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Long Street, Easingwold, York

Guide Price £175,000

A charming vacant ground-floor shop with a one-bedroom flat above, located in the heart of a picturesque rural market town in North Yorkshire. A double fronted shop front with a one bedroom flat offering a cosy living space, ideal for owner-occupiers or rental. Set among other local businesses, this property presents an excellent opportunity for a small enterprise or investment in a popular location. For more information and to arrange viewings contact the Easingwold Office on 01347 823535.

RETAIL UNIT

SHOP

Bay windows x 2 to front aspect, tiled floor, fitted shelving, cupboards, single drainer stainless steel sink unit,

WC

Low flush wc,, tiled floor wash basin

FLAT

ENTRANCE LOBBY

Stairs to first floor, cloaks area, tiled floor

LANDING

Loft access point

LOUNGE/DINER

Window to front aspect, wall mounted electric fire

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, electric oven and gas hob, extractor fan, wood laminate flooring

BEDROOM

Fitted wardrobe, window to rear aspect

BATHROOM

Panelled bath with mains shower over, fitted screen, low flush wc, pedestal wash basin, wood laminate flooring, opaque window to rear aspect, electric wall heater

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.

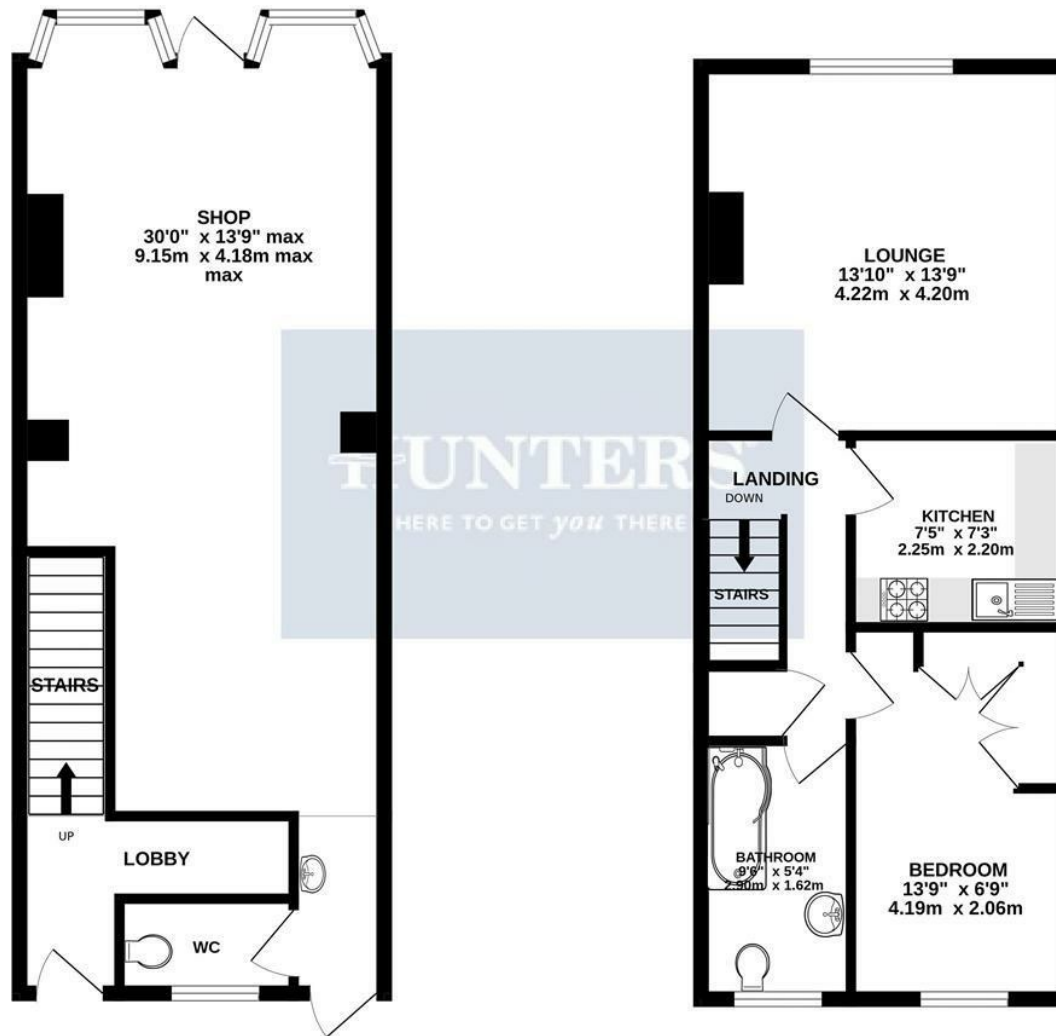






GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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.
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