



2a Central Avenue, Easingwold, York YO61 3DH

Stephensons





A rare and exciting opportunity to buy a 1 bedroom detached bungalow in a cul-de-sac location offered with no onward chain. Built in 2019, and with a high energy efficiency rating, this impressively presented bungalow features a generous L-shaped open plan living and kitchen area, 1 double bedroom and a bathroom complemented by off road parking and low maintenance garden.

**Hambleton District Council - Tax Band B**

**Viewings via Easingwold Office 01347 821145**



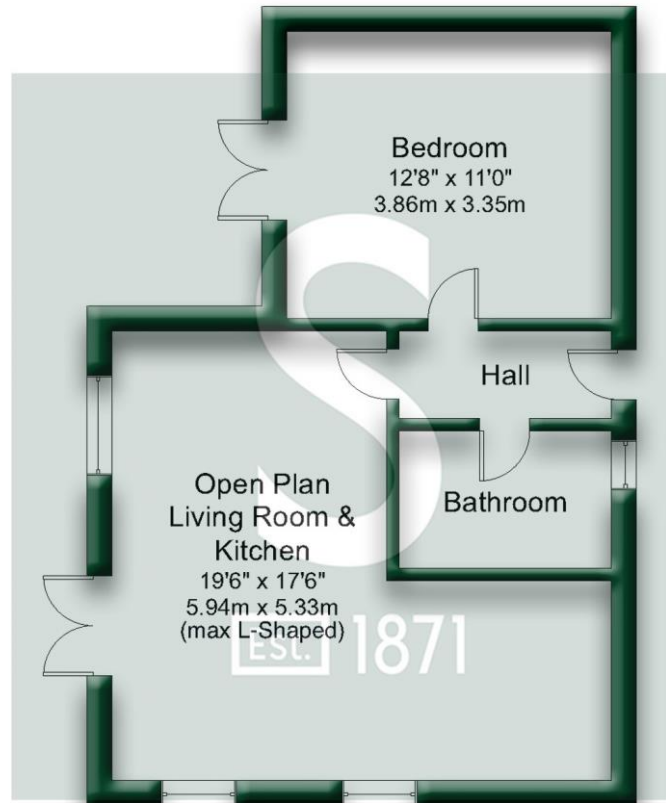
The bungalow provides a spacious L-shaped open plan living space that includes a 17'6" x 10'10" sitting and dining area that opens into an 8'10" x 7'8" kitchen that features generous worktops with inset sink and drainer unit, base and storage cupboards and an integrated gas hob with stainless still filter canopy above and an electric oven and grill under complemented by freestanding appliance space.

An inner hallway with a double glazed door out to the side of the property leads off into a double bedroom with double glazed double doors out into the garden and a bathroom with heated towel rail and a shower over the bath.

Other internal features of note include gas fired central heating to radiators and double glazing throughout.

Externally a shingle driveway to the side provides off road parking and an attractively landscaped garden provides a low maintenance area that is part paved and part shingled with raised planters as a border.





Gross internal floor area (approx.): 45.1 sq m (486 sq ft)  
Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	<b>A</b>		98   <b>A</b>
81-91	<b>B</b>	81   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Stephensons  
York 01904 625533  
Haxby 01904 809900  
Knaresborough 01423 867700  
Selby 01757 706707  
Boroughbridge 01423 324324  
Easingwold 01347 821145  
York Auction Centre 01904 489731

Partners  
JF Stephenson MA (Cantab) FRICS FAAV  
JE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJC Kay BA (Hons) pg dip MRICS  
OJ Newby MNAEA  
JE Reynolds BA (Hons) MRICS  
RL Cordingley BSc FRICS FAAV  
JC Drewniak BA (Hons)

Associates  
CS Hill FNAEA  
N Lawrence

Regulated by RICS Stephensons is the trading  
name for Stephensons Estate Agents LLP  
Partnership No: OC404255 (England & Wales)  
Registered Office: 10 Colliergate York YO1 8BP



## Services

We have been informed by the Vendor that all mains services are connected to the property.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephenson's with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof