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Church Hill, Easingwold, York

Guide Price £650,000

Situated within close proximity to the amenities of the popular market town of Easingwold this four bedroom detached family home offers space and versatility. Benefiting from gas fired central heating and extensive double glazing it briefly comprises: hallway, wc, lounge, dining room/snug/office and dining kitchen. To the first floor is the main bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside there are gardens surrounding the property and there is a driveway and a double garage. EPC rating D and Council Band G. 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

Accessed via part glazed Upvc front door, oak floor, window to side aspect, radiator, stairs to first floor, understairs storage cupboard, cloaks cupboard

WC

Low flush wc, vanity unit with inset wash basin, ladder style radiator, opaque window to front aspect

LOUNGE

Stone fireplace with feature remote control gas fire, bay window to front aspect, radiators x 2, fully glazed sliding doors to rear garden

DINING ROOM/SNUG/STUDY

Window to front aspect, radiator

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, integrated appliances to include electric double oven, induction hob and extractor hood, fridge/freezer and dishwasher. Windows x 2 to rear aspect, fully glazed double doors to rear aspect, vertical radiator, recessed ceiling lights, door to garage

FIRST FLOOR LANDING

Loft access point with drop down ladder (part boarded), radiator, cupboard housing hot water system

BEDROOM ONE

Fitted wardrobes, window to front aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, wood effect flooring, opaque window to rear aspect, ladder style radiator, recessed ceiling lights

BEDROOM TWO

Fitted wardrobes, window to rear aspect, radiator

BEDROOM THREE

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

BEDROOM FOUR

Window to front aspect, radiator

FAMILY BATHROOM

Suite comprising panelled bath with mains shower over, fitted shower screen, low flush wc, vanity unit with inset wash basin, opaque window to rear aspect, recessed ceiling lights, ladder style radiator

OUTSIDE

There are gardens surrounding the property. To the front the garden is enclosed by a dwarf wall and is laid mainly to lawn. There is pedestrian access to one side where there is a paved patio area. The other side has a shed and an additional paved area. The rear garden is walled and is laid mainly to lawn with borders of shrubs and trees. There are two paved patio areas.

GARAGE & PARKING

Double timber electric gates lead to a driveway with ample room for off street parking. This in turn leads to a double garage with electric doors. The garage has power and light laid on. There are a range of base and wall mounted units with matching work surface, inset sink unit, plumbing for washing machine and space for tumble dryer, wall mounted central heating boiler, windows x 2, personnel access door to/from the kitchen/diner.

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.









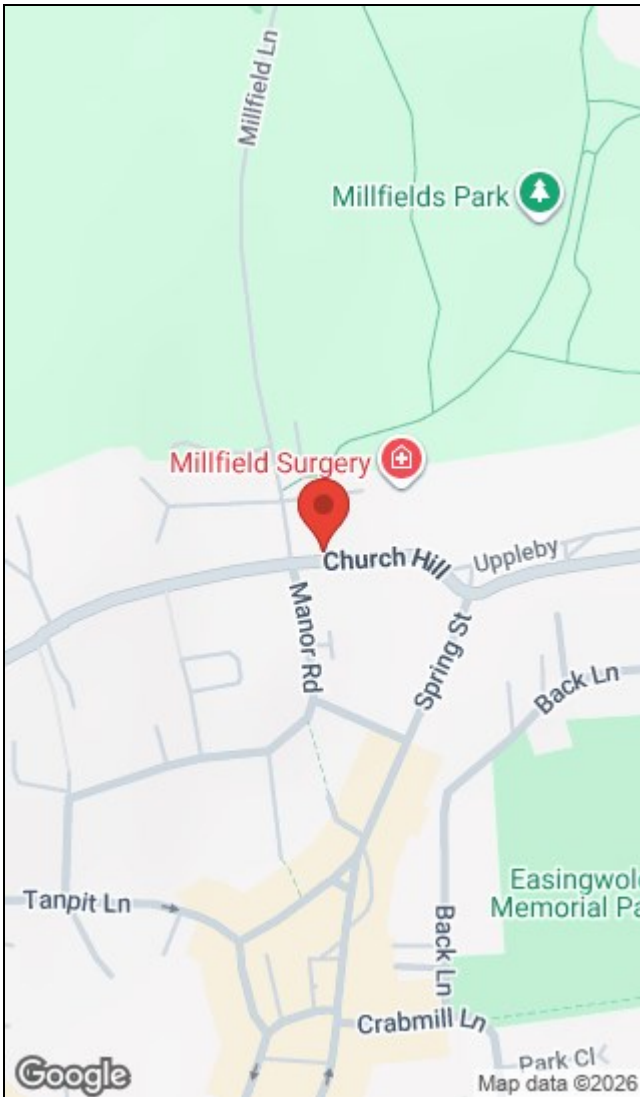
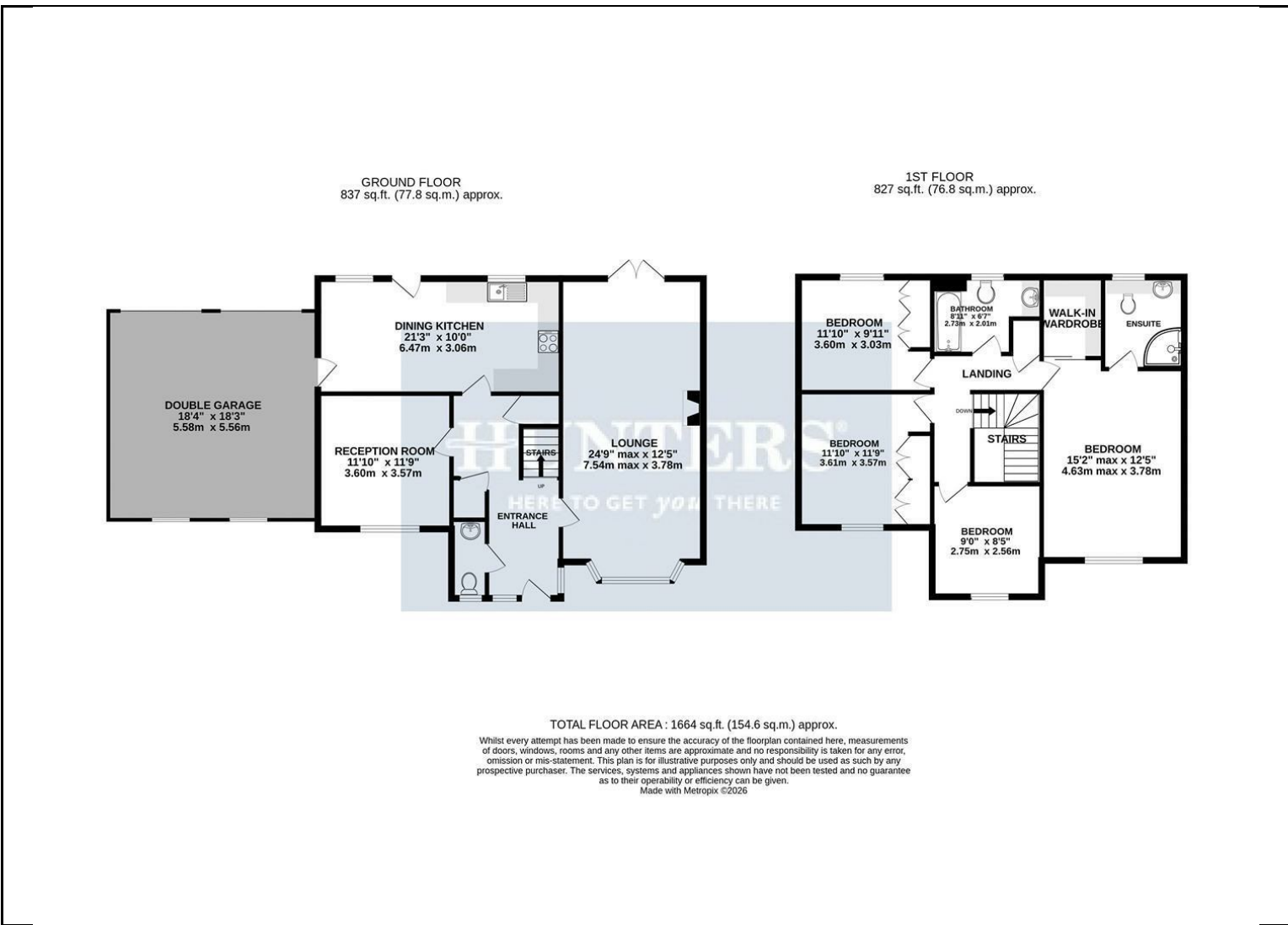








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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