HUNTERS
the estate agent

Wilkinsons Court, Easingwold, York, YO61 3GH

Situated within walking distance of the centre of the popular market town of Easingwold. This two bedroom apartment is situated on the first floor and is only 1 of 2 on that floor. Benefiting from electric heating and extensive double glazing, the property briefly comprises: entrance hall, lounge/diner, kitchen, 2 bedrooms and a bathroom. Outside is a designated parking space and a bike store. Apply Easingwold Office on 01347 823535.

Asking Price: £128,500

Market Place, Easingwold, York, North Yorkshire, YO61 3AD
Tel: 01347 823535 - Fax: 01347 823825- E-mail: easingwold@huntersnet.co.uk

COMMUNAL ENTRANCE HALL
Post boxes, stairs to all floors

HALLWAY
Electric storage heater, airing cupboard, storage cupboard, loft access

LOUNGE
Window to front aspect, storage heater*, coving

KITCHEN
Range of base and overhead shaker style kitchen units with matching preparation surfaces, integrated electric oven*, hob* and overhead extractor*, integrated fridge/freezer*, integrated dishwasher*, plumbing for washing machine, single drainer sink unit with mixer tap, window to front aspect, part tiled walls, tiled floor, breakfast bar, recessed ceiling lights

BEDROOM ONE
Window to rear aspect, storage heater*

BEDROOM TWO
Window to rear aspect, storage heater*

BATHROOM
Suite in white comprising panelled bath with overhead shower attachment, shower screen, low level wc, pedestal wash basin, opaque window to front aspect, heated towel rail, fully tiled floor and walls, recessed ceiling lights*

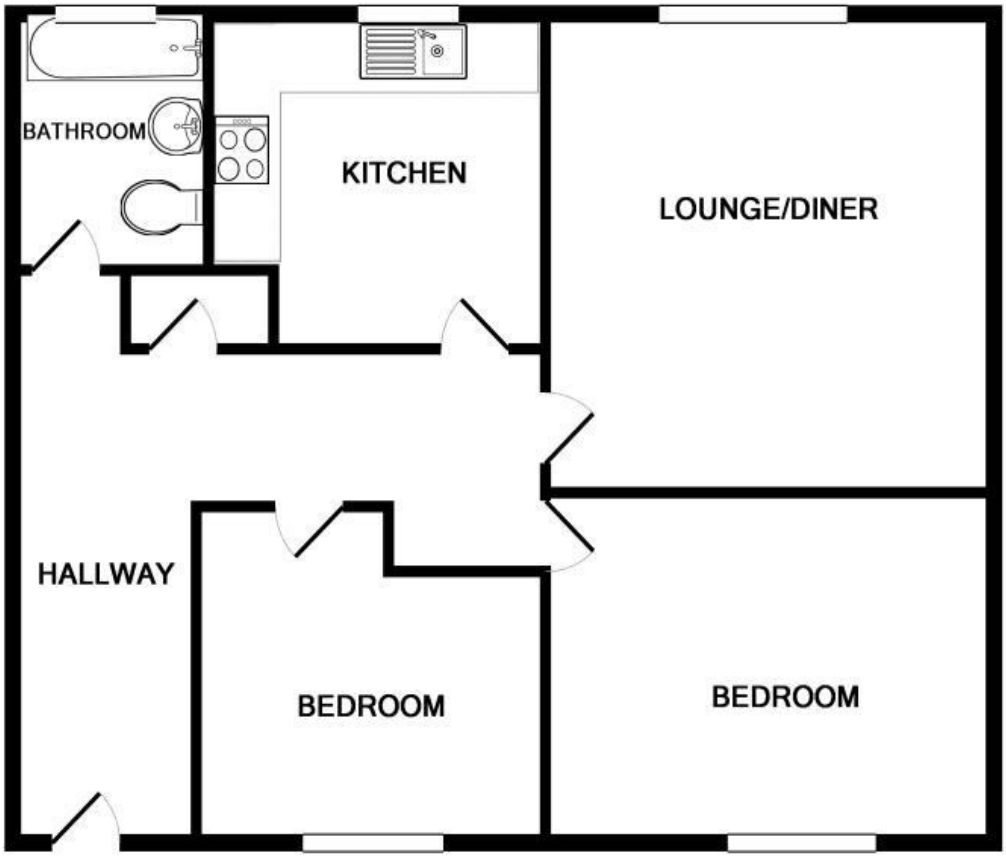
OUTSIDE
There is a shared lock up shed for storage

PARKING
There is an allocated parking space for one vehicle.

VIEWING ARRANGEMENTS
By appointment with Hunters at:
Market Place, Easingwold, York, North Yorkshire, YO61 3AD

OPENING HOURS
Mon-Friday – 9.00am – 5.30pm
Saturday – 9.00am – 3.30pm

Website – www.huntersnet.co.uk



TOTAL APPROX. FLOOR AREA 63.5 SQ.M. (683 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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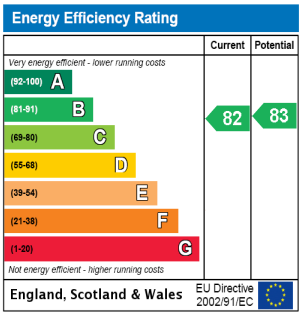

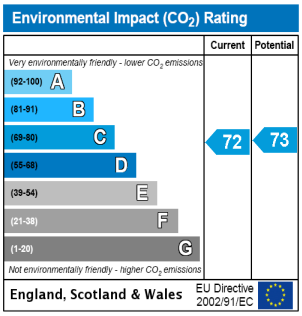

Energy Performance Certificate (EPC)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. For further details please contact us.

Agents Note

These property details are set out as a general outline and do not constitute any part of an Offer or Contract. Any services, equipment fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. fitted carpets and furniture.

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