

Station Cottages, Easingwold, YO61

£187,500

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

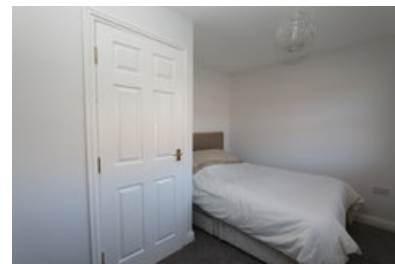
Housesimple are pleased to offer to the market this well proportioned 3 bedroom mid terrace town house. Occupying a quiet location in the historic market town of Easingwold this property is to be of high interest to First Time Buyers and young families. It benefits from modern living, off street par

Key features:

- Modern living
- 3 bedrooms
- 3 floors
- close to town centre
- Quiet location
- recently redecorated
- new bathroom
- |

Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band B (£1300.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple are pleased to offer to the market this well proportioned 3 bedroom mid terrace town house. Occupying a quiet location in the historic market town of Easingwold this property is to be of high interest to First Time Buyers and young families. It benefits from modern living, off street parking, enclosed rear garden and is well maintained throughout.

The accommodation briefly comprises; modern kitchen, W/C and living room on the ground floor. The first floor offers 2 of the bedrooms and recently fitted bathroom. On the second floor is the 3rd bedroom with useful storage space. To the front there is off street parking for 2 cars and to the rear is an enclosed, low maintenance garden.

Ground Floor

Living Room 4.84m (15'11") x 3.94m (12'11")

Double radiator, fitted carpet, double door,

Kitchen 3.60m (11'10") x 2.77m (9'1")

Fitted with a matching range of base and eye level units, fitted fridge/freezer, plumbing for washing machine, fitted electric oven, built-in four ring electric hob with extractor hood over, window to front, tiled flooring, stairs,

WC 1.94m (6'4") x 1.07m (3'6")

Window to front, fitted with two piece suite comprising, wash hand basin and close coupled WC, heated towel rail, tiled flooring.

First Floor

Bedroom 1 3.94m (12'11") x 2.95m (9'8")

Two windows to rear, double radiator, fitted carpet,

Bathroom 2.18m (7'2") x 1.70m (5'7")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, heated towel rail, tiled flooring,

Bedroom 2 3.94m (12'11") x 2.55m (8'4")

Two windows to front, double radiator, fitted carpet,

Landing 2.79m (9'2") x 2.14m (7')

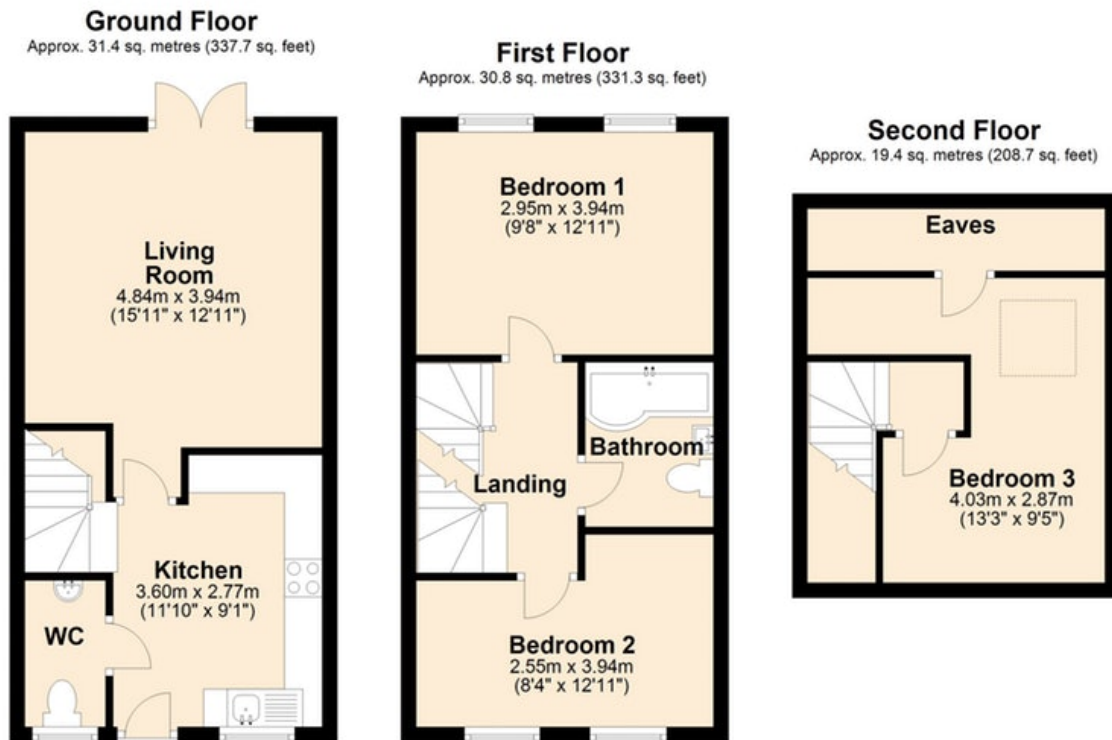
Fitted carpet, stairs.

Second Floor

Bedroom 3 4.03m (13'3") x 2.87m (9'5")

Skylight, double radiator, fitted carpet,

Floor plan:



Total area: approx. 81.5 sq. metres (877.6 sq. feet)

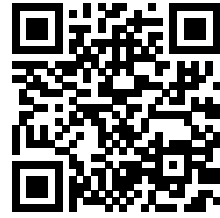
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	77
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
Current	89
England & Wales EU Directive 2002/91/EC	

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	
(81 to 91) B	88
(69 to 80) C	77
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO2 emissions	
Current	77
England & Wales EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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