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25 Copperclay Walk, Easingwold, York, YO61 3RU

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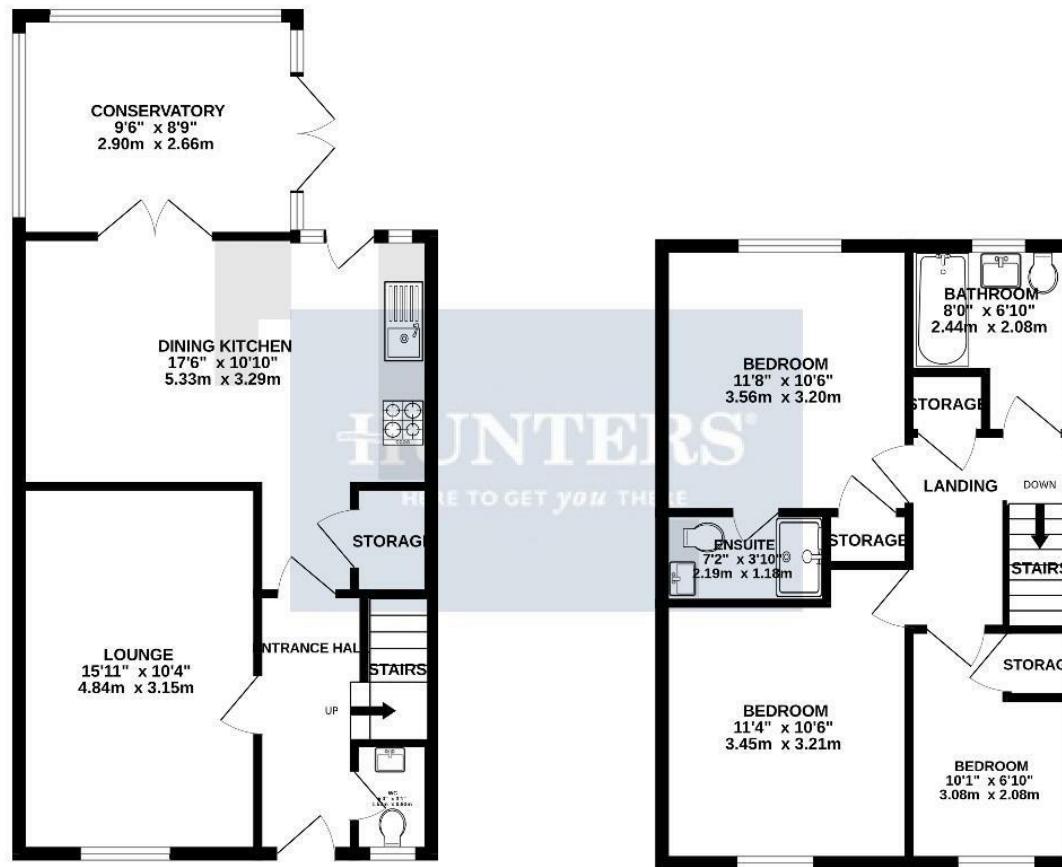
Guide Price £330,000

Situated in one of the most sought after areas of this popular market town this three bedroom end of terraced property is sure to appeal. Briefly comprising hallway, lounge, dining kitchen, conservatory and wc on the ground floor it has a master bedroom with en-suite shower room, two further bedrooms and a family bathroom on the first floor. Outside are gardens front and rear and a single garage. The property also benefits from gas fired central heating and extensive double glazing. EPC rating C and Council Tax Band D. Offered with NO ONWARD CHAIN. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.8 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- THREE BEDROOMS
- GARDENS FRONT AND REAR
- NO ONWARD CHAIN

- END OF TERRACE
- GARAGE
- EPC RATING C

- EN-SUITE FACILITIES
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D

HALLWAY

Accessed via part glazed composite front door, oak flooring, radiator, stairs to first floor

WC

Low flush wc, vanity unit with inset wash basin, radiator, opaque window to front aspect

LOUNGE

Fireplace with wood surround, marble inlay and hearth and inset electric fire, window to front aspect, radiator

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset sink unit, integrated electric double oven, gas hob and overhead extractor, integrated fridge, plumbing for dishwasher and washing machine, oak floor, radiator, storage cupboard/pantry, part glazed door to rear garden with windows to either side, fully glazed double doors to conservatory, recessed ceiling lights

CONSERVATORY

Fully glazed double doors out to the garden

FIRST FLOOR LANDING

Window to side aspect, radiator, loft access point

MASTER BEDROOM

Window to rear aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, ladder style radiator, extractor fan, recessed ceiling lights

BEDROOM TWO

Window to front aspect, radiator

BEDROOM THREE

Window to front aspect, radiator, fitted cupboard

BATHROOM

Suite comprising panelled bath, low flush wc, pedestal wash basin, radiator, opaque window to rear aspect, extractor fan

OUTSIDE

To the front of the property the garden is laid to lawn. Pedestrian access down the side of the property leads to the enclosed rear garden. This is laid mainly to lawn with borders of shrubs and plants. There is a paved patio area and a raised area of decking to sit and enjoy the surroundings. There is also a garden shed.

GARAGE

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

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.







