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**St. Monicas Court, Easingwold, York | £675 Per Calendar Month**  
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**A first-floor flat located in the popular market town of Easingwold, within easy walking distance of the market place. The accommodation briefly comprises an entrance hallway with staircase, reception room featuring laminate flooring, an electric fire and bay window, fitted kitchen with electric cooker, one double bedroom with fitted wardrobes, and a bathroom with a three-piece suite and shower over a corner bath. The property also benefits from an allocated parking space.**

**Available immediately on an unfurnished basis. EPC rating C. Hambleton District Council tax band A.**

### **Easingwold**

Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place.

The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more.

Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area.

Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills—perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun.

### **Property Description**

The flat benefits from its own private entrance, leading into a ground floor entrance hall with stairs rising to the first-floor accommodation. At the top of the stairs is a small landing providing access to the living room and bathroom.

The living room is generously proportioned and offers ample space for lounge furniture, with room for a small table and chairs if desired. It features a box bay window to the front elevation, a fireplace with an electric fire, and an electric storage heater. An opening leads through to the kitchen, which is fitted with a range of units, worktop surfaces, an integrated stainless steel sink, and an electric cooker, with a window overlooking the rear.

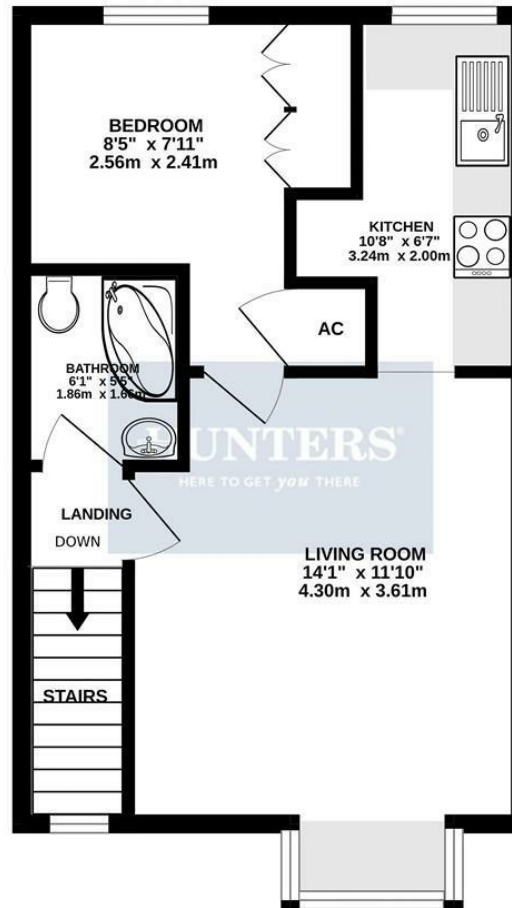
The bedroom is accessed from the living room and includes built-in wardrobes, an electric storage heater, a rear-facing window, and access to the hot water cylinder cupboard.

The accommodation is completed by the bathroom, which is fitted with a corner bath with electric shower over, wash hand basin, and WC.

### **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.

FIRST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 405 sq.ft. (37.6 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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