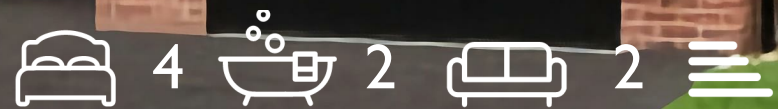




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Partridge Road, Easingwold, York

Price £484,995

DUE FOR COMPLETION SUMMER 2024. Situated on the Tilia Development (Hambleton Chase) located in the popular market town of Easingwold this brand new 4 bedroom detached family home is sure to appeal Briefly comprising: hallway, kitchen/diner, lounge, utility room and wc. To the first floor is a master bedroom with en-suite shower room, 3 further bedrooms and a bathroom. There is an enclosed garden to the rear and a single integrated garage. EPC exempt (property not built yet) and Council Tax Band to follow. Apply Easingwold Office on 01347 823535.

- DETACHED HOUSE
- 10 YEAR WARRANTY
- COUNCIL TAX BAND TO FOLLOW
- FOUR BEDROOMS
- EN-SUITE FACILITIES
- COMPLETES SUMMER 2024
- EPC RATING EXEMPT (not built yet)

HALLWAY

LOUNGE

DINING KITCHEN

UTILITY ROOM

WC

FIRST FLOOR LANDING

MASTER BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

INTEGRAL GARAGE

AGENTS NOTE

A couple of photos are CGI's provided by Tilia Homes

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.

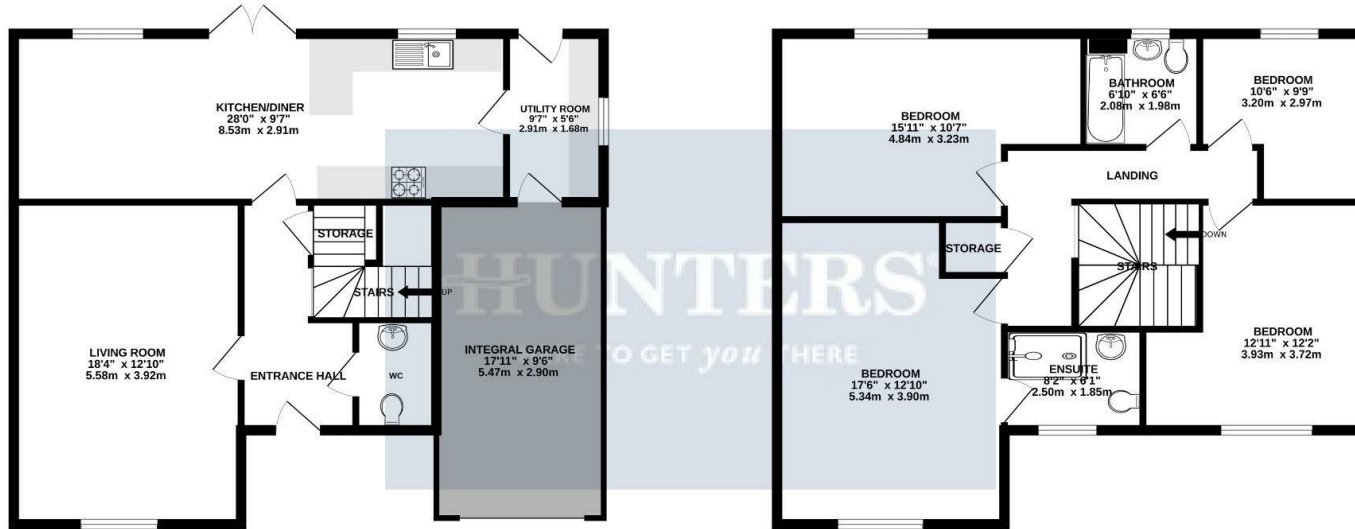






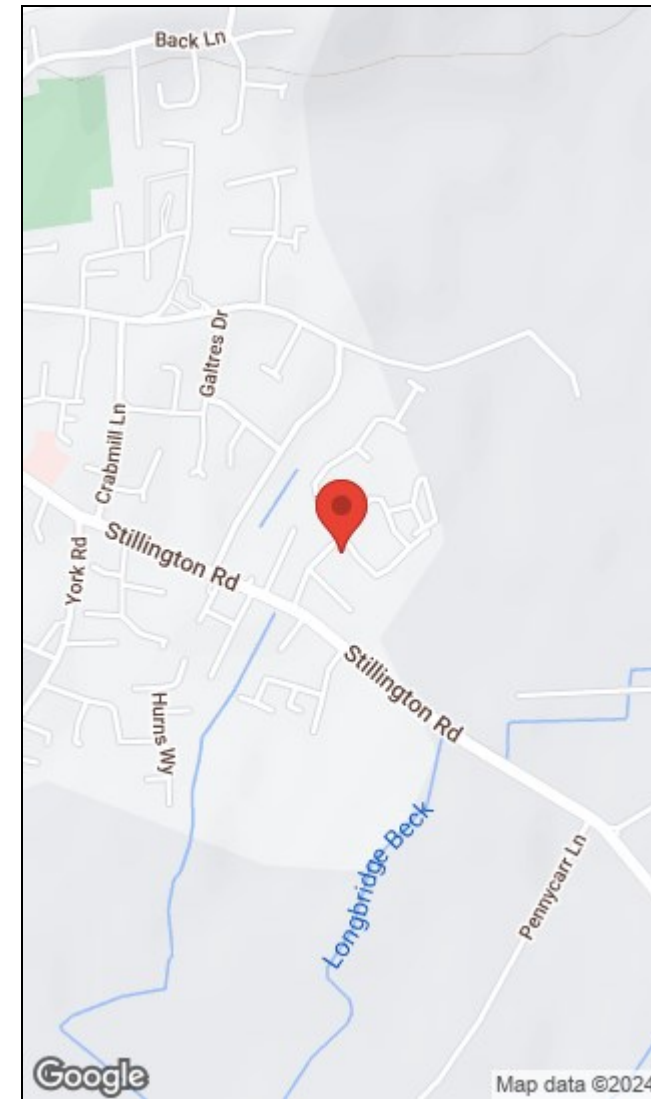
GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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>		
(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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