



## Long Street, Easingwold Offers In Excess Of £195,000

An 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.

\*\*\* BEST AND FINAL OFFERS TO BE SUBMITTED IN WRITING BY NO LATER THAN 12 NOON ON MONDAY 9TH MARCH \*\*\*

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## Inside

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.

## Outside

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".

## Tenure

Freehold

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 1600\* Mbps download speed

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

## EPC Rating

D - 59

## Council Tax

C - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

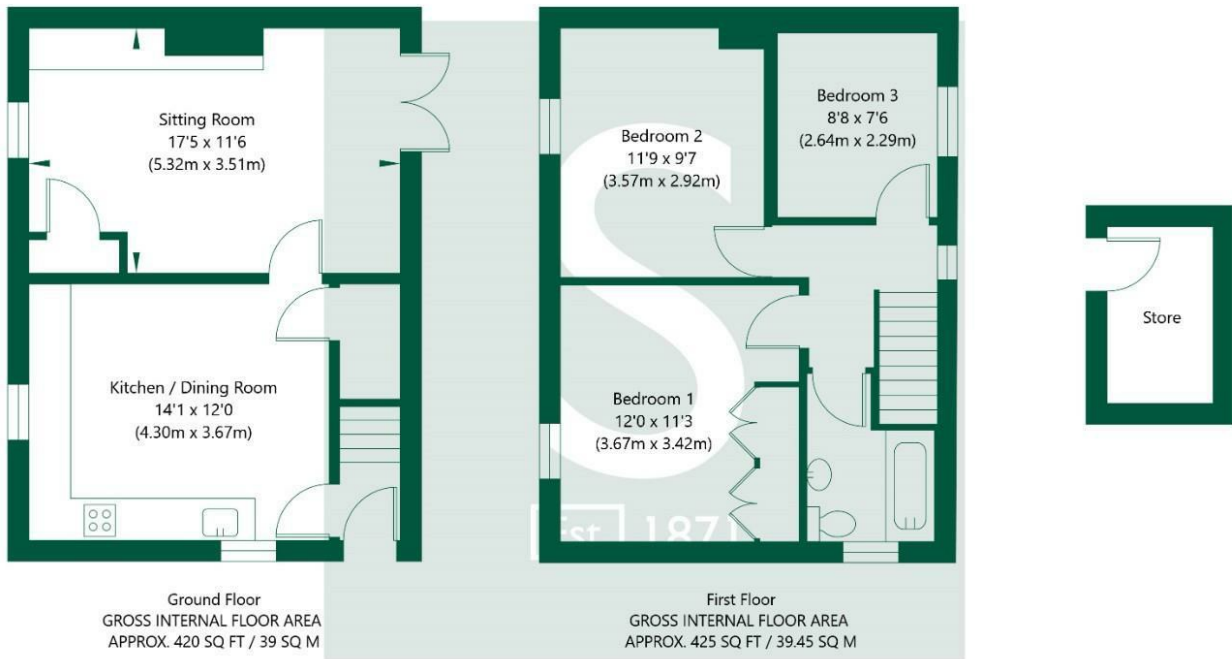
## Imagery Disclaimer

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.

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

# 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.  
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## Partners

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N J C Kay BA (Hons) pg dip MRICS  
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## Associates

N Lawrence

