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# Wilkinsons Court, Easingwold, YO61 3GH

Guide Price £159,950

Located near the heart of the popular market town of Easingwold is this well-presented two-bedroom second-floor apartment. The property features electric heating and double-glazed windows and includes a hallway with a storage cupboard and an airing cupboard, a spacious lounge/diner, a fully equipped kitchen with appliances, two bedrooms, and a bathroom. Additional benefits include an allocated parking space and outdoor storage. EPC Rating: C. Council Tax Band: C

- TOP FLOOR APARTMENT
- ALLOCATED PARKING
- EPC RATING C
- TWO BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- OUTDOOR STORAGE SHED
- COUNCIL TAX BAND C

## PROPERTY DESCRIPTION

On entering the building from the ground floor, you are welcomed into a communal entrance hall where there are stairs to the first and second floors. All apartments have individual post boxes and there is an intercom system in place. 46 Wilkinsons Court is situated on the second floor. There is a timber entrance door into the apartment. On entering the apartment there is a hallway which provides access to the living/dining room, a kitchen, two bedrooms, a bathroom, an airing cupboard and an additional storage cupboard, there is also access to the loft via a ceiling hatch.

The living/dining room is a generous size and can accommodate both living and dining furniture if required. There are tv and telephone points and a window to the rear elevation.

The kitchen is well equipped with a range of wall and base units, worktops, a stainless steel sink with a mixer tap, a range of integrated appliances (dishwasher, washing machine, fridge freezer, electric ceramic hob, electric oven and grill) and a window to the rear elevation.

Both of the bedrooms have windows to the front elevation, the main bedroom is a generous double room and the second is a smaller double.

The bathroom comprises a white suite including a bath with a shower over and a glass shower screen, a pedestal hand wash basin, a toilet, a heated towel rail and a window to the rear elevation.

Externally, this property has an allocated parking space and a shared lockable store for bikes etc... There is also visitor parking close by.

## ADDITIONAL INFORMATION

- Tenure: Leasehold
- Heating: Electric
- Double Glazed Windows
- Council Tax Band: C (North Yorkshire Council)
- EPC Rating: C

## LEASEHOLD INFORMATION

We are advised by the current owners that there are approximately 103 years left on the original 125 year lease and that the current service charge payable is £1748.22 a year (Adair Paxton are the Management Company)

## 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.

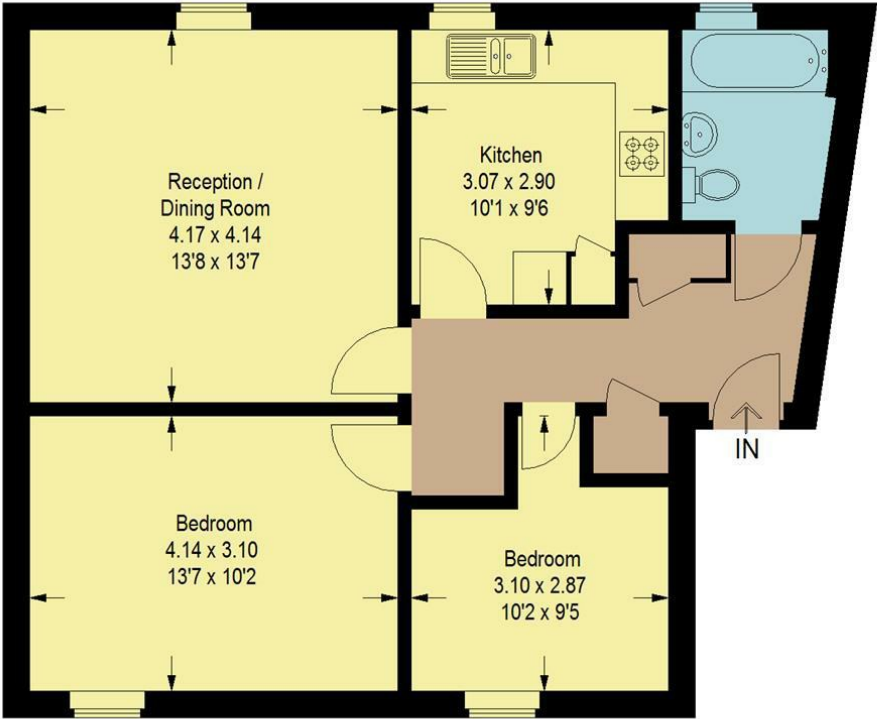






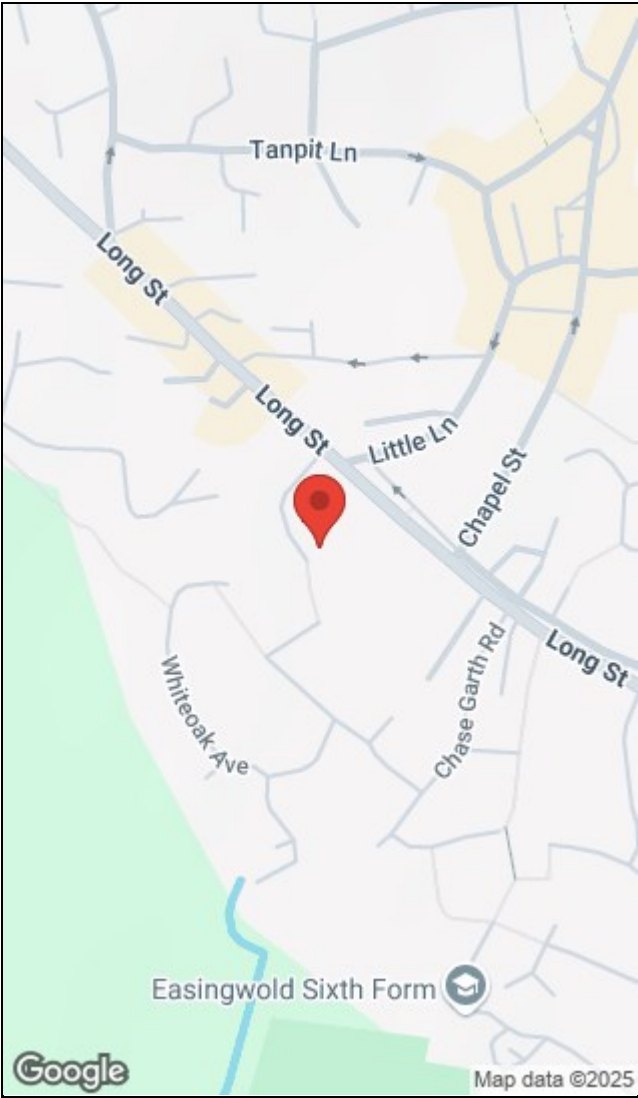
# Wilkinsons Court, YO61

Approximate Gross Internal Area  
61.0 sq m / 657 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken  
in the preparation of this plan, please check all dimensions, shapes and  
compass bearings before making any decisions reliant upon them. (ID870469)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
EU Directive 2002/91/EC		
England & Wales		

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