



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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**This two bedroomed end terraced cottage built by renowned local builder Daniel Gath Homes is situated in close proximity of all this popular market town has to offer and is sure to appeal. Briefly comprising: entrance lobby, lounge, inner hallway, dining kitchen, wc, two bedrooms and a bathroom. There is an enclosed rear garden and allocated parking for two vehicles. Benefiting from gas fired central heating and extensive double glazing it is offered with NO ONWARD CHAIN. A viewing is highly recommended to appreciate this lovely property. EPC rating B. and Council Tax Band C. Apply Easingwold Office on 01347 823535.**

- **END OF TERRACE**
- **PARKING**
- **COUNCIL TAX BAND C**
- **TWO BEDROOMS**
- **NO ONWARD CHAIN**
- **CLOSE TO MARKET SQUARE**
- **EPC RATING B**

## **ENTRANCE LOBBY**

Accessed via composite front door, radiator, wood laminate flooring

## **LOUNGE**

Window to front aspect, radiator, understairs storage cupboard

## **INNER HALLWAY**

Stairs to first floor

## **DINING KITCHEN**

Fitted with a range of base and overhead units with matching granite work surfaces, inset sink unit, integrated electric oven, gas hob and overhead extractor, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, wall mounted cupboard housing central heating boiler, wood laminate flooring, recessed ceiling lights, window to rear aspect, part glazed door to rear aspect

## **WC**

Low flush wc, feature wall mounted sink unit, wood laminate flooring, extractor fan

## **FIRST FLOOR LANDING**

Radiator, fitted cupboard, loft access point

## **BEDROOM ONE**

Window to rear aspect, radiator

## **BEDROOM TWO**

Window to front aspect, radiator

## **BATHROOM**

Suite comprising panelled bath with mains shower over, fitted screen, low flush wc, tiled floor. part tiled walls, recessed ceiling lights, extractor fan

## **OUTSIDE**

There is a small gravelled area to the front of the property. Pedestrian access down the side leads to the rear garden which is enclosed has a paved patio area and borders of shrubs and bushes.

## **PARKING**

There are two allocated parking spaces to the front of the property.

## **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.



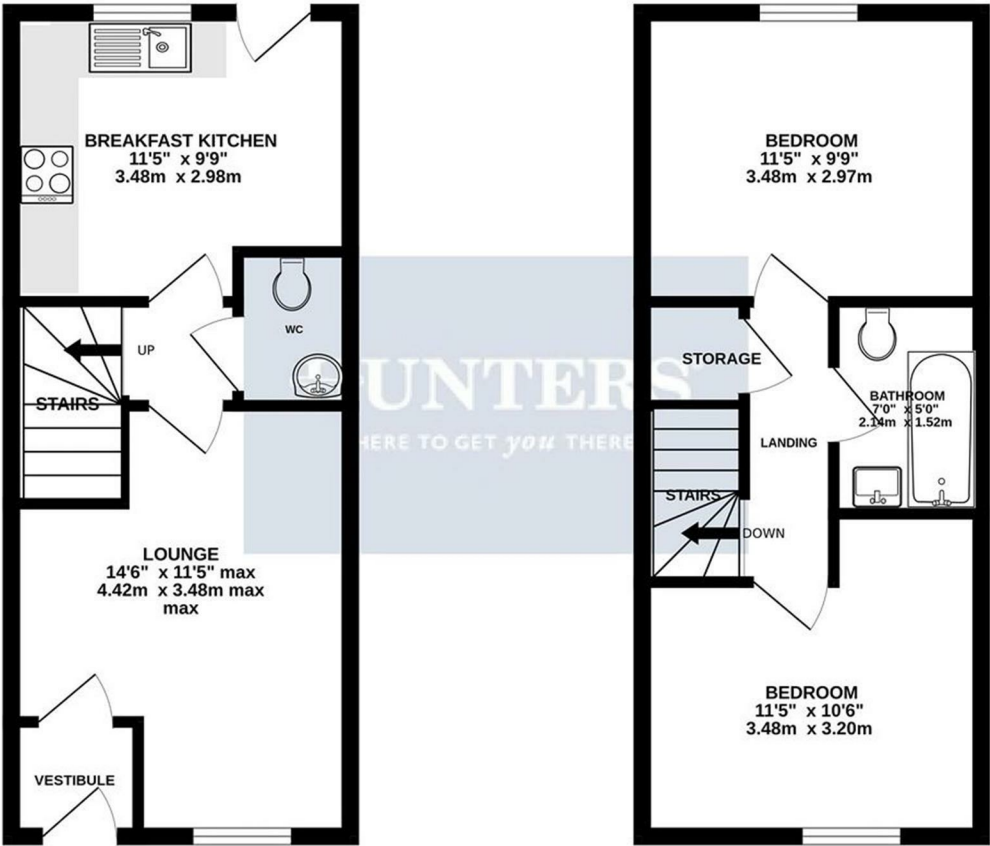






GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>82</b>	<b>96</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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