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BOOK A VIEWING

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HERE TO GET *you* THERE

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Situated on the much sought after Claypenny development Lime Tree Avenue is tree lined and this three bedroom family home is sure to appeal. Immaculately presented it comprises: hallway, wc, lounge/diner, kitchen, sunroom, utility room and to the first floor is the master bedroom with dressing area and en-suite, two further bedrooms and a bathroom. There is an enclosed south facing garden to the rear and a single garage. EPC rating C and Council Tax Band D. A viewing is highly recommended to appreciate all this property has to offer. Apply Easingwold Office on 01347 823535.

- **THREE BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **EPC RATING C**
- **MID TERRACE**
- **SOUTH FACING GARDEN**
- **EN-SUITE FACILITIES**
- **COUNCIL TAX BAND D**

HALLWAY

Radiator, stairs to first floor, cloaks cupboard

WC

Low flush wc, pedestal wash basin, wood effect flooring, radiator, opaque circular window

LOUNGE/DINER

Stone fireplace, window to front aspect, fully glazed double doors, radiators x 3

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, integrated cuisinemaster range cooker with electric ovens and gas hob, extractor hood, integrated fridge/freezer, integrated dishwasher, wood effect flooring, ceiling spotlights, window to rear aspect, ceiling spotlights

SUN ROOM

Wood effect flooring, radiators x 2, window to rear aspect, fully glazed double doors to rear aspect, velux windows x 2, recessed ceiling lights

UTILITY ROOM

Fitted with a range of base and wall mounted units with matching work surfaces, inset single drainer sink unit, wall mounted cupboard housing the gas fired central heating boiler, plumbing for washing machine, space for tumble dryer, wood effect flooring, velux window, part glazed door to rear aspect

FIRST FLOOR LANDING

Loft access point, radiator

MASTER BEDROOM

Window to front aspect, radiator

DRESSING AREA

Window to front aspect, fitted wardrobes

EN-SUITE SHOWER ROOM

Walk in shower cubicle with electric shower, low flush wc, pedestal wash basin, ladder style radiator, extractor fan

BEDROOM TWO

Window to rear aspect, radiator, airing cupboard

BEDROOM THREE

Window to rear aspect, radiator

FAMILY BATHROOM

Panelled bath with electric shower over, fitted screen, low flush wc, pedestal wash basin, ladder style radiator, opaque window, wood effect flooring

OUTSIDE

To the front of the property is a landscaped garden which is paved and has beds of plants and shrubs. There is a dwarf wall with wrought iron railings. To the rear of the property is an enclosed south facing garden with again has been landscaped and has paved seating areas, a gravelled area for pots and there is a shed/summerhouse.

GARAGE AND PARKING

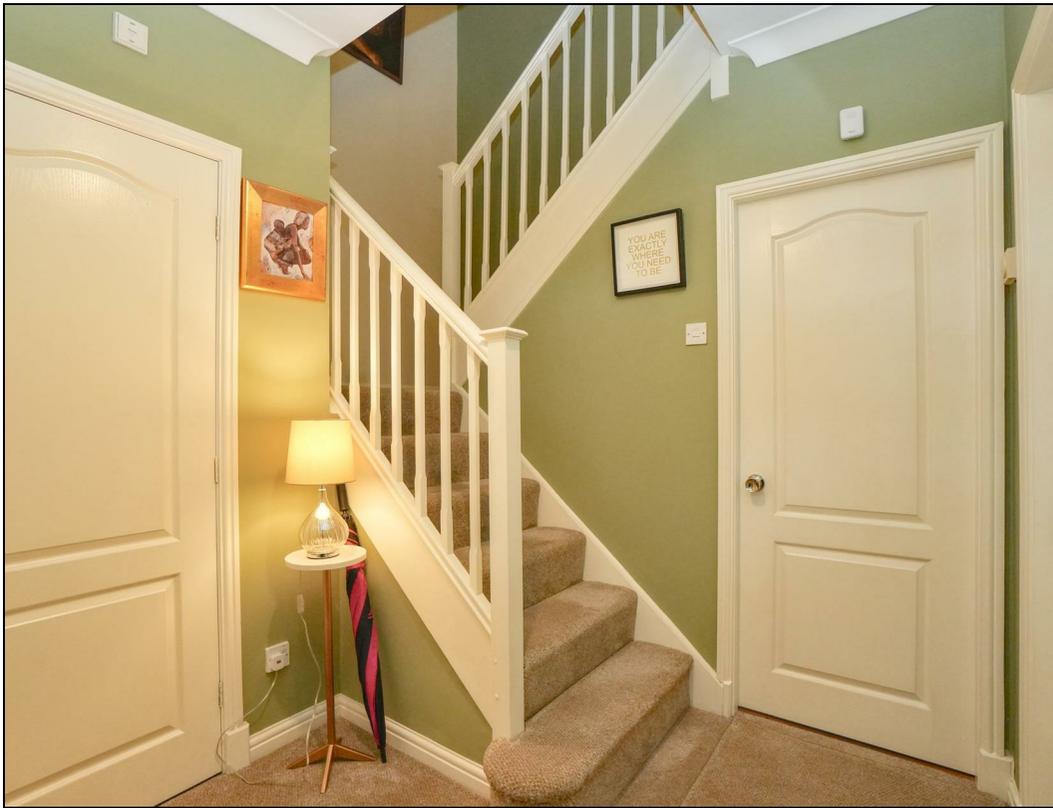
To the rear of the property is a single garage and an additional parking space.

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.



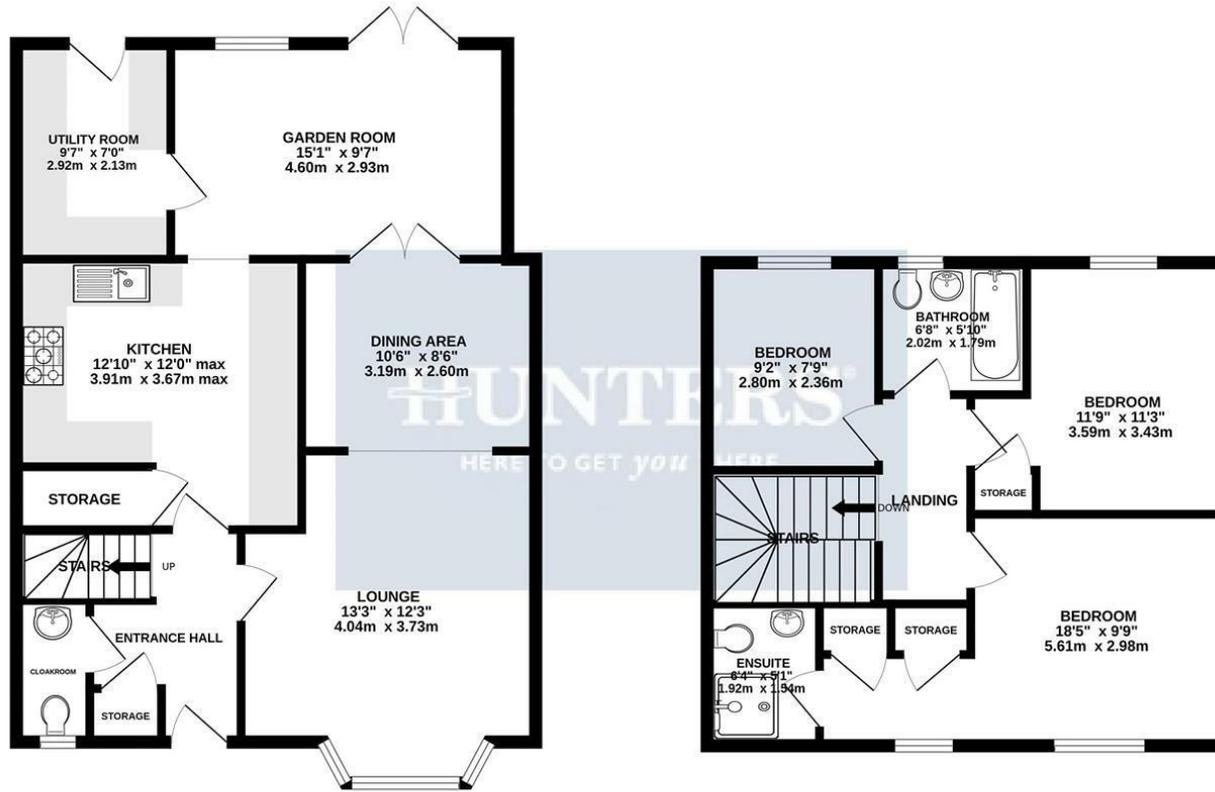






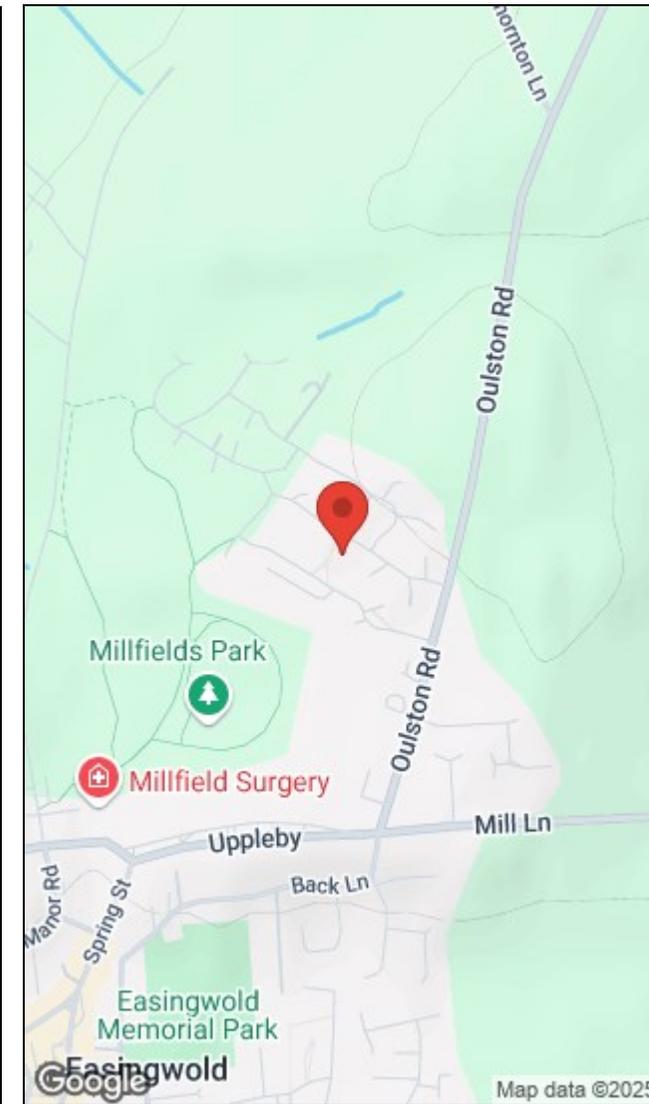
GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

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



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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		

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