



3 Long Street Easingwold

York, YO61 3HU

£225,000



OF LIKELY INTEREST TO FIRST TIME BUYERS AND/OR INVESTORS A BEAUTIFULLY APPOINTED AND CHARACTERFUL TWO BEDROOMED VICTORIAN END TERRACE HOUSE, WITH AN ENCLOSED SOUTH FACING WALLED COURTYARD GARDEN WITH REALLY USEFUL BRICK STORAGE.

MILEAGES: YORK - 13 MILES, THIRSK - 11 MILES (DISTANCES APPROXIMATE).

OF LIKELY INTEREST TO FIRST TIME BUYERS AND OR INVESTORS A BEAUTIFULLY APPOINTED AND CHARACTERFUL 2 BEDROOMED VICTORIAN END TERRACE HOUSE, WITH AN ENCLOSED SOUTH FACING WALLED COURTYARD GARDEN.

With UPVC Double Glazing, Panelled Doors, Ceiling Beams and Gas Central Heating.

Sitting Room, Dining Room, Inner Lobby, Fitted Kitchen, Bathroom.

First Floor Landing, 2 Bedrooms.

Outside: A Walled South West Facing Rear Garden with a Detached Summerhouse.

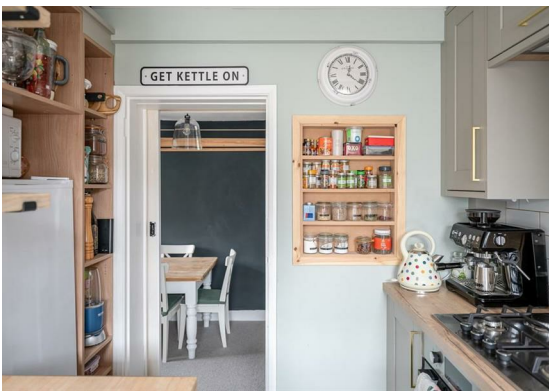
A PVC panelled entrance door, opens to:

**SITTING ROOM** – Enjoying a pleasant outlook towards a green bank, exposed ceiling beams, attractive fireplace with carved timber mantel and cast dual fuel stove (wood and coal) set on a stone slate hearth, panelled door to:

**DINING ROOM** - Window to the side elevation, exposed ceiling beams and stairs leading up to the first floor.

**INNER LOBBY** - With cloaks hanging area.

**FITTED KITCHEN** - Recently refitted with a range of Shaker style cupboard and drawer wall and floor fittings comprising wood grain effect preparatory work surfaces with inset 4 ring gas hob with a single oven under, ceramic brick style splash and matching wall cupboards, extractor, sink with mixer tap and







side drainer, window to the rear elevation, integrated dishwasher, space and plumbing for a washing machine. Further work surface with deep drawers under, recess with space for an upright fridge/freezer, shelves above and adjoining. PVC panelled and double glazed rear access door to walled garden.

**BATHROOM** - Refurbished with a white suite comprising shaped and panelled bath with full height tiling, shower screen and plumbed shower over, vanity basin with cupboards under and tiled splash, low suite WC, fitted cupboard with mirror over, heated towel radiator, tiled floor.

Stairs lead from the Kitchen to the:

#### FIRST FLOOR LANDING

**BEDROOM 1** - A good sized double bedroom with a range of fitted wardrobes and pleasant outlook with views towards a 'Green' and rising bank, a further range of fitted wardrobes and cupboard housing the gas fired central heating boiler, loft access.

**BEDROOM 2** - Window to the rear elevation overlooking the gardens.

**OUTSIDE** - A side access opens into a walled south facing rear garden with a detached summerhouse (7'10 × 6'4) with power and light and UPVC double glazed French doors.

**LOCATION** - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

**POSTCODE** - YO61 3HU.

**TENURE** - Freehold.

**COUNCIL TAX BAND** - B

**SERVICES** - Mains water, electricity and drainage, with gas fired central heating.

**DIRECTIONS** - From our central Churchills Easingwold office, continue along Long Street towards the mini roundabout, whereupon No. 3 is positioned on the left hand side.





### 3 Long Street, Easingwold, York. YO61 3HU

Approximate Gross Internal Area  
762 sq ft

The floor plan is divided into three main sections: an Outbuilding, a Ground Floor, and a First Floor.

**OUTBUILDING**  
Summer House  
7'10" x 6'4"


**GROUND FLOOR**  
Kitchen 10'0" x 8'10"  
Dining Room 15'0" x 7'0"  
Sitting Room 14'8" x 11'8"  
Bathroom (labeled 'C')  
Stairs (UP and DN)

**FIRST FLOOR**  
Bedroom 2 12'0" x 7'0"  
Bedroom 1 12'6" x 11'6"  
Bathroom (labeled 'B')  
Wardrobes (labeled 'W')

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>62</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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