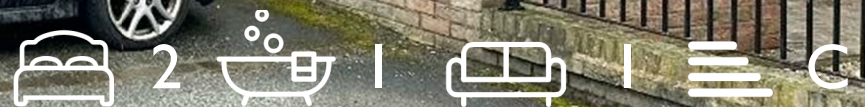




HUNTERS[®]
HERE TO GET *you* THERE



Wilkinsons Court, Easingwold, York

Guide Price £162,500

Situated in close proximity to the centre of the popular market town of Easingwold this immaculate second floor two bedroom apartment is sure to appeal to either FTB's or Investors alike. Benefiting from recently installed double glazed windows and individual thermostatic controlled electric radiators it offers light and space. The property comprises: hallway with storage cupboard, lounge/diner, fully fitted kitchen with appliances, two bedrooms and a bathroom. There is an allocated parking space and a small outdoor storage facility. Offered with NO ONWARD CHAIN. EPC rating C and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS
- POPULAR LOCATION
- COUNCIL TAX BAND C
- APARTMENT
- NO ONWARD CHAIN
- SECOND FLOOR
- EPC RATING C

COMMUNAL ENTRANCE

Stairs to all floors, utility cupboard, post boxes

HALLWAY

Cloaks cupboard, cupboard housing hot water system, loft access point, thermostatically controlled electric radiator

LOUNGE/DINER

Window to front aspect, feature circular window to the side aspect, thermostatically controlled electric radiators x 2

KITCHEN

Fitted with a range of base and overhead units with matching work surfaces, inset single drainer sink unit, integrated appliances to include electric oven and hob, fridge freezer, dishwasher and washing machine, window to front aspect, recessed ceiling lights

BEDROOM ONE

Window to rear aspect, thermostatically controlled electric radiator

BEDROOM TWO

Window to rear aspect, thermostatically controlled electric radiator

BATHROOM

Panelled bath with overhead shower attachment, fitted screen, low flush wc, pedestal wash basin, heated towel rail, fully tiled walls and floor, opaque window, recessed ceiling lights, extractor fan

STORAGE

There is a storage shed outside

PARKING

There is one allocated parking space

LEASE DETAILS & SERVICE CHARGE

We are advised by the current owners that there are 104 years 3 months left on the original 125 year lease and that the current service charge payable is £1748.22 a year

DISCLAIMER

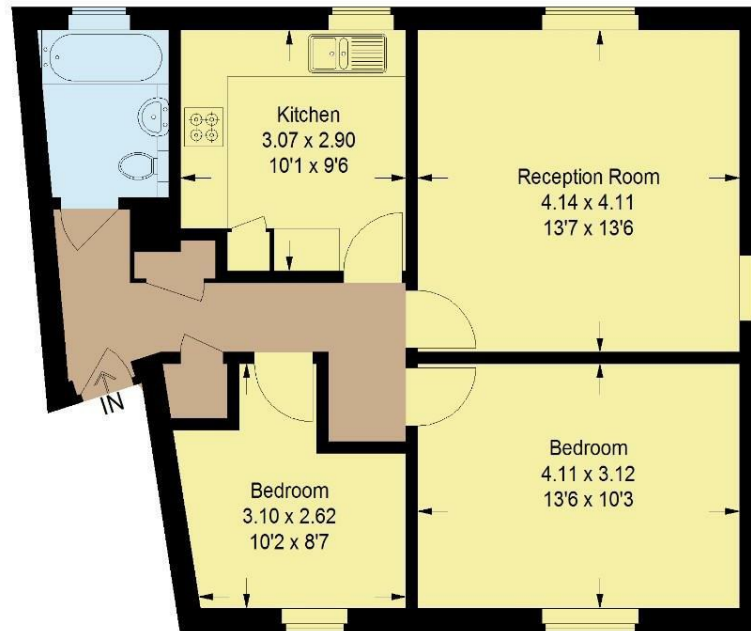
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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





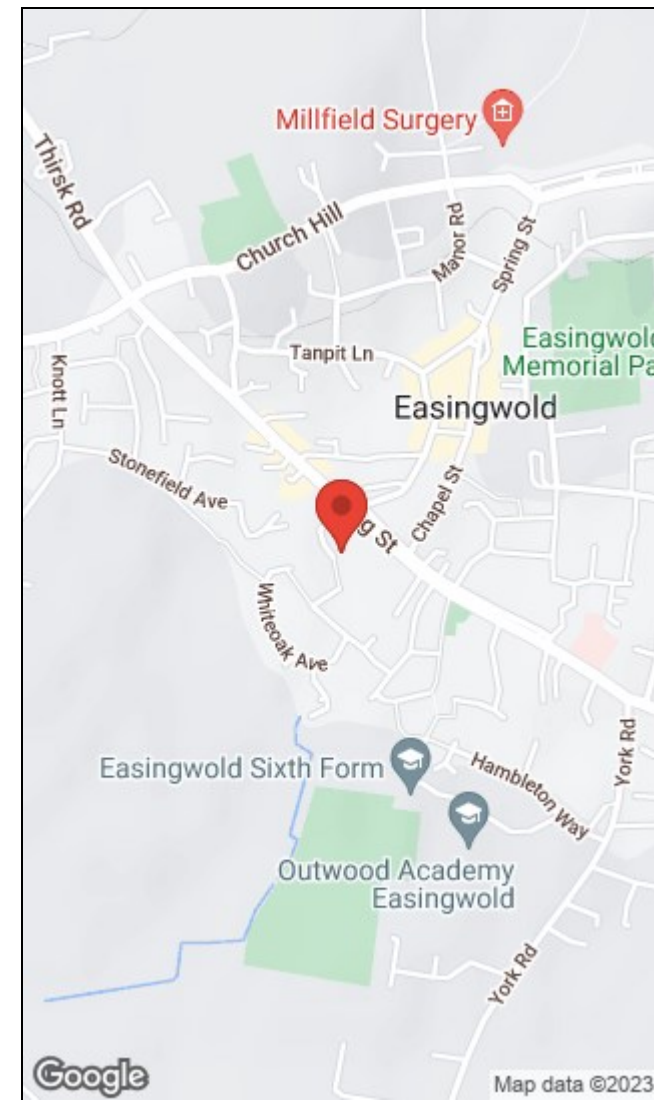
Wilkinsons Court, YO61

Approximate Gross Internal Area
60.9 sq m / 656 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. (ID751168)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	70	77			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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