



**HUNTERS**<sup>®</sup>

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# Wilkinsons Court, Easingwold, York

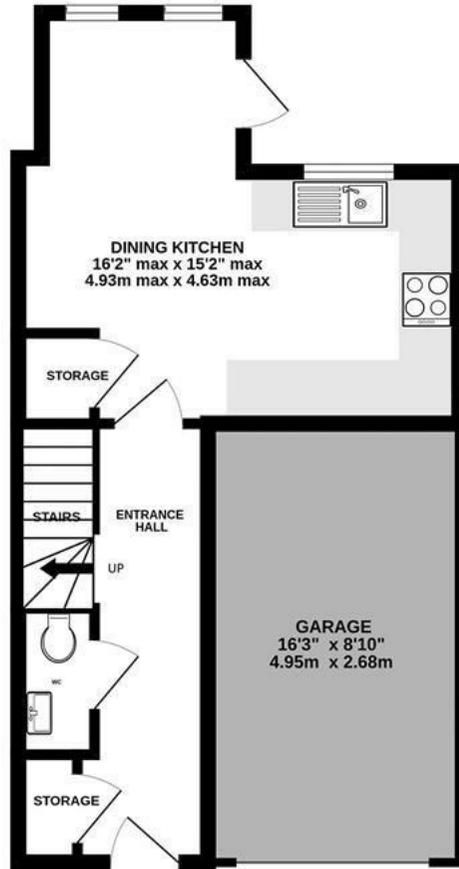
Guide Price £275,000

**Situated in a quiet cul de sac position within the popular market town of Easingwold this three bedroom townhouse situated over three floors is sure to appeal. Offered with NO ONWARD CHAIN it comprises: hallway, wc, dining kitchen, to the first floor is the lounge, bedroom two and a bathroom. The second floor has the master bedroom with en-suite shower room and bedroom three. There is an enclosed garden at the rear and to the front is room for off street parking and there is a single garage. The property benefits from electric heating and extensive double glazing and has an EPC rating D and Council Tax Band D. Apply Easingwold Office on 01347 823535.**

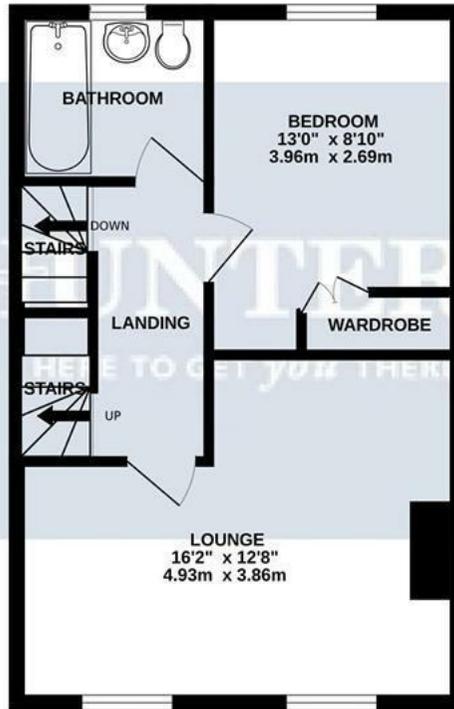
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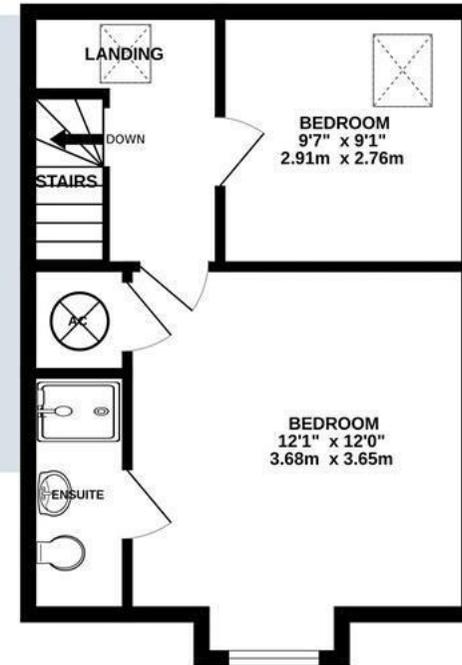
GROUND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 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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## **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**

Cloaks cupboard, wood effect flooring, electric storage heater, stairs to first floor

## **WC**

Low flush wc, pedestal wash basin, extractor fan heated towel rail

## **DINING KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset stainless steel single drainer sink unit, integrated appliances to include, electric oven, hob and extractor hood, fridge, freezer, washing machine and dishwasher. Windows x 3 to rear aspect, part glazed door to rear garden, electric storage heater, tiled floor

## **FIRST FLOOR LANDING**

Stairs to second floor

## **LOUNGE**

Windows x 2 to front aspect, 2 x electric storage heaters

## **BEDROOM TWO**

Window to rear aspect, electric storage heater

## **BATHROOM**

Panelled bath with overhead shower attachment to tap, pedestal wash basin, low flush wc, opaque window to rear aspect, heated towel rail

## **SECOND FLOOR LANDING**

Velux window

## **BEDROOM ONE**

Wood effect flooring, window to front aspect, airing cupboard, loft access point, electric storage heater

## **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, tiled floor, extractor fan

## **BEDROOM THREE**

Wood laminate flooring, velux window, electric wall heater

## **OUTSIDE**

To the front of the property is a small gravelled area, a path down the side of the property leads to the enclosed rear garden. This is laid mainly to lawn with borders of shrubs and there is a stone patio area.

## **GARAGE AND PARKING**

There is a driveway with room for off street parking leading to a single garage. This has power and light laid on.

## **AGENTS NOTE**

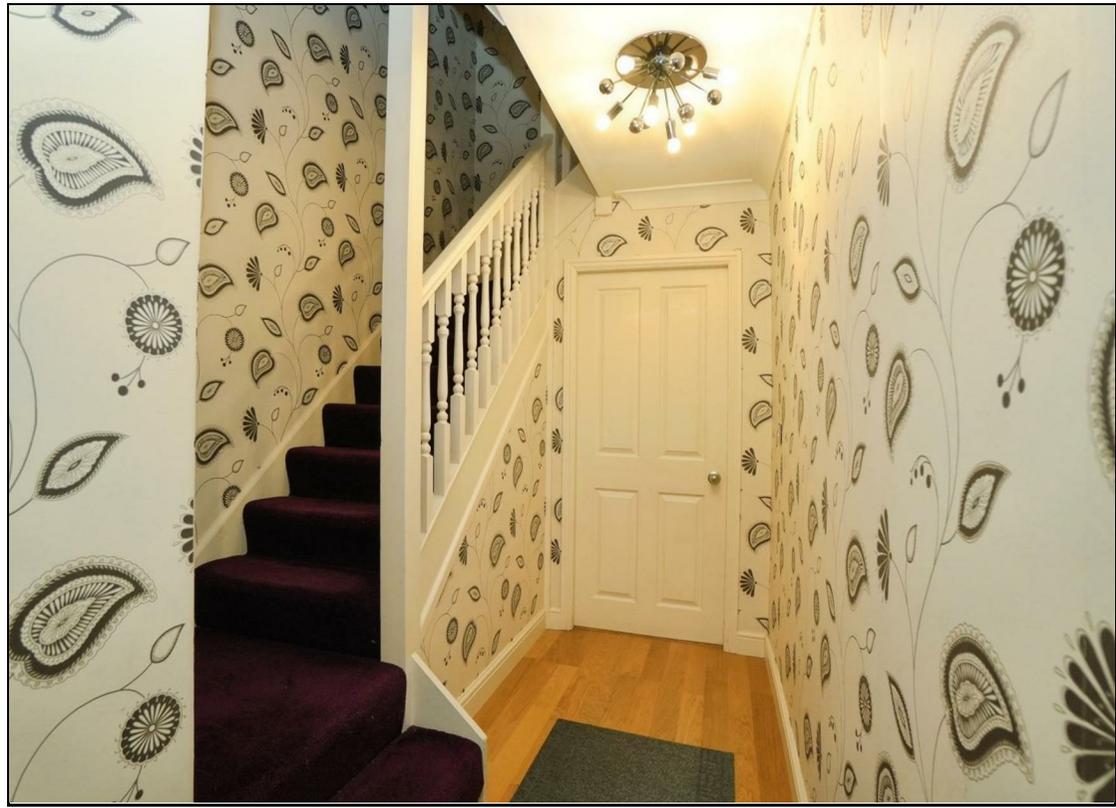
Please be advised that the photos used in these details are stock photos

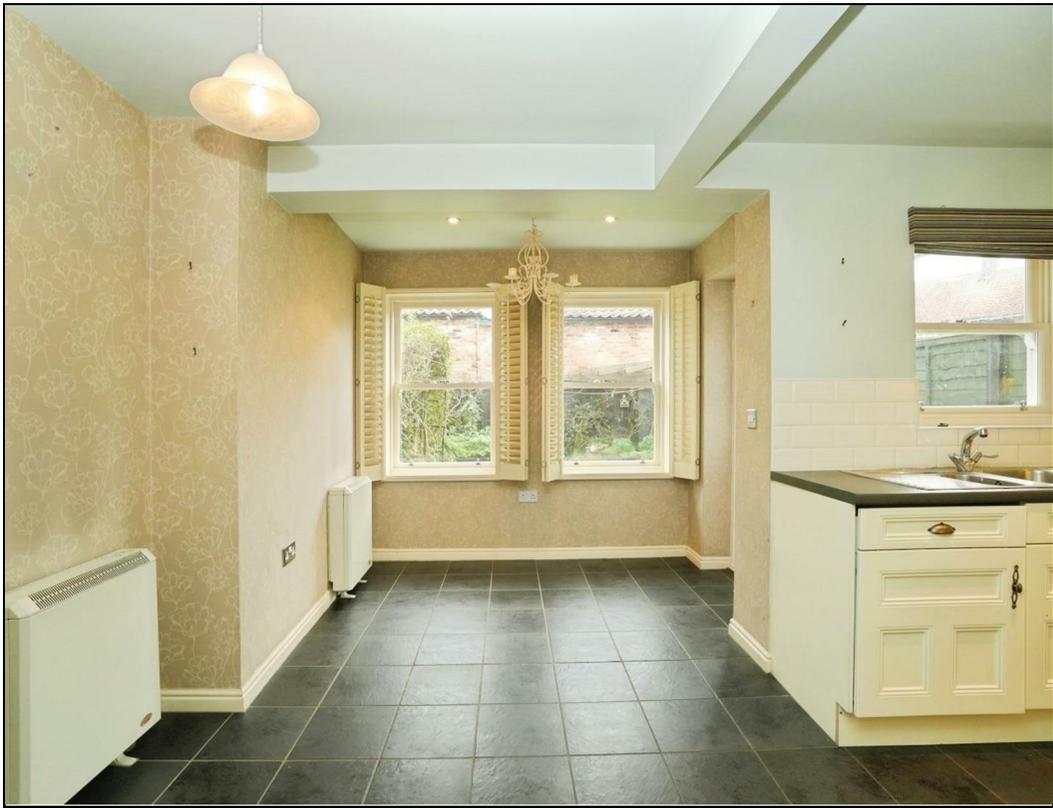
## **ANTI MONEY LAUNDERING REGULATIONS**

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**

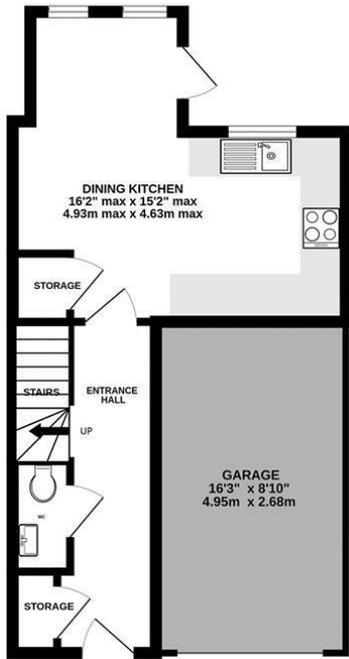
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



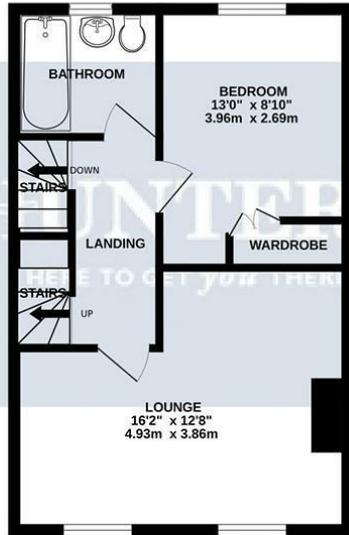




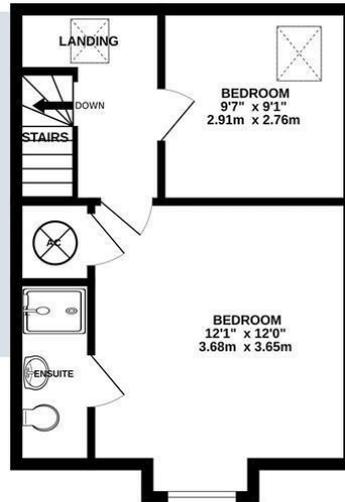
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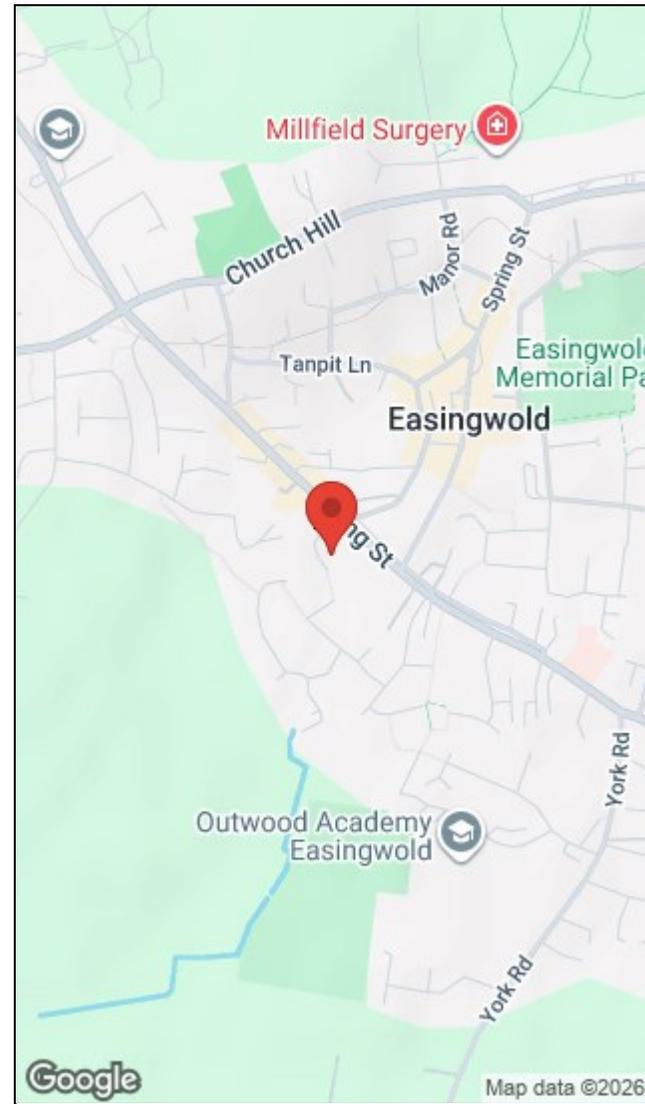


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>65</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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