



136 Long Street Easingwold
York, YO61 3JA
£170,000



A CHARACTERFUL AND VERSATILE COMMERCIAL PROPERTY WHICH PRESENTS AN EXCELLENT OPPORTUNITY FOR INVESTORS OR THOSE SEEKING TO ESTABLISH THEIR OWN BUSINESS IN A HIGHLY VISIBLE AND WELL REGARDED LOCATION. FORMERLY A SUCCESSFUL BAKERS NO 136 COMES TO THE MARKET WITH NO ONWARD CHAIN AND IS POSITIONED ON LONG STREET THE MAIN ROAD THROUGH THE HEART OF EASINGWOLD A HIGHLY POPULAR TOWN BETWEEN YORK AND THIRSK. THE PREMISES PROVIDE FLEXIBLE ACCOMMODATION ARRANGED OVER THREE FLOORS, COMBINING COMMERCIAL GROUND FLOOR PREMISES WITH WELL APPOINTED LIVING OR ANCILLARY SPACE/ OFFICE ROOMS

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

With exposed beams and UPVC double glazing

Front Service Area, Preparation/ Kitchen Area

First Floor Landing, Kitchen/ Diner, Bedroom One, White Shower Room

Second Floor, Bedroom Two

Outside - Rear Courtyard

From a PVC part glazed entrance door opens to a FRONT SERVICE AREA with impressive characterful exposed beam and attractive bay window overlooking Long Street. Fitted base units with timber roll top work surfaces and alcove shelving provides practicality while retaining period charm. An archway leads through to;

A rear PREPARATION/KITCHEN AREA, complete with a generous stainless steel sink with double drainer, timber effect worktops, under the stairs storage, and a further PVC door opening to the rear courtyard.

Stairs rise with handrail to the FIRST FLOOR LANDING, where the landing offers a useful airing cupboard housing the hot water cylinder.

KITCHEN/ DINER fitted with grey fronted wall and base units, complimented by work surfaces and a tiled mid range. Below there is space and plumbing for appliances including a washing machine, dishwasher, and low level fridge/freezer. Fitted stainless steel sink with side drainer sits beneath a PVC window looking out to the rear courtyard. Freestanding electric cooker.





BEDROOM ONE overlooks Long Street, enjoying views towards the picturesque St John's Catholic Church and benefits from a shelved and railed storage cupboard.

SHOWER ROOM featuring a corner enclosure, WC, pedestal wash hand basin and frosted PVC window.

A turning staircase leads to the second floor.

BEDROOM TWO which extends the full width of the property and enjoys good head height, benefiting from a rear dormer window and exposed chimney beams and eaves storage.

To the rear of the property, a private courtyard offers a useful area for bins and external storage with outside tap.

TENURE - Freehold.

POSTCODE - YO61 3JA.

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.

SERVICES - Mains water, electricity and drainage, with electric heating, mains gas supply capped.

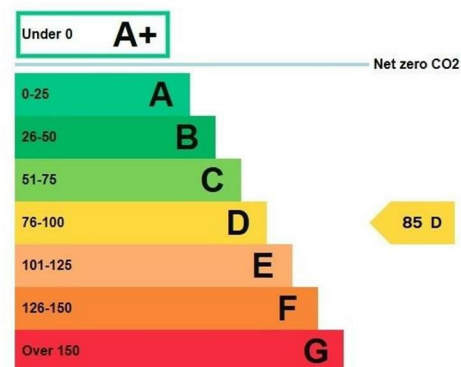
AGENTS NOTE - This is a commercial property of which has the following associated classes - A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

DIRECTIONS- From our central Easingwold office, turn left onto Long Street and proceed for some distance, whereupon No. 136 is positioned on the left hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



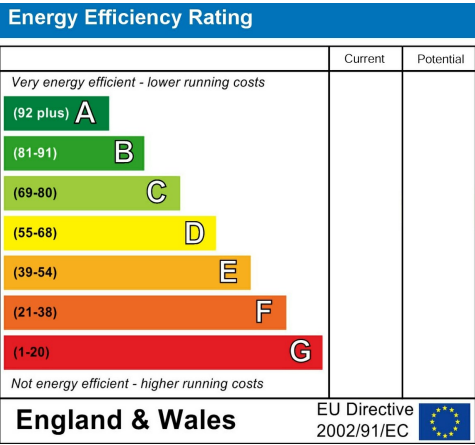
FLOOR PLAN



LOCATION



EPC



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