



HUNTERS[®]
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Lockwood Lane, Easingwold, York

Guide Price £325,000

Offered with NO ONWARD CHAIN and situated in the popular market town of Easingwold this three bedroom detached property is sure to appeal. Benefiting from gas fired central heating and extensive double glazing it briefly comprises: hallway, wc, lounge/diner, kitchen and to the first floor is the main bedroom with dressing area and en-suite shower room, two further bedrooms and a shower room. There is an enclosed garden to the rear and an attached single garage. EPC rating to follow and Council Tax Band D. Apply Easingwold Office on 01347 823535.

HALLWAY

Wood flooring, radiator, stairs to first floor

WC

Low flush wc,, pedestal wash basin, radiator, opaque window to front aspect, tiled floor

OPEN PLAN LIVING AREA

LOUNGE AREA

Window to front aspect, fireplace with inset electric fire, radiator

DINING AREA

Wooden flooring, fully glazed double doors to rear garden, radiator

KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated appliances to include, fridge/freezer, electric cooker, hob and extractor hood, dishwasher. Plumbing for washing machine. Window to rear aspect, part glazed door to rear aspect, understairs storage cupboard.

FIRST FLOOR LANDING

Window to side aspect, loft access point, cupboard housing hot water system

BEDROOM ONE

Window to front aspect, radiator

DRESSING AREA

Fitted wardrobes, window to front aspect

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window, tiled floor

BEDROOM TWO

Window to rear aspect, radiator

BEDROOM THREE

Window to rear aspect, radiator

BATHROOM

Suite comprising panelled bath, low flush wc, pedestal wash basin, opaque window, tiled floor, radiator, recessed ceiling lights

OUTSIDE

To the front of the property is a small area of lawn. Pedestrian access down the side of the property leads to the enclosed south facing garden. This is laid mainly to lawn with borders of shrubs and plants and a patio area. There is also a garden shed.

GARAGE & PARKING

There is a driveway for off street parking leading to a single garage. This has power and light laid on and a personnel access door to/from the garden.

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.

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.



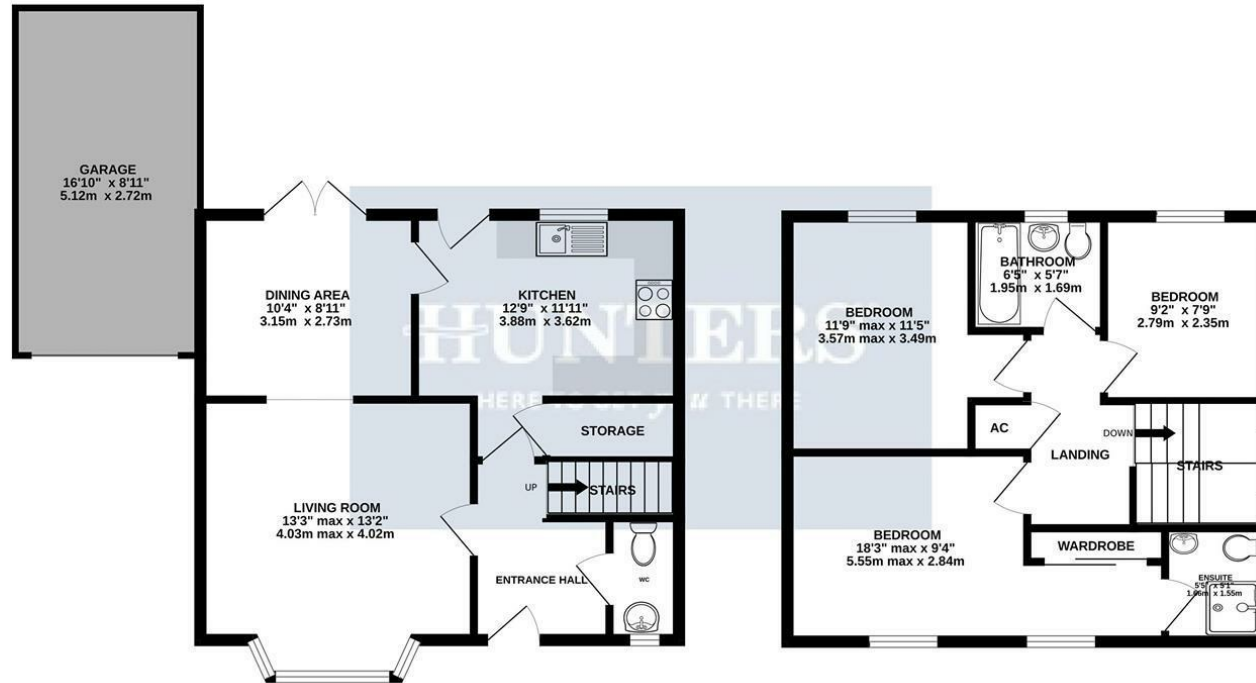






GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

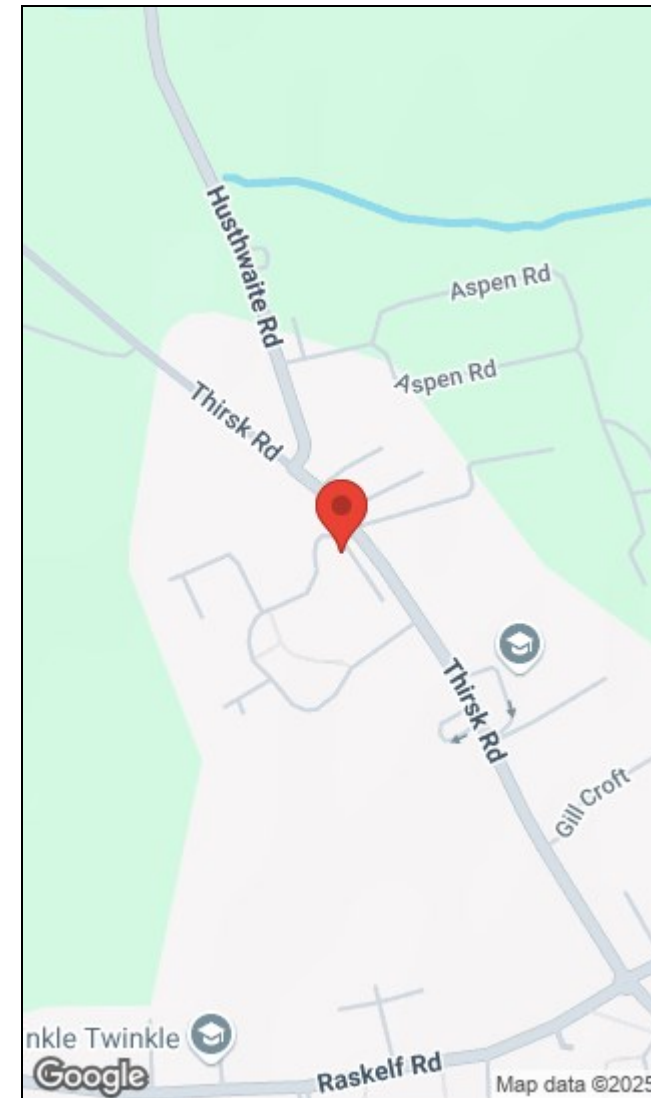
1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 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		
(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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