



## Long Street, Easingwold Guide Price £190,000

A characterful and surprisingly spacious 2 bedroom cottage with origins believed to date back as far as the early 19th Century and featuring a beamed living room with feature fireplace and wood burning stove, stylish kitchen, 2nd floor study and a generous first floor bathroom with a both bath and a separate walk-in shower.

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## Inside

An impressive 21'8" (6.60m) long L-shaped open plan living features exposed beams and a fabulous rustic red brick fireplace housing a multi-fuel burning stove. The stylish kitchen leading off provides a range of base and wall storage cupboards, solid wood worktops, stainless steel sink and drainer unit and a range of integrated appliances to include a ceramic hob with oven and grill under and stainless steel filter canopy above, fridge and freezer complemented by freestanding appliance space and a door out to the rear.



An inner lobby with cloakroom/wc and staircase leads up to the first floor landing with doors leading off into a double bedroom with exposed beam and built-in wardrobes plus a surprisingly spacious bathroom with heated towel rail, bath and separate walk-in shower.

The second floor features 1 further 17'2" (5.23m) long double bedroom and a versatile box room, ideal as a walk-in wardrobe or study.

Other internal features of note include gas fired radiator central heating and double glazing.



## Outside

Parking for the property is "on street" and to the rear of the cottage there is a small low maintenance "lock up & go" open plan area that comprises of a paved seating area (approx. 15'0" x 4'6") and a tarmac area beyond although it should be noted that a neighbouring property does have a vehicular right of way across it.

## Services

We have been advised by the vendor that all main services are connected to the property

## Energy Efficiency

This property's current energy rating is D (59) and has the potential to be improved to an EPC of B (85).

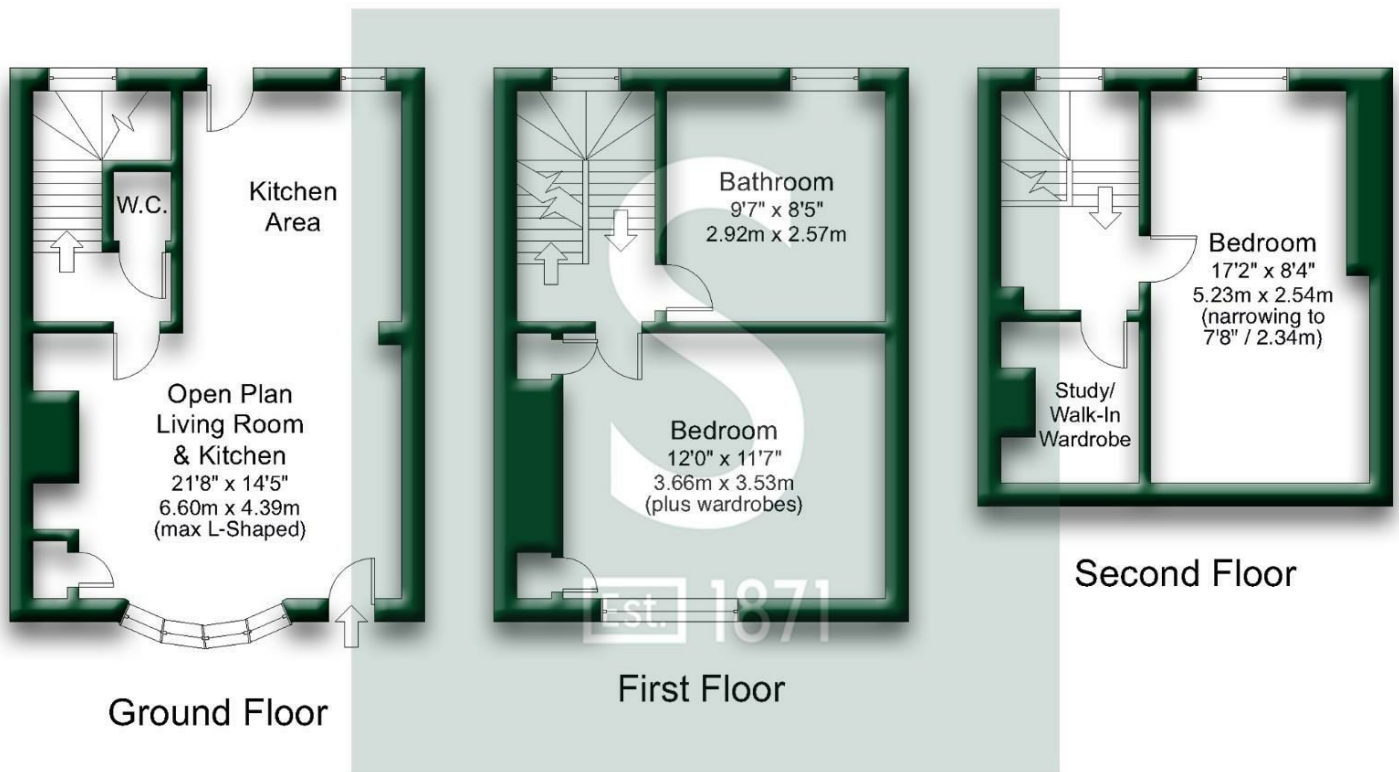
## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of B. The postcode for the property is YO61 3JA

## Tenure

We have been informed by the vendor that the property is freehold.





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