

Long Street, York YO61 3HX

£195,000

**Stephensons**  
estate agents & chartered surveyors



An exciting opportunity to update and improve a charming end of terrace cottage, ideally situated just a stone's throw from Easingwold's vibrant Market Place. Brimming with character the property offers well-proportioned accommodation including a cosy sitting room, spacious dining kitchen, three bedrooms and a bathroom, complemented by a delightful walled rear garden.



Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 1600 Mbps\* download speed  
 EPC Rating: D - 59  
 Council Tax: C - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.



#### Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

#### Associate Partners:

N Lawrence  
 I Jarvis MNAEA

The ground floor living accommodation on offer includes a dual aspect sitting room with feature fireplace, storage cupboard and double glazed double doors opening out into a walled courtyard. The dining kitchen provides a buyer with an opportunity to update, replace and restyle the dated units currently in place which do include a built-in oven and hob plus freestanding appliance space and a walk-in storage cupboard.

The first floor landing leads off into 3 bedrooms (1 with fitted wardrobes) and a bathroom.

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

A gated pathway off the pavement leads to the front door and the delightful walled rear garden provides a seating area, raised flowerbeds and a brick built storage shed.

Please note that parking for this property is "on street".

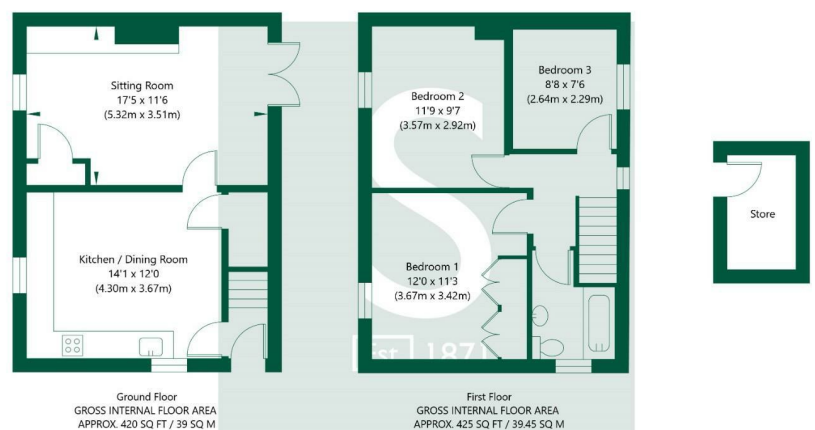
#### AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

#### DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephensons, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.

Long Street, Easingwold, York, YO61 3HX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 845 SQ FT / 78.45 SQ M - (Excluding Store...  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2025

