



HUNTERS[®]
HERE TO GET *you* THERE

 3  2  2  D

Situated in the popular market town of Easingwold this well presented three bedroom detached family home is sure to appeal. Originally four bedrooms the property was reconfigured to offer spacious living accommodation. benefiting from gas fired central heating and extensive double glazing it briefly comprises: dining kitchen, lounge, wc. conservatory and to the first floor is the master bedroom with en-suite shower room, two further bedrooms and a shower room. Outside are gardens front and rear and there is a single garage. NO ONWARD CHAIN. EPC rating D and Council Tax Band D. Apply Easingwold office on 01347 823535.

- **THREE BEDROOMS**
- **POPULAR MARKET TOWN**
- **COUNCIL TAX BAND D**
- **DETACHED HOUSE**
- **NO ONWARD CHAIN**
- **EN-SUITE FACILITIES**
- **EPC RATING D**

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, range cooker and extractor hood, integrated fridge freezer, integrated dishwasher and washing machine, windows to front and rear aspects, radiators x 2, stairs to first floor, understairs storage cupboard

LOUNGE

Fireplace with wood surround, marble inlay and hearth and inset coal effect gas fire, windows to front and rear aspects, radiators x 2

WC

Low flush wc, wall mounted wash basin, tiled walls, radiator, extractor fan

REAR LOBBY

Doors to/from conservatory, lounge and wc

CONSERVATORY

Door to rear garden, wall light, ceiling fan

FIRST FLOOR LANDING

Loft access point

BEDROOM ONE

Airing cupboard, 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, radiator, window to rear aspect

BEDROOM TWO

Fitted wardrobes, radiator, window to front aspect

BEDROOM THREE

Window to rear aspect, radiator

SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, heated towel rail, opaque window

OUTSIDE

To the front of the property is a gravelled area with borders of mature shrubs and plants. To the rear is an enclosed garden laid mainly to lawn with raised borders of shrubs and flowers. There is also a patio area and summerhouse.

PARKING

A driveway with room for off street parking leads to a single garage. This has power and light laid on and a window to the side.

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
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.

The floor plan shows a house with a ground floor and a first floor. The ground floor includes a conservatory (14'10" x 8'8"), a lounge (21'8" max x 11'0"), a dining kitchen (21'9" max x 14'1" max), a storage area, and stairs leading up. The first floor includes three bedrooms (Bedroom One: 12'3" x 9'8", Bedroom Two: 12'3" x 11'2", Bedroom Three: 9'9" x 8'9"), an ensuite (9'3" x 7'8"), a shower room, a landing with stairs down, and a wardrobe. The total floor area is 1085 sq.ft. (100.8 sq.m.) approx.

CONSERVATORY
14'10" x 8'8"
4.53m x 2.64m

LOUNGE
21'8" max x 11'0"
6.60m max x 3.35m

DINING KITCHEN
21'9" max x 14'1" max
6.62m max x 4.28m max

STORAGE

STAIRS
UP

ENSUITE
9'3" x 7'8"
2.81m x 2.33m

SHOWER ROOM

BEDROOM ONE
12'3" x 9'8"
3.73m x 2.94m

BEDROOM TWO
12'3" x 11'2"
3.73m x 3.40m

BEDROOM THREE
9'9" x 8'9"
2.75m x 2.66m

LANDING
DOWN

STAIRS

WARDROBE

STORAGE

TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.

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STAIRS

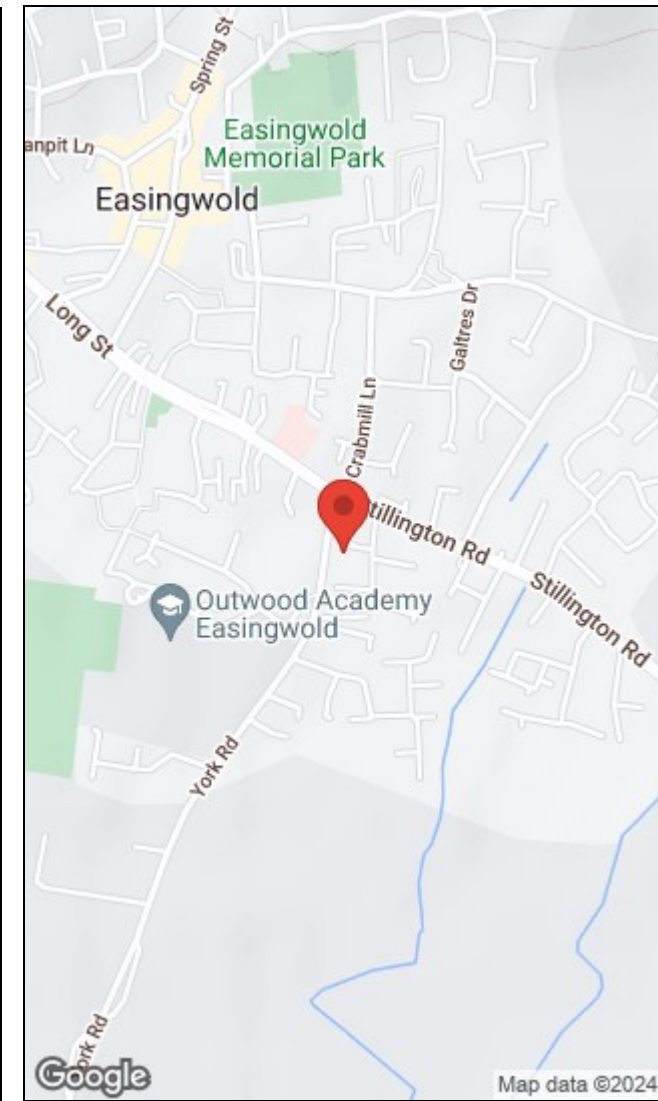
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	67	85	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		



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