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2 1 2 D

Long Street, Easingwold, York

Guide Price £167,500

If you are looking for your first home or indeed an investment then this could be the one for you. situated in the popular market town of Easingwold this two bedroomed mid terraced cottage is sure to appeal. Offered with NO ONWARD CHAIN it briefly comprises: lounge, dining room, kitchen, bathroom and to the first floor are two bedrooms. There is an enclosed courtyard to the rear and first come first served parking is on street at the front of the property. EPC rating D and Council Tax Band B. Apply Easingwold Office on 01347 823535.

- MID TERRACED COTTAGE
- IDEAL FOR FTB's
- EPC RATING D

- TWO BEDROOMS
- ON STREET PARKING

- NO ONWARD CHAIN
- COUNCIL TAX BAND B

LOUNGE

Accessed via part glazed Upvc front door, window to front aspect, fireplace with wood surround, tiled inlay and hearth and inset electric fire, radiator,

DINING ROOM

Stairs to first floor, understairs storage cupboard, radiator

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, integrated electric double oven, hob and extractor hood, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, radiator, window to rear aspect, part glazed Upvc door to rear aspect

BATHROOM

Step in shower, low flush wc, wall mounted wash basin, ladder style radiator, opaque window to rear aspect

FIRST FLOOR

BEDROOM ONE

Fitted wardrobes, radiator, window to front aspect

BEDROOM TWO

Window to rear aspect, radiator, wall mounted gas fired central heating boiler

OUTSIDE

To the rear of the property is a paved courtyard area. There is a brick outbuilding with power and light laid on.

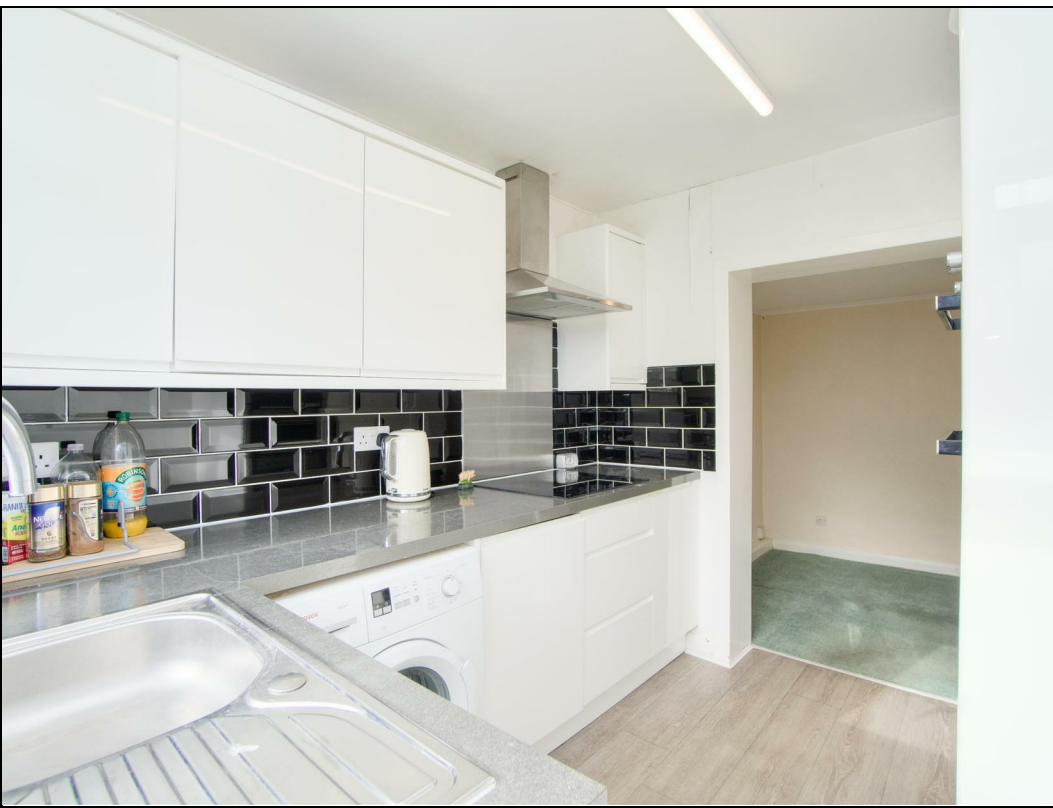
ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

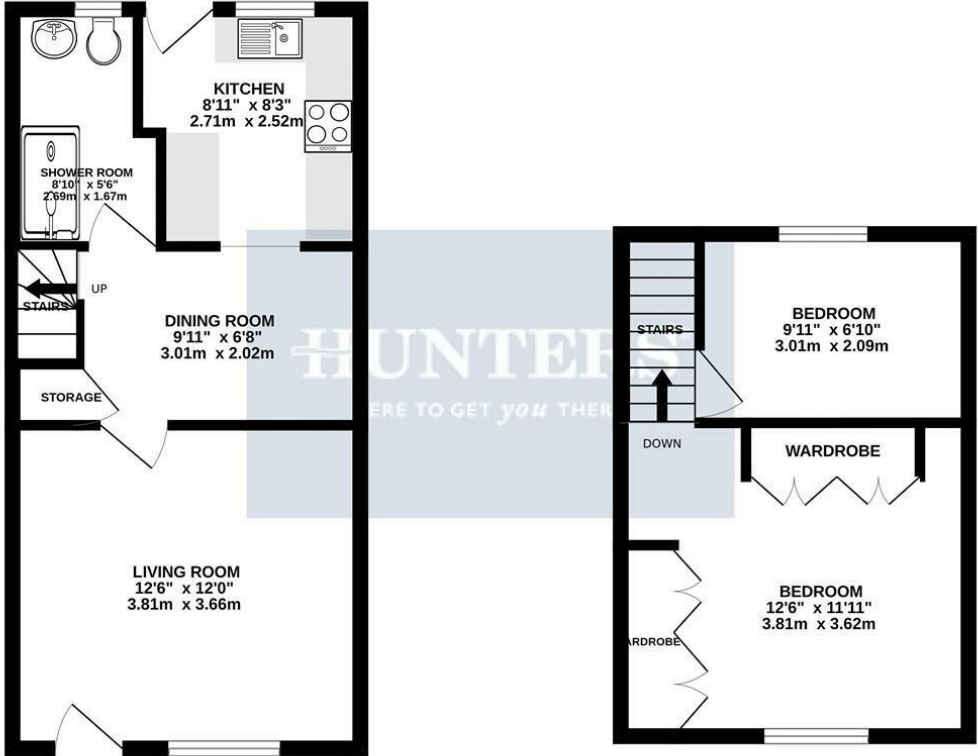




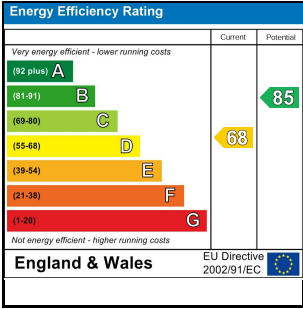
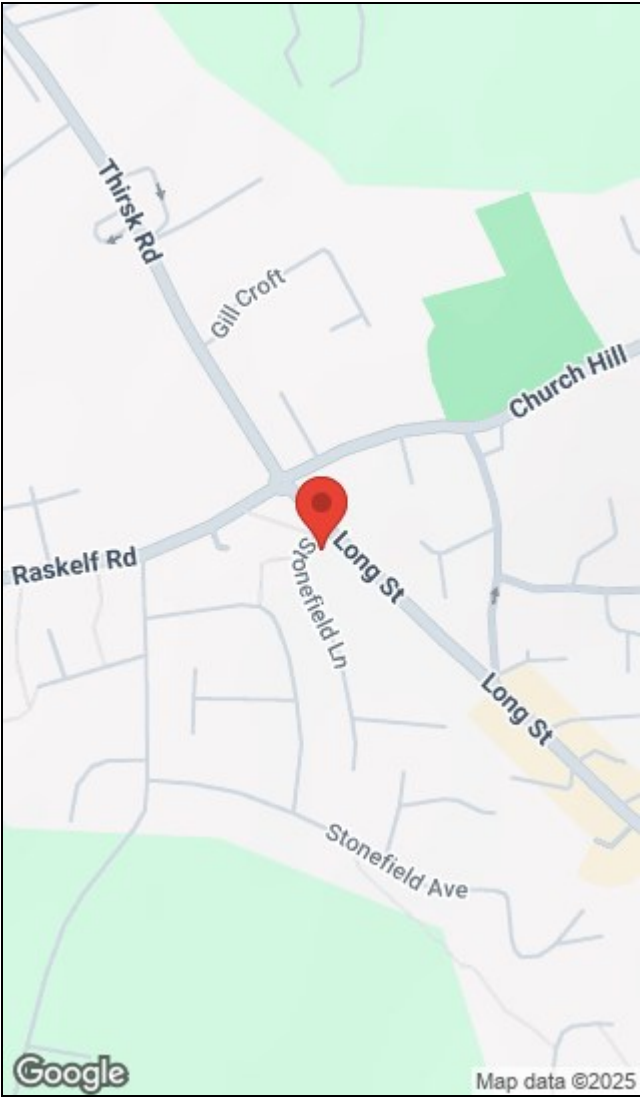


GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix 5/2025



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