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Long Street, Easingwold, York

Guide Price £185,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £185,000\* BIDDING CLOSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](http://HUNTERS.COM) SELECT AUCTIONS

Situated in the popular market town of Easingwold this three bedroom double fronted end of terraced property has huge potential but is in need of total renovation. Benefiting from gas fired central heating and extensive double glazing it comprises: lounge, sitting room, dining kitchen, utility room and to the first floor are three bedrooms and a bathroom. To the rear of the property is a large garden with two outbuildings. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- FOR SALE BY AUCTION
- DOUBLE FRONTED
- COUNCIL TAX BAND C

- THREE BEDROOMS
- TOTAL RENOVATION REQUIRED
- NO ONWARD CHAIN

- END TERRACE
- EPC RATING D

## EASINGWOLD

Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place.

The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more.

Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area.

Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills—perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun.

Families benefit from excellent local schools, including several well-regarded primary schools and a secondary school recently rated Outstanding by Ofsted.

### LOUNGE

Window to front aspect, tiled fireplace with gas fire, radiator, exposed beams

### SITTING ROOM

Window to front aspect, radiator, tiled fireplace with open fire, exposed beams

### DINING KITCHEN

Range of base and wall units with work surface and inset sink unit, window to rear aspect, walk in pantry, radiator

### INNER HALLWAY

Stairs to first floor, radiator

### UTILITY ROOM

Base and wall mounted units with work surface, inset sink unit, fitted cupboard, window to rear aspect

### REAR LOBBY

Tiled floor, door to rear garden, opaque window to rear garden

### FIRST FLOOR LANDING

Window to rear aspect

### BEDROOM ONE

Window to front aspect, fitted wardrobe, airing cupboard, radiator

### BEDROOM TWO

Window to front aspect, fitted wardrobe, radiator

### BEDROOM THREE

Window to rear aspect, radiator, fitted wardrobe and shelving

### BATHROOM

Panelled bath with mains shower over, low flush wc, pedestal wash basin, opaque window, radiator

### OUTSIDE

A passageway at the side of the property leads to a gate giving access to the rear garden. This is a good sized garden laid mainly to lawn. There is a vegetable plot, patio area and two outbuildings. A gate at the bottom of the garden gives access on to the back lane.

### 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.

### NOTE FOR BUYERS

Traditional Online Auction Information:

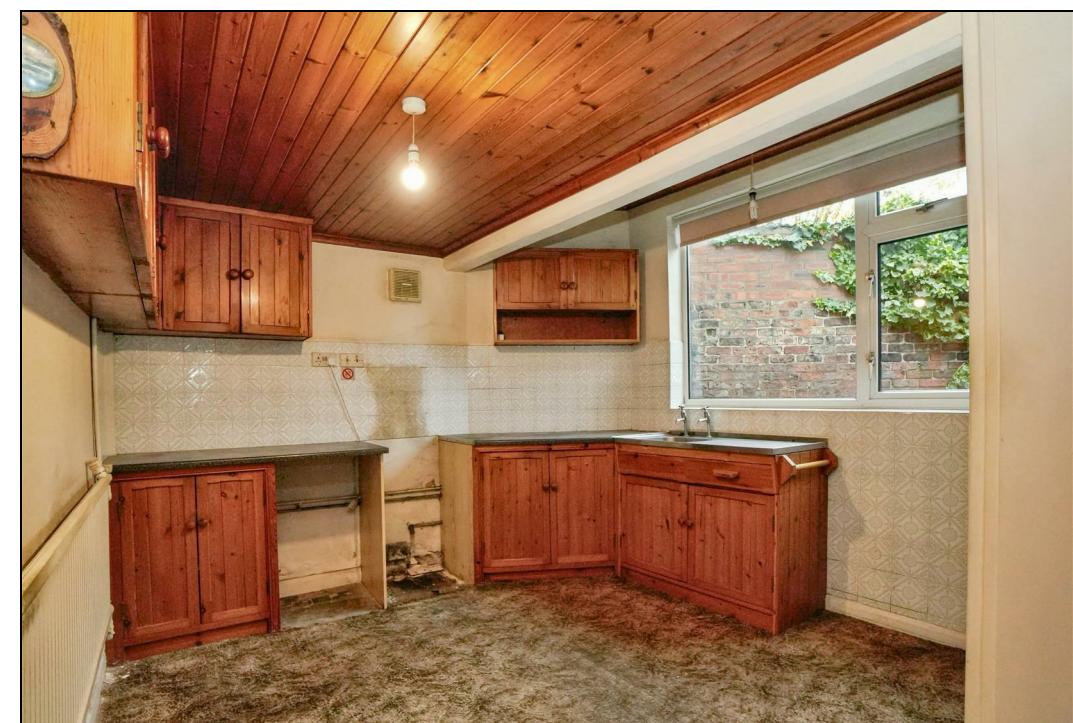
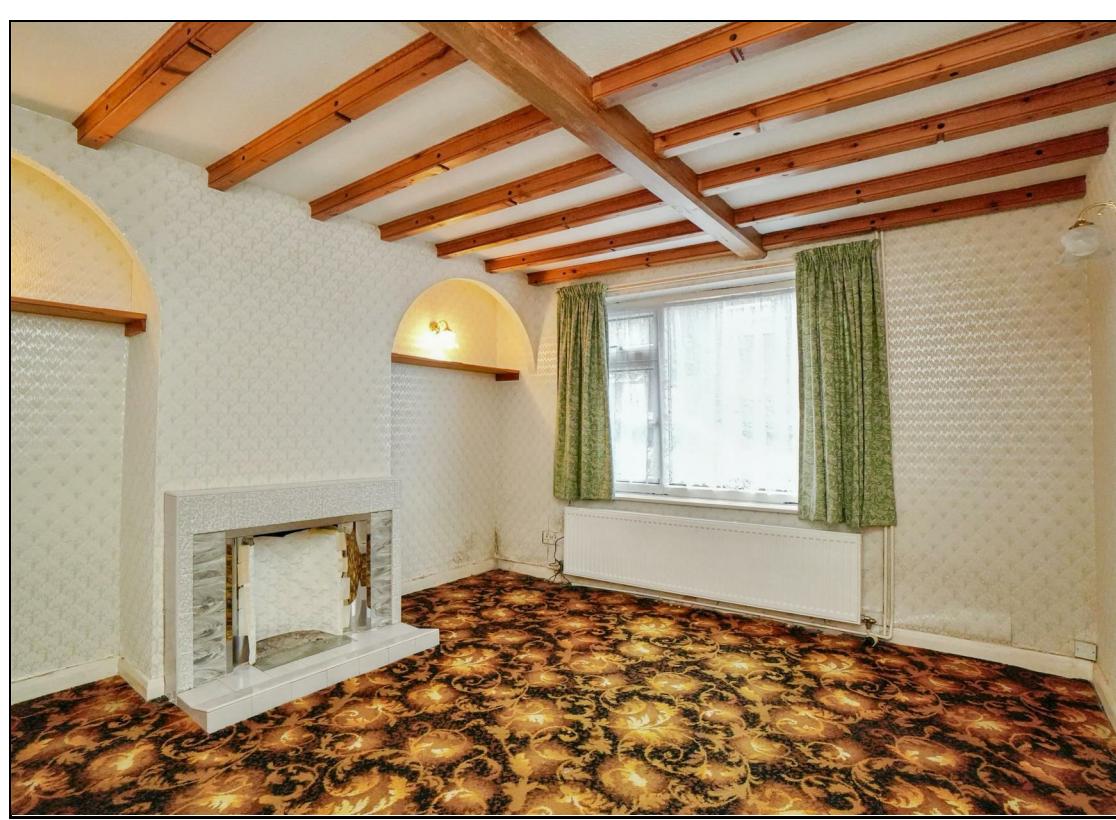
Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

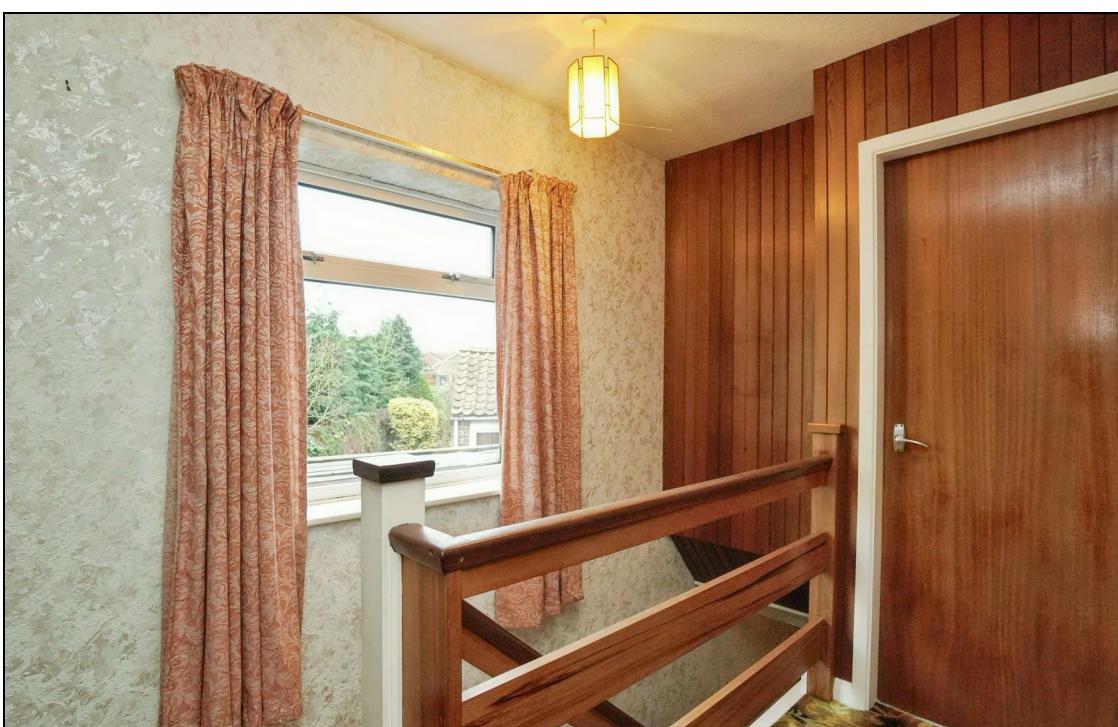
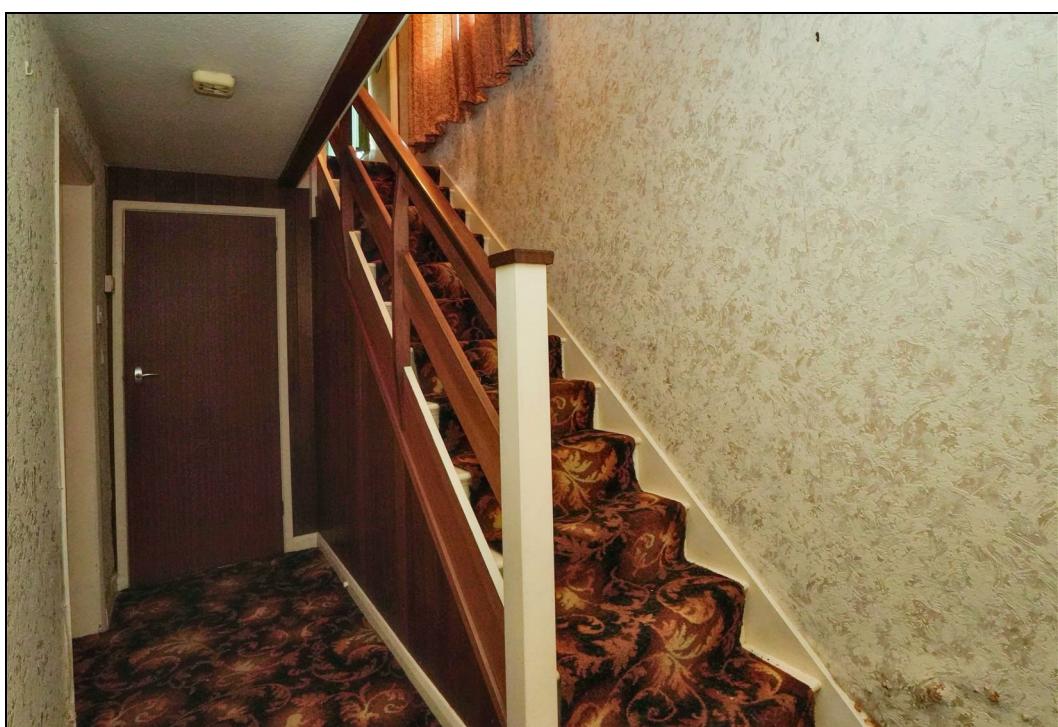
#### Fees:

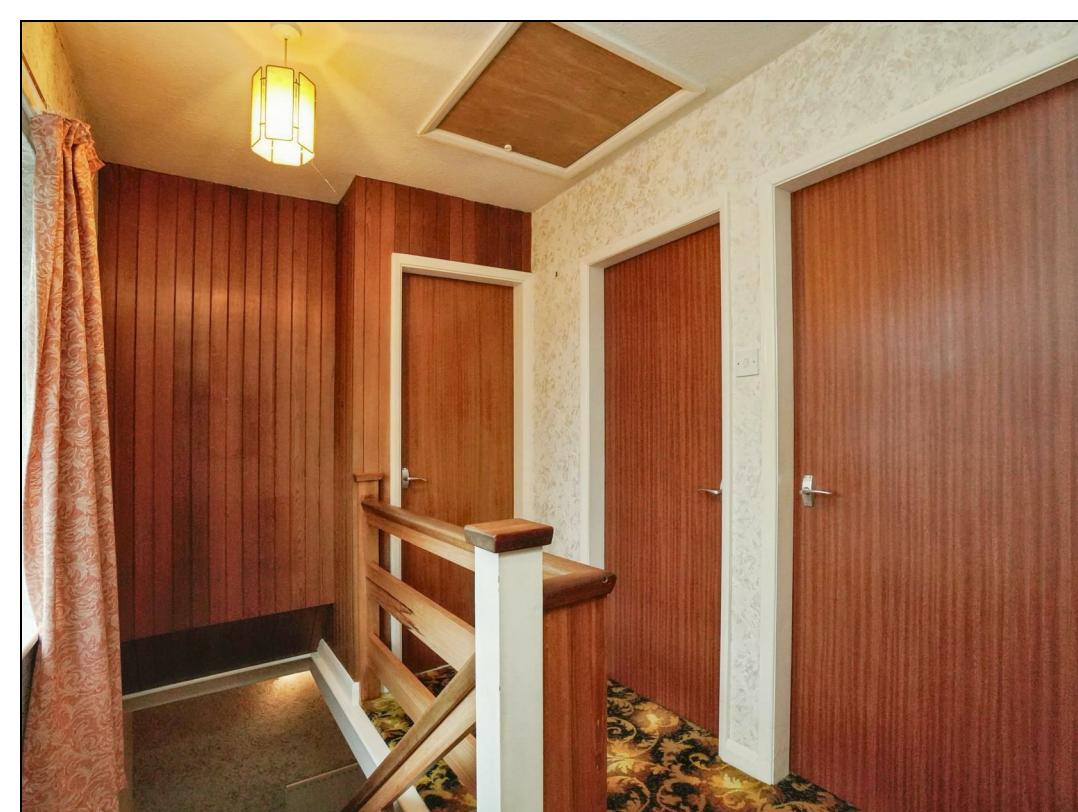
On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day. There is an additional buyer premium of £3,000 (incl. VAT) which will be charged immediately online.

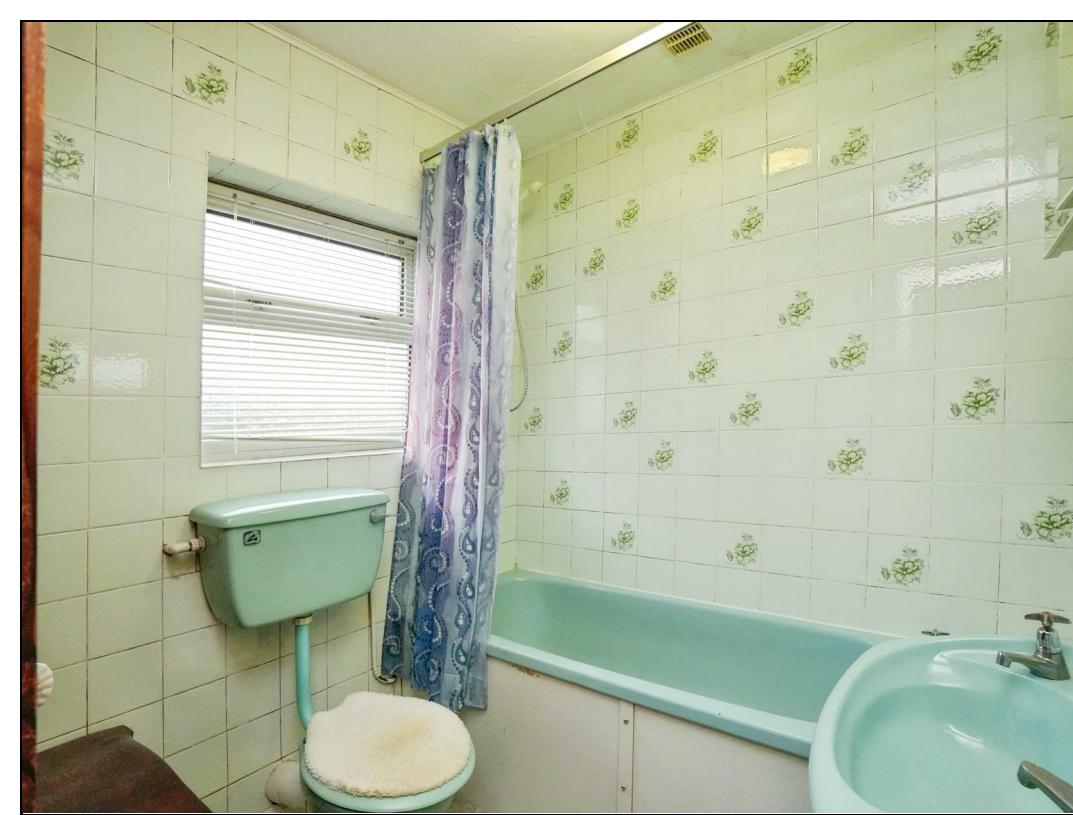
Hunters and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](http://HUNTERS.COM/AUCTIONS)



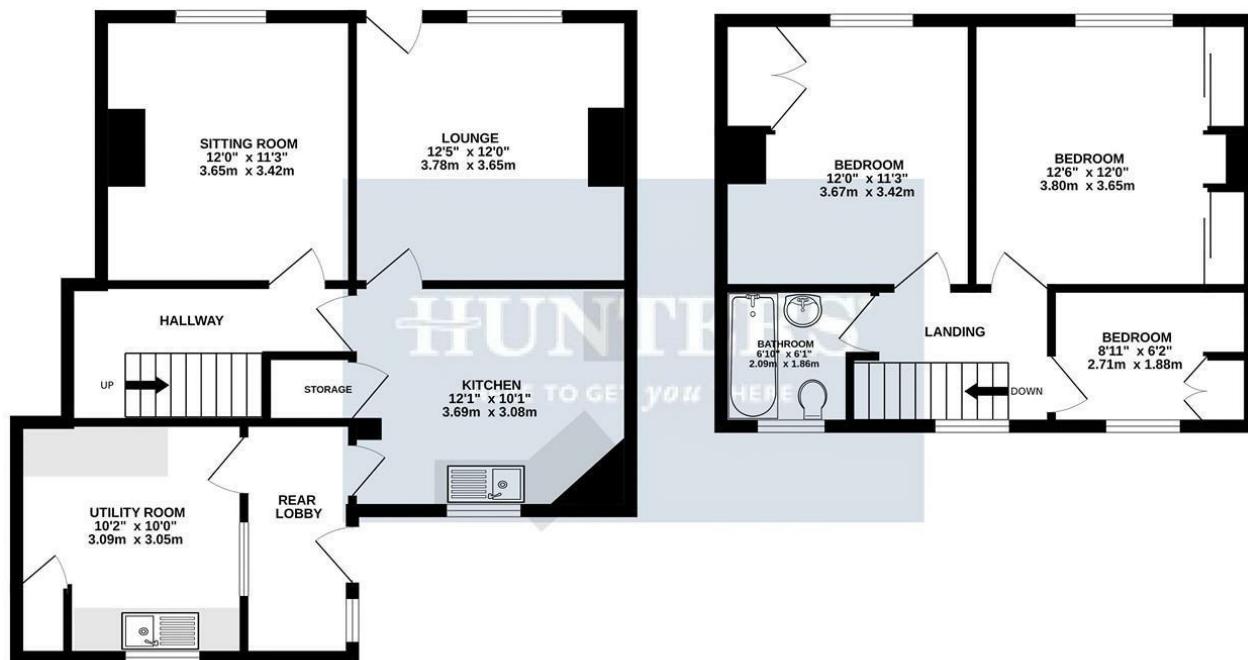








GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



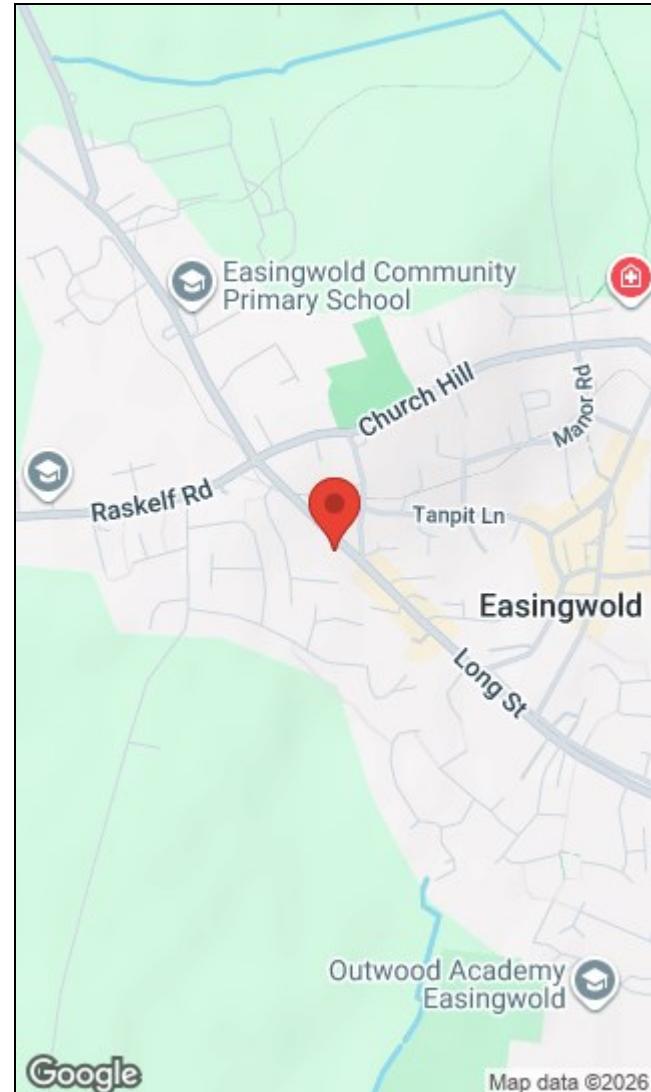
TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



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