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12 Craykefields, Easingwold, York, YO61 3QJ

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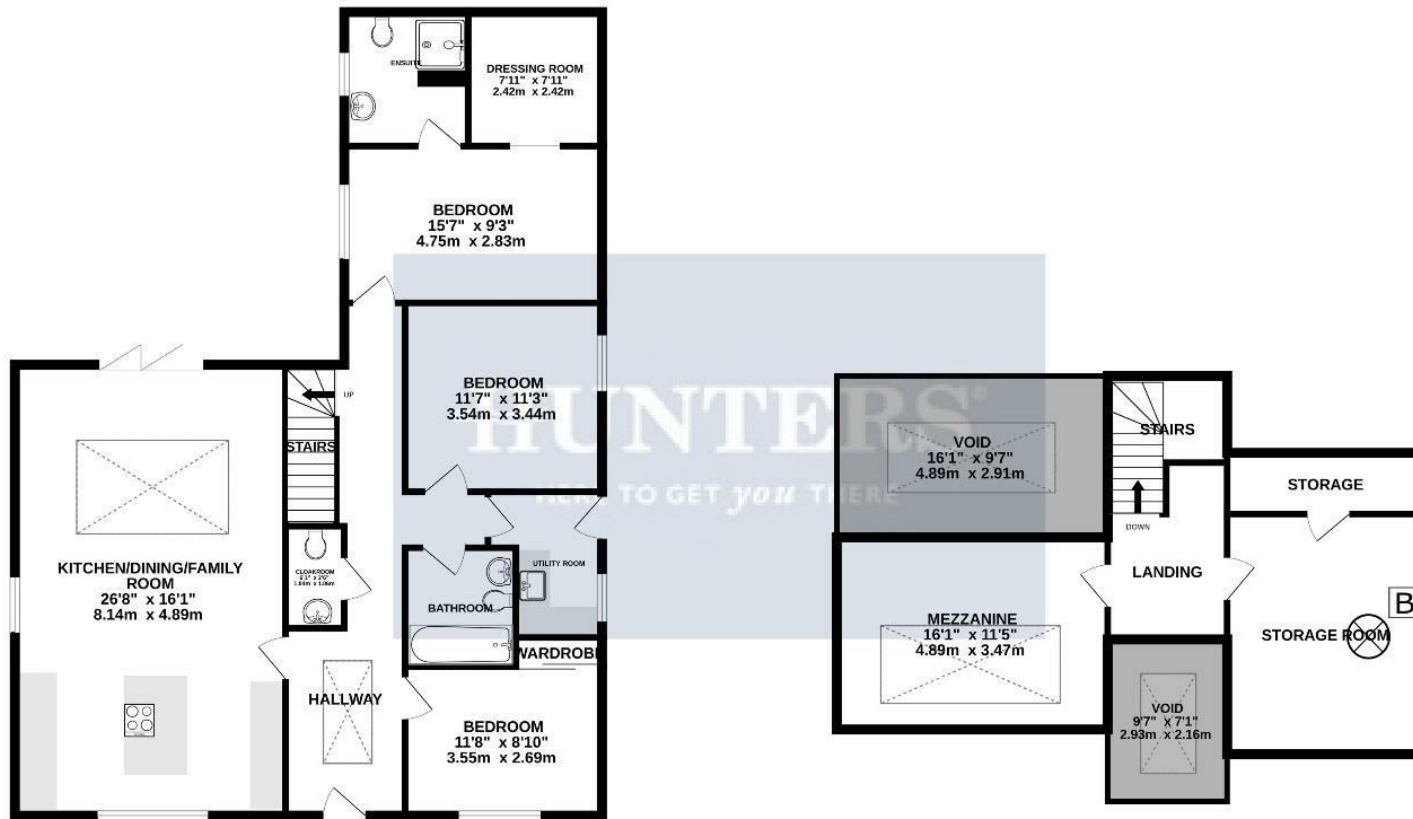
Guide Price £575,000

This stunning three bedroom detached bungalow was built in 2015 by the renowned developers Mulgrave Properties. The beautifully presented property benefits from underfloor heating and extensive double glazing and comprises: reception hall, cloaks/wc, open plan dining kitchen/living room, master bedroom with dressing room and en-suite shower room, 2 further bedrooms and a bathroom. To the first floor is a lovely mezzanine area which could be a home office or snug. There is also a versatile storage room. Outside is a delightful rear garden and there is a driveway with room for off street parking leading to a single garage. EPC rating B and Council Tax Band F. A viewing is highly recommended to appreciate all this property has to offer. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
1245 sq.ft. (115.7 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 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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- **THREE BEDROOMS**
- **IMMACULATE**
- **COUNCIL TAX BAND F**

- **DETACHED BUNGALOW**
- **SOUGHT AFTER LOCATION**

- **BUILT IN 2015**
- **EPC RATING B**

HALLWAY

Accessed via Oak front door the spacious hallway has karndean flooring with underfloor heating, stairs to first floor, understairs storage cupboard, extensive skylight, door to rear garden

WC/CLOAKS

Low flush wc, wall mounted wash basin, karndean flooring with underfloor heating, part tiled walls, extractor fan

KITCHEN/DINING/SITTING

Open plan. Kitchen area fitted with a range of base and wall mounted units with matching granite work surfaces, inset single drainer sink unit, granite topped central island, integrated Neff appliances to include electric oven, microwave, induction hob, fridge/freezer, dishwasher, tiled floor, underfloor heating, full length windows to front aspect, window to side aspect, full length bi fold doors to rear aspect, extensive skylights to front and rear with electric blinds, tiled floor with underfloor heating

UTILITY ROOM

Fitted with a range of base and wall mounted units with matching work surfaces, inset single drainer sink unit, tiled floor, underfloor heating, door and window to side aspect

BEDROOM ONE

Windows to two aspects, underfloor heating

DRESSING ROOM

Fitted cupboards, shelving and hanging rails

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, wall mounted wash basin, low flush wc, ladder style radiator, opaque window, recessed ceiling lights

BEDROOM TWO

Window to side aspect, underfloor heating, loft access point

BEDROOM THREE

Full length windows to front aspect, fitted wardrobes, underfloor heating

BATHROOM

Suite comprising panelled bath with mains shower over, fitted screen, low flush wc, pedestal wash basin, ladder style radiator, recessed ceiling lights, extractor fan

FIRST FLOOR LANDING

Extensive skylights to front and rear aspects

MEZZANINE AREA

Galleried and could be utilised as an office area or snug, extensive skylight to front aspect

STORAGE ROOM

Wall mounted gas fired central heating boiler, hot water system, storage cupboard, loft access point

OUTSIDE

To the front of the property is an area of lawn with gravelled borders of plants and shrubs. There is pedestrian access down the side of the property leading to the rear garden. This is laid mainly to lawn with borders of mature shrubs and plants. There are two paved patio areas. To one side is a paved seating area with borders of shrubs and plants. An area to the rear of the property has some raised vegetable beds. There is also an electric awning above the patio area.

PARKING & GARAGE

A block paved driveway offering ample off street parking leads to a single garage with electric door. There is power and light laid on and a personnel access door to/from the rear garden.

AGENTS NOTE

We are advised by the vendors that the property is on a Private Road. Also there is a public space to be maintained by the owners of all the properties on the Estate. This is managed by Allerton Property Management Ltd. The Annual Service Charge to cover both the Private Road and the Public Open Space is £332.36 for 2023.

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.







