



43 Long Street Easingwold  
York, YO61 3HU  
**£225,000**

WITH NO ONWARD CHAIN AND OF LIKELY INTEREST TO FIRST TIME BUYERS, DOWNSIZERS AND OR INVESTORS A BEAUTIFULLY APPOINTED AND CHARACTERFUL 2 BEDROOMED VICTORIAN END TERRACE HOUSE, WITH A GENEROUS DETACHED SOUTH FACING GARDEN AND UNEXPECTED GARAGE AND OFFSTREET PARKING.

Mileages: York – 13 miles, Thirsk – 11 miles  
(Distances Approximate)

UPVC Double Glazing and Gas Fired Central Heating.

Reception Lobby, Sitting Room, Kitchen/ Dining Room.

First-Floor Landing with Loft Access, 2 Bedrooms, House Bathroom.

Outside; Detached Mainly Lawned Garden with Summerhouse, Garage and Off-Road Parking.

A part glazed PVC entrance door opens into a RECEPTION LOBBY, featuring a period style vertical radiator and staircase with timber handrail rising to the first floor.

A glazed timber door leads through to the SITTING ROOM with feature characterful exposed timber beam running through. A PVC double-glazed window frames the attractive front aspect, while a period style radiator and alcove shelving to the chimney breast. A useful under the stairs cupboard provides practical storage.

Continuing through, a glazed timber door opens into a full-width KITCHEN/ DINING ROOM, recently refitted with a range of Shaker-style wall and base units complimented by straight edge worktops and tiled midrange. There is space for an electric oven, as well as plumbing for a washing machine and separate dishwasher. Stainless steel sink with side drainer and swan neck mixer tap below a PVC double glazed window.. To the side there is a DINING AREA and a part glazed PVC door provides direct access outside.

From the front entrance lobby stairs rise to the first floor where there is loft hatch access and doors leading to;

The PRINCIPAL BEDROOM, positioned to the front of the property, features fitted shelving and built in cupboards to either side one housing the hot water cylinder. A PVC double-glazed window provides a delightful outlook across Long Street and the charming period homes beyond.





**BEDROOM TWO**, set to the rear, enjoys a south-westerly aspect with a PVC window with rear outlook.

The **HOUSE BATHROOM** is appointed with a white three-piece suite comprising a P-shaped bath with shower over, pedestal wash hand basin, and low-level WC. The room is finished with part-tiled walls, a period-style radiator, and a PVC double-glazed frosted window.

**OUTSIDE**, directly behind the property, there is a shared courtyard with useful, private outbuildings. A pathway leads to a detached garden, mainly laid to lawn and featuring a generous **SUMMER HOUSE** (9' 8 x 9'8) with power lending itself as a home office, gym, or versatile entertaining space. Beyond, a gravelled area leads to the **DETACHED GARAGE** (19'11 x 11'7), a rare addition for a property of this type, complete with up-and-over door to the front, personal door and window to the rear, and a hardstanding area providing off-street parking, accessed via Stonefield Lane.

**LOCATION** - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

**POSTCODE** - YO61 3HT.

**TENURE** - Freehold.

**COUNCIL TAX BAND** - B

**SERVICES** - Mains water, electricity and drainage, with gas fired central heating.

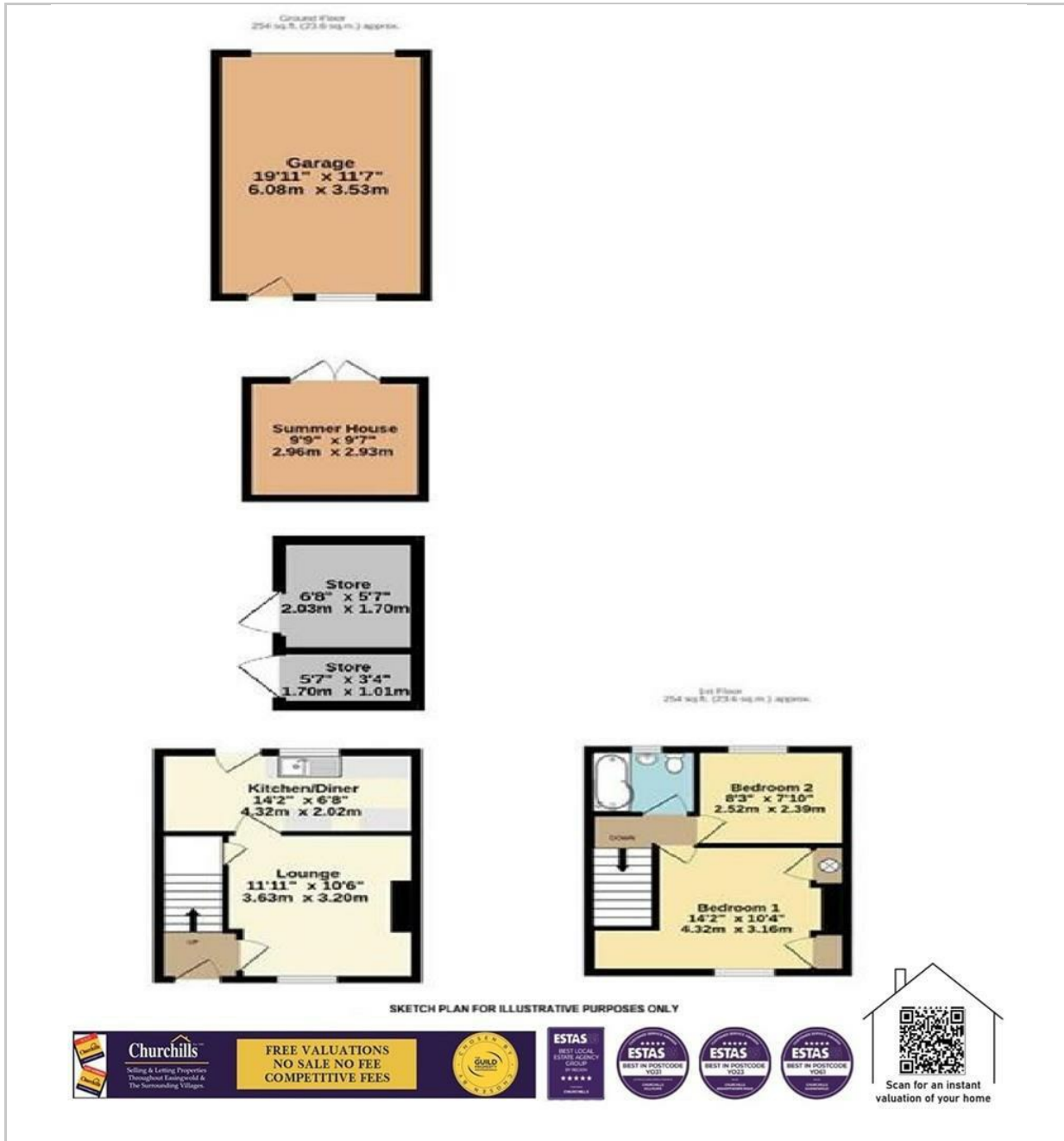
**DIRECTIONS** - From our central Churchills Easingwold office, continue along Long Street whereupon No. 43 is positioned on the left hand side identified by the Churchills for sale board.

**VIEWINGS** - **VIEWING** - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

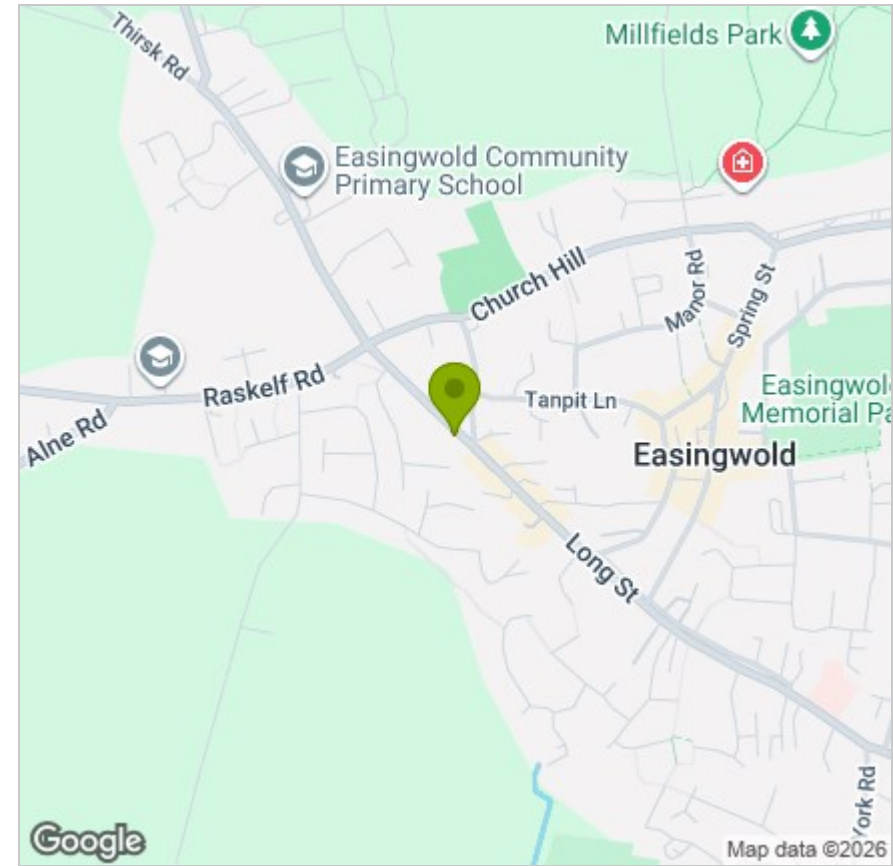
**AGENTS NOTES**: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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