seating area (south facing).

DRIVEWAY & GARAGE

A driveway with ample room for off street parking leads to a double garage. This has an electric door, power and light laid on, a window to the rear and a personnel access door to/from the garden.

AGENTS NOTE

We are advised by the vendors that the property is of timber framed construction

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.



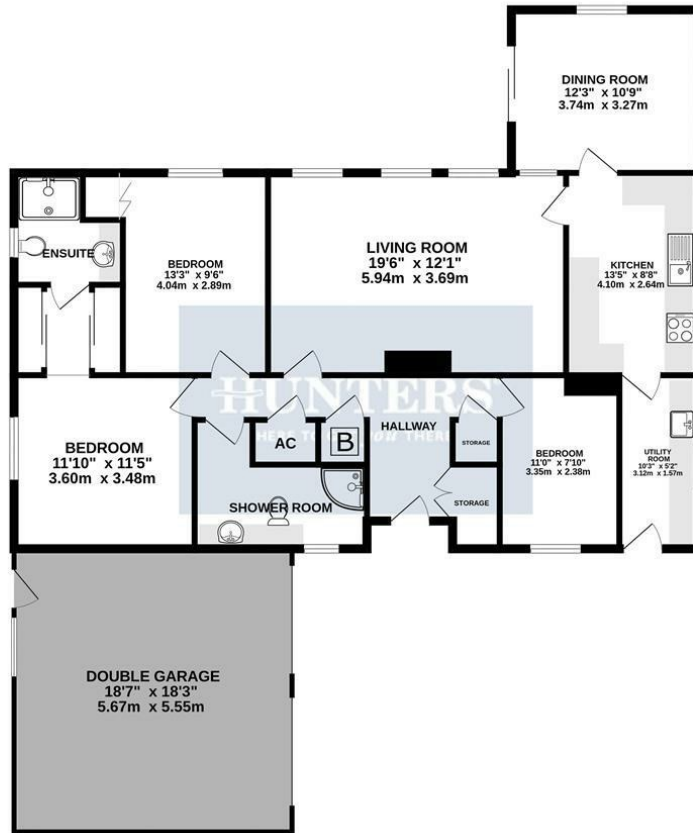






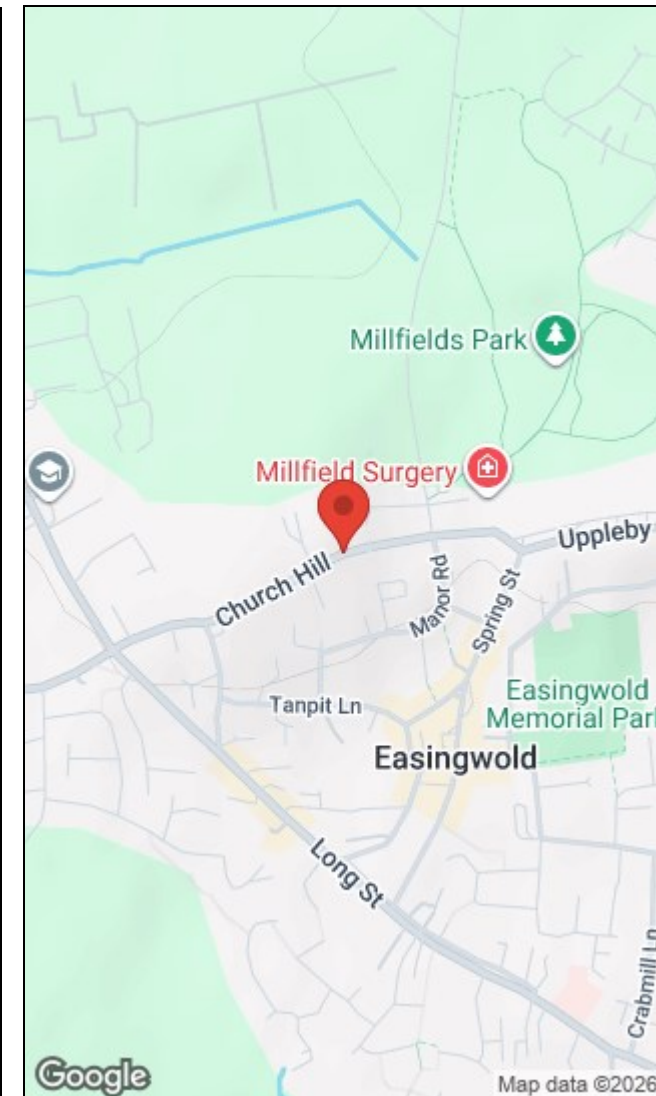


GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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.
Made with Metropix ©2025



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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.