

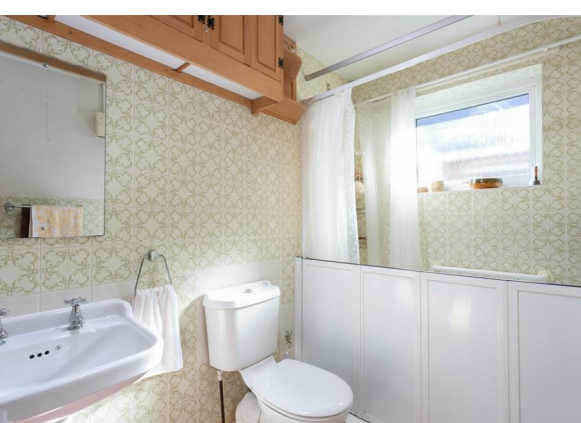


Hambleton Garth, Easingwold Guide Price £315,000

An exciting opportunity to update and improve a 3 bedroom detached bungalow in an enviable cul-de-sac position. Features include an L-shaped lounge/dining room, kitchen and a wet room, complemented by a good sized rear garden and an attached single garage.

*** NO ONWARD CHAIN ***

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Inside

A reception hall with polished parquet flooring leads off into an L-shaped lounge/dining room with gas fire and a kitchen presenting a buyer with an opportunity to update, replace the original base and wall storage cupboards and restyle to their own taste.

The inner hallway leads off into 3 bedrooms (1 with rear garden views and 1 with built-in storage) and a wet room.

Other internal features of note include double glazing and drop down ladder access to the loft space. Please also note that the gas fired boiler for the central heating system is currently beyond service or repair, therefore buyers are put on notice that this property is being sold as seen and will require a new boiler or an alternative source of heating.

Outside

The front garden features a host of maturing shrubs and a driveway provides parking and access into an attached single garage.

The good sized rear garden features a lawn, flowerbed borders, shed, apple and pear trees, veg beds and a soft fruit area.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 1600* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

D

Council Tax

E - North Yorkshire Council

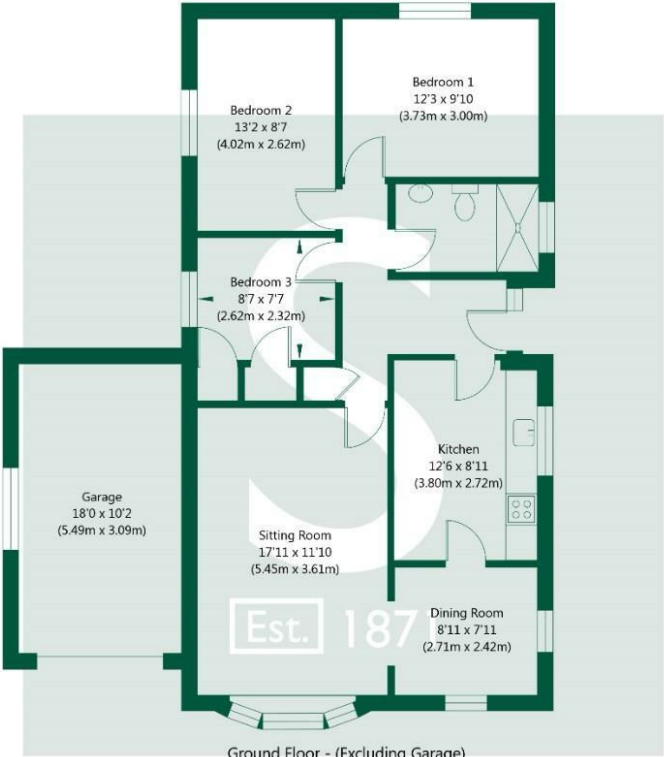
Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

Hambleton Garth, Easingwold, York, YO61 3EY



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 880 SQ FT / 81.75 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 880 SQ FT / 81.75 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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