



77-79 Long Street Easingwold

York, YO61 3HY

**£85,000**

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OCCUPYING A DESIRABLE POSITION WITHIN A WELL MAINTAINED RESIDENTIAL DEVELOPMENT, THIS INVITING STUDIO APARTMENT PROVIDES SMART, PRACTICAL LIVING CLOSE TO THE CENTRE OF EASINGWOLD. RENOVATED IN RECENT YEARS, THE PROPERTY IS FURTHER ENHANCED BY ALLOCATED PARKING AND ATTRACTIVE COMMUNAL GARDENS – AN APPEALING OPPORTUNITY IN A PRIME NORTH YORKSHIRE LOCATION

Mileages: York – 13 miles, Thirsk – 11 miles (approximately).

Communal Reception Hall, Studio Living/Bedroom Area, Fitted Kitchen, Bathroom/WC.

Allocated Parking. Communal Gardens.

From the communal entrance, a staircase rises to the second floor where upon a private entrance door opens into:

**KITCHEN** fitted with a range of modern shaker style wall and base units with chrome handles and complimented by timber effect work surfaces and a tiled mid range.. Fitted with an electric induction hob with chimney style extractor above and electric oven below. A charcoal composite sink with mixer tap and side drainer sits below a PVC double glazed window with pleasant rear elevation. Space and plumbing is provided for a washing machine, and space for a freestanding fridge freezer with additional cupboard storage.

**LIVING / BEDROOM AREA** an archway leads into an L shaped living and sleeping space, providing flexibility for both seating and bedroom furniture. A double glazed PVC window overlooks the pleasant rear gardens, and there is a useful built in storage cupboard housing the pressurised hot water cylinder. Electric panel heater.

**BATHROOM** is beautifully appointed with a white suite featuring a shaped bath with chrome fittings, handheld shower attachment and an electric shower over. Low level WC and a pedestal wash hand basin, all set against full height tiling. An extractor fan completes the





space.

OUTSIDE residents enjoy allocated parking to the rear of the building, along with visitor parking bays. The apartment forms part of a small development with well kept communal gardens, including lawned areas and planted borders.

LOCATION Easingwold is a highly regarded Georgian market town offering a wide variety of everyday amenities including independent shops, cafés, supermarkets, sports facilities and excellent schooling. Road connections are strong, with easy access to York, Thirsk, Northallerton, Harrogate, Leeds and the wider region via the A19.

POSTCODE - YO61 3HY

COUNCIL TAX BAND - A

SERVICES - Mains electric and drainage. Electric heating.

TENURE - Leasehold.

Agents Note: Approximately 966 years remain on the lease. Service Charge: £85 per month, including water and building insurance. Ground Rent: £10 per annum.

DIRECTIONS From our Easingwold office, proceed along Long Street. The development can be found on the left hand side.

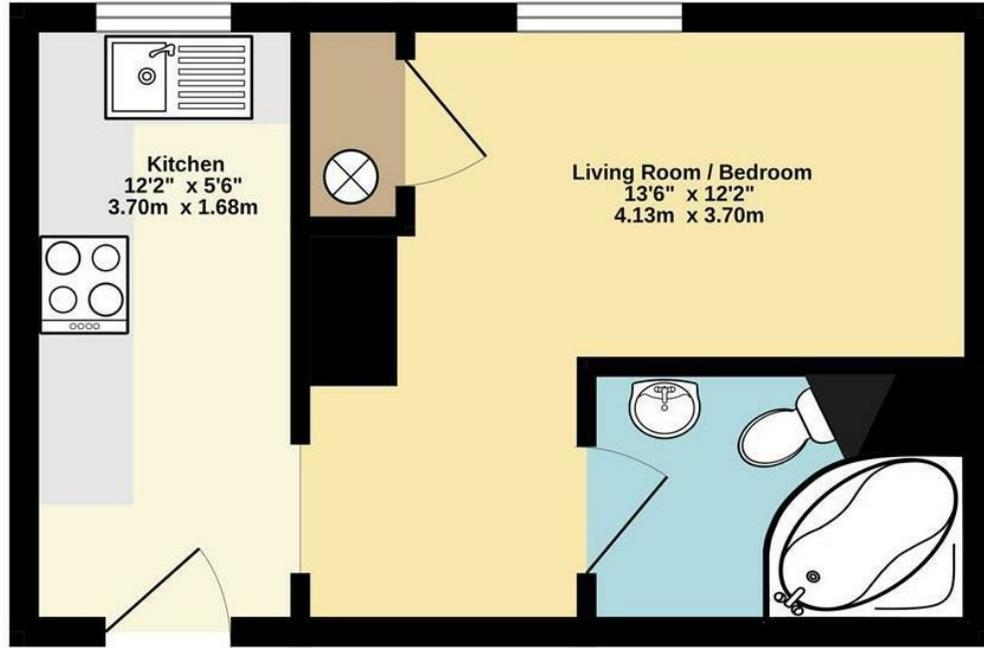
VIEWING Strictly by prior appointment with the selling agents: Churchills Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

Agent's Note - To comply with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks. A fee will apply; please contact our office for further information.



# FLOOR PLAN

Ground Floor  
247 sq.ft. (22.9 sq.m.) approx.





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TOTAL FLOOR AREA: 247 sq.ft. (22.9 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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WINNER 2025**

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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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