



Long Street, Easingwold Guide Price £159,995

An impressively presented 2 bedroom ground floor apartment with it's own independent access located within level walking distance of Easingwold's bustling Market Place and featuring an attached single garage.

*** NO ONWARD CHAIN ***



Property Overview

This particular apartment benefits from it's own independent front door which opens into a spacious reception hall with a storage cupboard and doors leading off into a generous lounge/dining room and an attractively appointed kitchen featuring granite effect worktops with inset stainless steel sink and drainer unit, ceramic tiled splash backs and a range of integrated appliances to include an electric hob and oven, fridge/freezer, washer/dryer and dishwasher.

The apartment also offers 2 good sized bedrooms (the smallest of which being 9`0" x 8`8" - 2.97m x 2.64m) and a stylish bathroom with mixer tap shower and folding shower screen over the bath, wc, wash basin and an electric heated towel rail.

Other internal features of note include sealed unit double glazed sashed windows, independently controlled electric heater panels, neutral decoration throughout and a personnel door off the reception hall into an attached single garage 16`0" x 6`3" (4.87m x 1.90m) with power, light and a parking space immediately in front of the garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

Energy Efficiency

This property's current energy rating is C (69) and has the potential to be improved to an EPC of C (77).

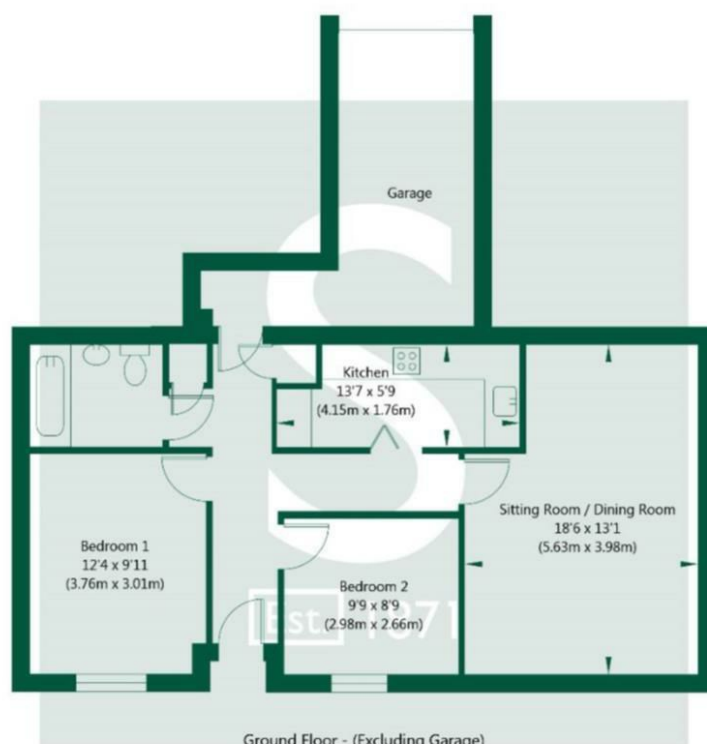
Council Tax & Postcode

This property sits within Hambleton District Council and is in the tax band of C. The postcode for the property is YO61 3HY.

Tenure

This flat is offered on a leasehold basis and we have been informed by the vendor that approximately 102 years are remaining on the original 125 year lease which commenced in 2002. We have been advised that the flat is subject to a peppercorn ground rent and an annual service charge of £1748.22 which can be paid monthly at £1456.68. All buyers are advised to seek confirmation of the aforementioned through their own legal advisors before committing to this purchase.

Long Street, Easingwold, YO61 3HY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 681 SQ FT / 63.29 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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