



HUNTERS[®]
HERE TO GET *you* THERE



Whiteoak Avenue, Easingwold, York, YO61 3GB

£700 Per Calendar Month

Due to an exceptional amount of interest in the property, we regret to inform you that we are no longer accepting viewing requests. However, if you would like to be added to our waiting list, please let us know.

This is a two-bedroom semi-detached house, located within walking distance to the local amenities of Easingwold marketplace with good access to the A19 to York & Thirsk. The property briefly comprises a lounge, a kitchen with appliances, and a conservatory to the ground floor. To the first floor are two double bedrooms, both with wardrobes, and a bathroom with a three-piece suite including a shower over bath. To the rear is a lawned garden with a patio area and a summer house. There is also driveway parking. Gas central heating. UNFURNISHED. EPC Rating: D Council Tax Band: C

- TWO DOUBLE BEDROOMS
- LOCATED IN EASINGWOLD
- OFF STREET PARKING
- UNFURNISHED
- EPC RATING D
- COUNCIL TAX BAND C

Ground Floor

To the side of the property is a door providing access into the home, on entering you are welcomed into a hallway that has glazed french doors into the living room, a folding door into the kitchen and stairs to the first-floor accommodation.

The living room is located to the front of the property and there is a box window allowing ample natural light into the room. There is also a gas fire set in a fireplace, access to an understairs storage cupboard, a central heating radiator and television and telephone points.

The kitchen is located to the rear of the property. It comprises a selection of fitted base and wall units with coordinating worktops, an integrated gas hob and electric oven, a sink with a mixer tap and freestanding appliances including a washing machine and a fridge freezer. There is also a window and door to the rear providing access into the conservatory.

The conservatory is located to the rear of the property and has views into the garden.

First Floor

To the first floor, the landing provides access to two double bedrooms and the bathroom. There is also a ceiling hatch providing access into the loft which is partly boarded and has a drop down ladder.

Both of the bedrooms have wardrobes and a central heating radiator, the

bedroom to the front has a window to the front elevation and the bedroom to the rear has a window looking out over the garden to the rear.

The bathroom comprises a bath with a shower over and shower curtain, a pedestal hand wash basin and a toilet. There is also a central heating radiator and an opaque window.

External

To the front of the property, the garden is herbaceous. There is also a driveway to the side of the property which provides off street parking for a couple of cars.

To the rear of the property, the enclosed garden is laid to lawn with the addition of a paved seating area and summer house.

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.

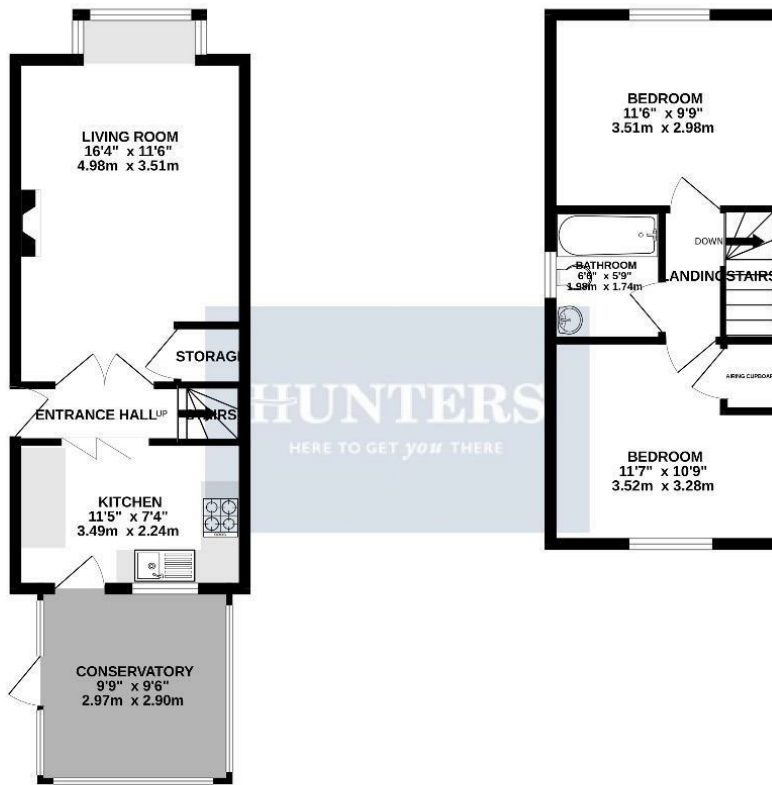






GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



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TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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