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Long Street, Easingwold, York

Guide Price £70,000

IDEAL FOR FIRST TIME BUYERS OR INVESTORS - Offered to the market with no onward chain and located within walking distance of Easingwold Market Place, this well-presented first-floor studio apartment was renovated in 2024. The accommodation briefly comprises an open-plan living/bedroom area, a separate kitchen, and a bathroom.

Easingwold is ideally positioned for easy access to the A19 and York, with a regular bus service running from the town square. The area boasts a wide range of local amenities, including boutique shops, cafés, and grocery stores.

EPC rating D. Council Tax Band A.

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.

Property Description

Upon entering the building from the ground floor, a communal stairwell provides access to the apartments located on the first and second floors. Keswick is situated on the first floor.

Entry to the apartment is via the communal hallway, leading directly into the open-plan living/bedroom area. This space features a window overlooking the rear elevation, an electric heater, a built-in storage

cupboard, and doors to both the kitchen and bathroom.

The kitchen, which can also be accessed via a timber door, has been recently updated. It includes a modern range of wall and base units, complementary worktops, a sink with mixer tap, an integrated ceramic hob and electric oven, an integrated fridge freezer, and a free-standing washing machine. The room is finished with vinyl flooring and has a window to the rear.

The bathroom is fitted with a panelled bath and overhead shower, complete with a glass shower screen, a hand wash basin, and a WC. An airing cupboard within the bathroom houses the hot water cylinder, providing additional storage space.

Externally, to the rear of the property, there is a communal lawned garden for residents to enjoy. Parking is also available at the rear of the building on a first-come, first-served basis.

Additional Information

- Leasehold Information: 999 years commencing in 1992, £10 per annum ground rent, £85 per month service charge (water rates included)
- Double Glazed Windows
- Council Tax Band: A
- EPC Rating D
- Estimated Rental Amount: £525 per month

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute,

will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

KESWICK

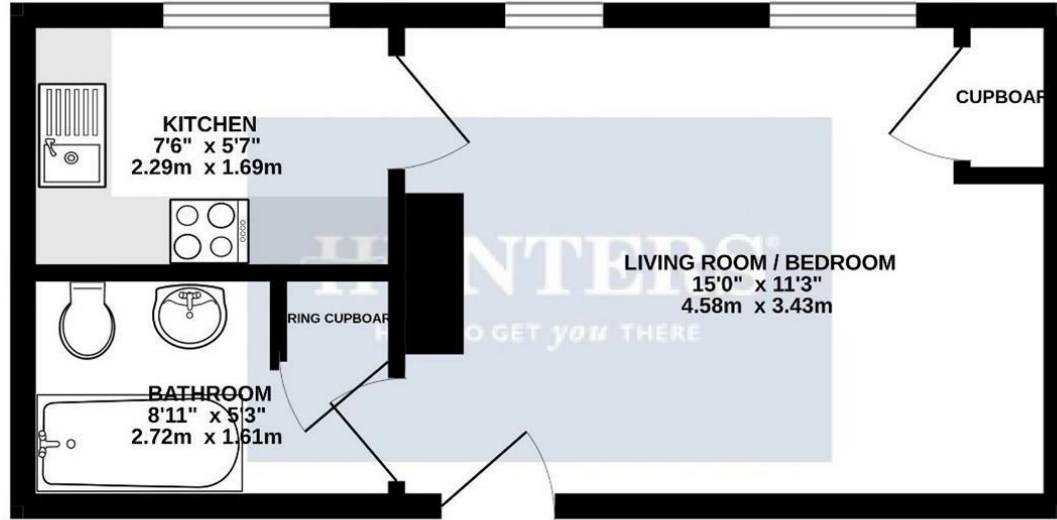






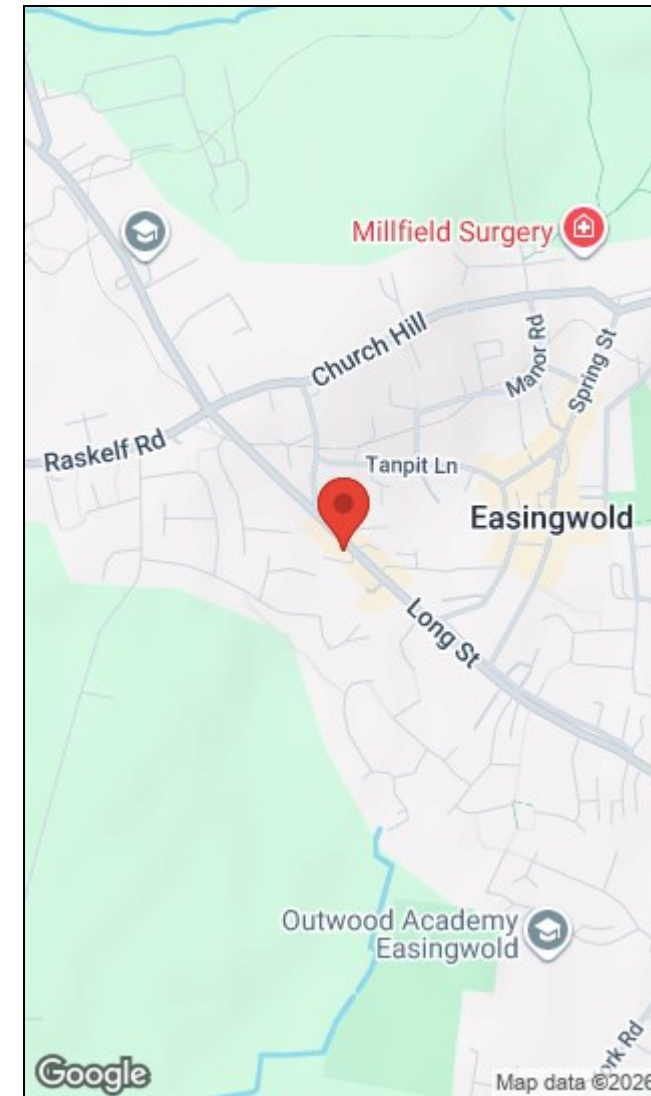
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FIRST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 262 sq.ft. (24.3 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	
England & Wales	

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