



HUNTERS[®]
HERE TO GET *you* THERE

2    D

Situated in the popular market town of Easingwold this 2 bedroom detached bungalow is offered with NO ONWARD CHAIN and is sure to appeal. Benefiting from gas fired central heating and extensive double glazing it comprises: entrance lobby, kitchen, lounge/diner, inner hallway, two bedrooms and a shower room. Outside are gardens front and rear, a driveway and single detached garage. EPC rating D and Council Tax Band D. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS
- GARDENS AND GARAGE
- COUNCIL TAX BAND D
- DETACHED BUNGALOW
- NO ONWARD CHAIN
- POPULAR LOCATION
- EPC RATING D

ENTRANCE LOBBY

Accessed via part glazed Upvc front door, radiator, doors to kitchen and lounge

KITCHEN

Fitted with a range of base and wall mounted units with inset stainless steel sink unit, plumbing for washing machine, space for cooker, window to side aspect, part glazed Upvc door to side aspect

LOUNGE/DINER

Wall mounted log effect gas fire, window to front aspect, radiator

INNER HALLWAY

Loft access point,, airing cupboard with wall mounted central heating boiler

BEDROOM ONE

Fitted wardrobes with fully glazed doors, window to rear aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator

SHOWER ROOM

Walk in shower cubicle with electric shower, low flush wc, pedestal wash basin, radiator, opaque window to side aspect

OUTSIDE

To the front of the property the garden is open plan with gravel interspersed with plants and shrubs. Pedestrian access down each side of the property gives gated access to the enclosed rear garden. This is laid mainly to lawn with borders of shrubs and trees. There are two paved patio areas

GARAGE AND PARKING

A driveway with ample room for off street parking leads to a single detached garage. This has an up and over door and power and light laid on.

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

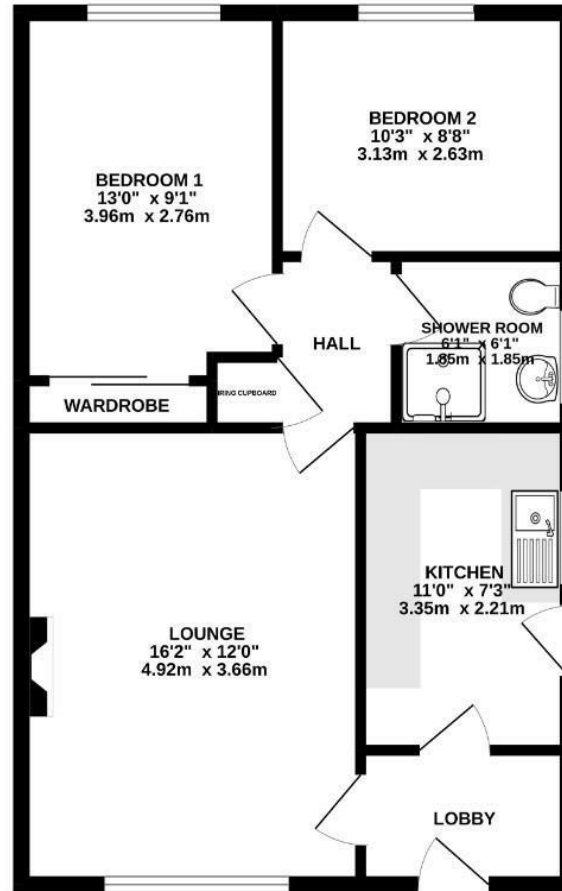
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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







GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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Market Place, Easingwold, York, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

