EMSLEY MAVOR
ESTATE AGENTS
...your home is where our heart is

Long Street

, Easingwold, YO61 3HY

By Auction £160,000

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Long Street

, Easingwold, YO61 3HY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000.
This property will be legally prepared enabling any interested buyer to secure the property
immediately once their bid/offer has been accepted. Ultimately a transparent process which
provides speed, security and certainty for all parties.

Charming Easingwold Gem with Potential

Nestled in the heart of Easingwold, 95 Long Street offers a unique opportunity for both budding entrepreneurs and imaginative homeowners. This former jewellers, situated on the bustling Long Street, is a canvas waiting to be transformed. Whether you're seeking a vibrant business premises or envisioning a bespoke residential haven, this property holds endless possibilities.

Currently zoned for commercial use, the ground floor presents an expansive open space, ideal for a retail venture or a creative studio. The large walk-in cupboard provides ample storage. With gas central heating throughout, comfort is assured in every season.

Venture upstairs to discover two versatile rooms, perfect for offices or bedrooms, alongside a compact kitchen area and a convenient WC. The layout is ripe for customisation, allowing you to tailor the space to your specific needs. Whether you're a business owner seeking a prime location or a first-time buyer eager to craft a home with character, this property is a rare find.

Easingwold itself is a picturesque market town, renowned for its charming cobbled square and Georgian architecture. With an array of independent shops, delightful eateries, and a vibrant community spirit, it offers the quintessential North Yorkshire lifestyle. From leisurely strolls in the Howardian Hills to enjoying a latte at The Curious Table, life here is both enriching and serene.

Subject to the relevant planning consent, 95 Long Street could seamlessly transition into a residential sanctuary, combining the charm of its historic setting with modern comforts. Don't miss the chance to make this versatile property your own – whether as a thriving business or a cherished home. Contact Emsley Mavor today to explore the potential of this Easingwold gem.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verif ication of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and f rom anywhere.

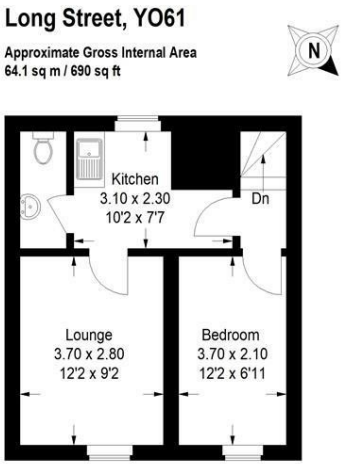
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly ref erred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Some of the marketing images have been digitally enhanced using AI technology to showcase the property's potential and possible future appearance. These images are for illustrative purposes only and should not be relied upon as an exact representation of the property in its current state.

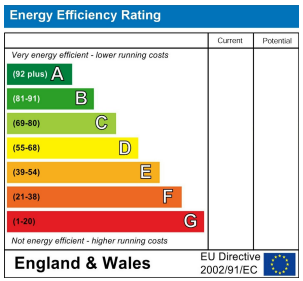
Floor Plan

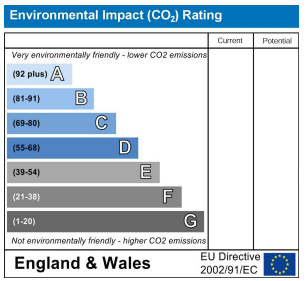


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openingsare approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1229418)

Area Map

Energy Efficiency Graph





Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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