

EMSLEY  MAVOR  
ESTATE AGENTS

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Market Place

, Easingwold, YO61 3AL

By Auction £470,000





## Market Place , Easingwold, YO61 3AL

STYLE - Grade II Listed Georgian Family Home

HIGHLIGHTS - Rare Opportunity to Purchase a Period Property Overlooking The Market Place, Versatile Accommodation Over Three Floors, Original Features, Enclosed Generous Garden.

THREE WORDS - Make Your Own.

### Being sold via Secure Sale online bidding.

Terms & Conditions apply. Starting Bid £490,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

### Historic Georgian Gem in Easingwold's Heart







Substantial Grade II Listed Georgian family home nestled in the Market Place, the heart of Easingwold.

Croft House is a distinguished house that dates from the late eighteenth century providing versatile accommodation arranged over three floors.

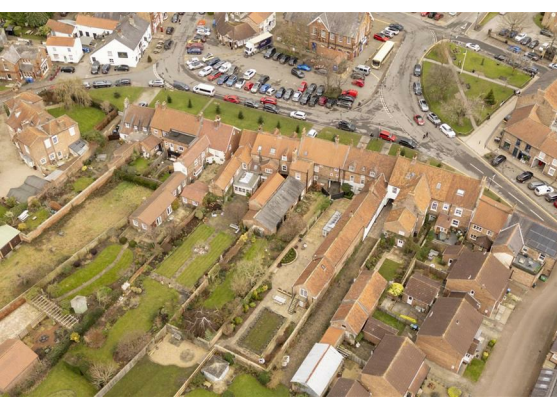
Enjoying a prominent position, this cherished property has belonged to same family for over fifty years a testament to a loving family home. In need of some modernisation this is a perfect for buyers looking to make a home their own and a rare opportunity to own a piece of history in one of North Yorkshires most picturesque market towns.

This home is a tribute to the architectural beauty of its era, boasting a wealth of period features including elegant sash windows, charming latch doors, intricate cornicing, picture rails, and ornate fireplaces. The ground floor invites you into two exquisite reception rooms, perfect for relaxation and entertaining, alongside a sociable dining kitchen that serves as the heart of the home. Here, family gatherings and culinary adventures come to life, complemented by the practicality of a boiler room and utility space.

The first floor reveals four generous double bedrooms, each offering a serene retreat, complemented by a main family bathroom and a second WC. Ascend to the second floor providing further scope for renovation to create versatile living options for guests, a teenage hideaway or a home office.

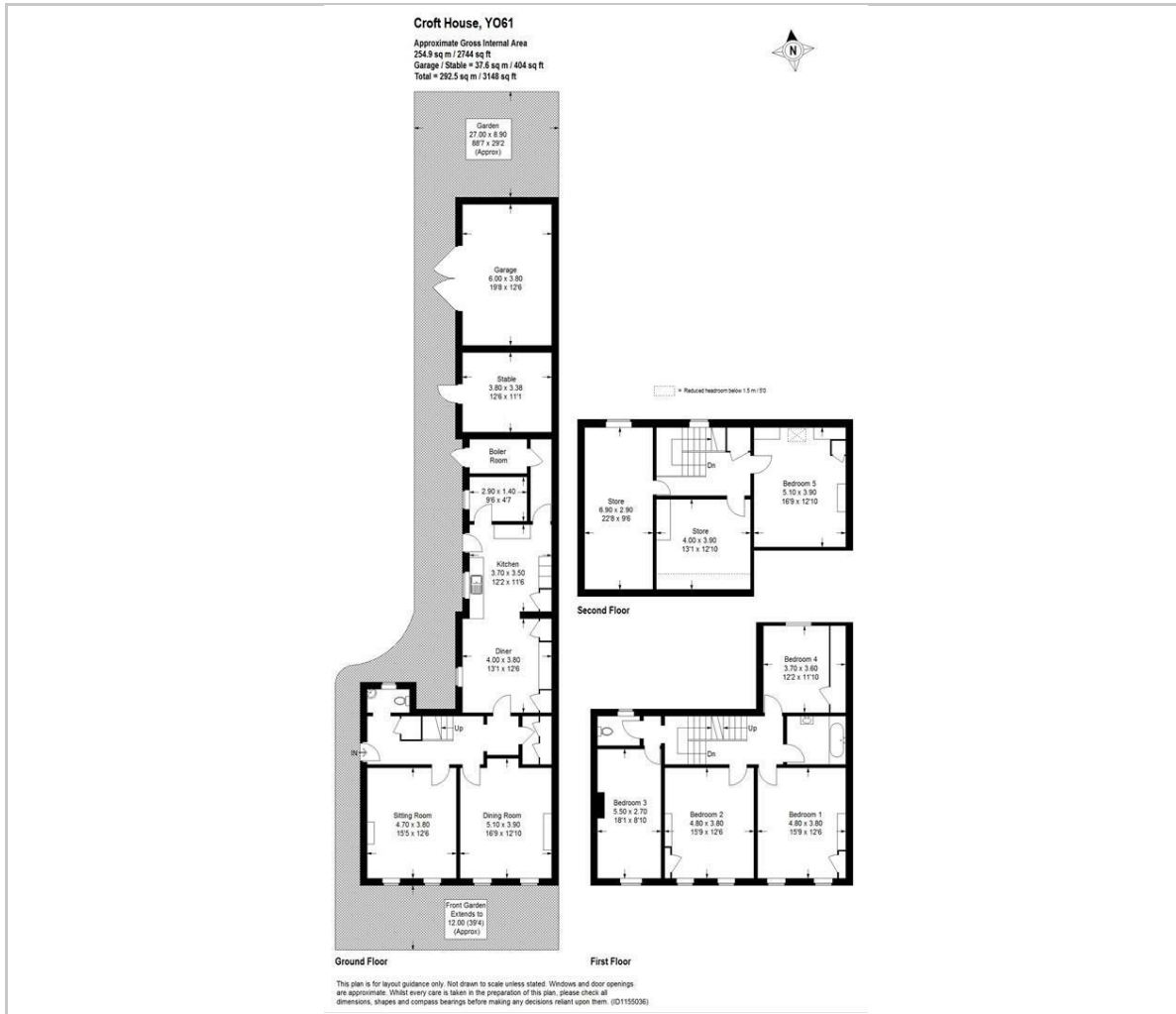
Outside, the generous gardens offer an enclosed and private haven, complete with outbuildings, a stable, and a garage, catering to those seeking tranquillity and space. Families will appreciate the proximity to excellent schools, with a primary school rated 'Good' and a secondary school rated 'Outstanding' by Ofsted. Prestigious private institutions like Cundall Manor and Queen Ethelburga's College are also within easy reach.

With York railway station just 14 miles away, offering swift connections to major cities, Croft House seamlessly blends the charm of country living with urban convenience. Offered with no onward chain, this is a fabulous and rare opportunity to make Croft House your home.





## Floor Plan



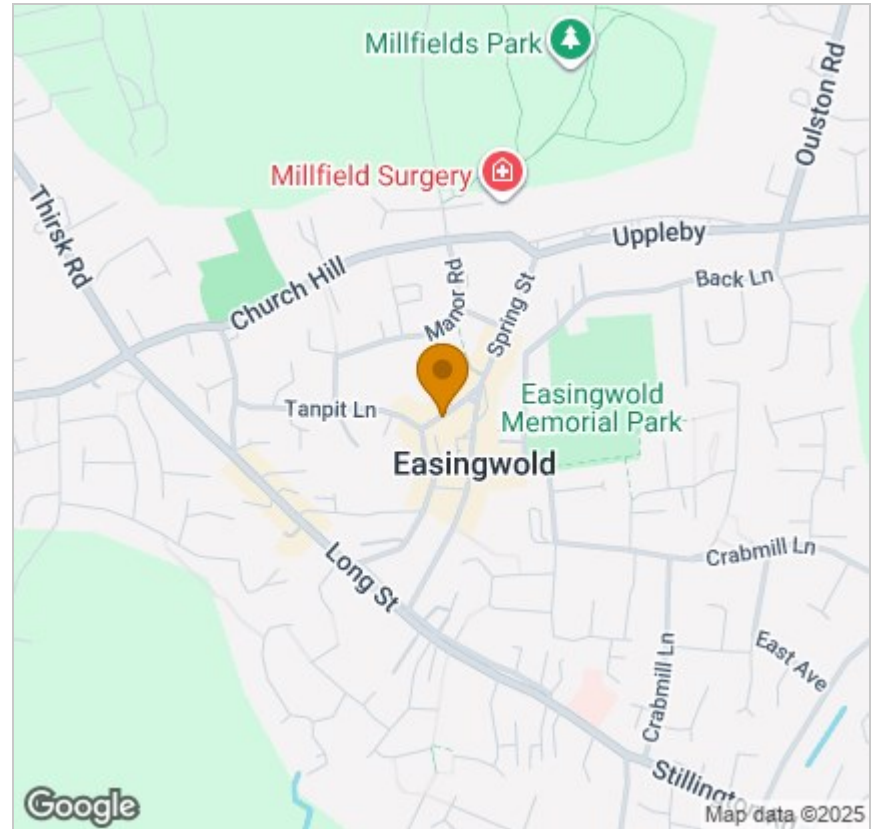
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph