



165 Long Street Easingwold
York, YO61 3JB
£150,000

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165 LONG STREET STANDS IN A PROMINENT CORNER POSITION AMONGST AN ATTRACTIVE RUN OF PERIOD BUILDINGS, JUST A LEVEL WALK FROM THE MARKET PLACE AND THE TOWN'S EXCELLENT AMENITIES. CURRENTLY CLASSIFIED UNDER A2 USE AND OPERATING AS A WORKING OFFICE, THE PROPERTY OFFERS WELL PLANNED ACCOMMODATION ARRANGED OVER TWO FLOORS. IT IS PERFECTLY SUITED TO A VARIETY OF PROFESSIONAL OR COMMERCIAL FUNCTIONS, WITH CLEAR POTENTIAL FOR ALTERNATIVE USES SUBJECT TO THE NECESSARY CONSENTS

Mileages: York – 13 miles, Thirsk – 11 miles
(Distances Approximate)

Open Plan Reception/ Office, Kitchenette,
Cloakroom/WC

First Floor – Open Plan Offices, Further Office/
Storage Room

Outside – Rear Courtyard/ Offstreet Parking

A timber framed, part glazed entrance door opens into a spacious RECEPTION ROOM, currently configured as a front office with prominent dual aspect frontage onto Long Street. The accommodation benefits from an exposed brick feature fireplace, contemporary low voltage downlighting, and a return staircase leading to the first floor

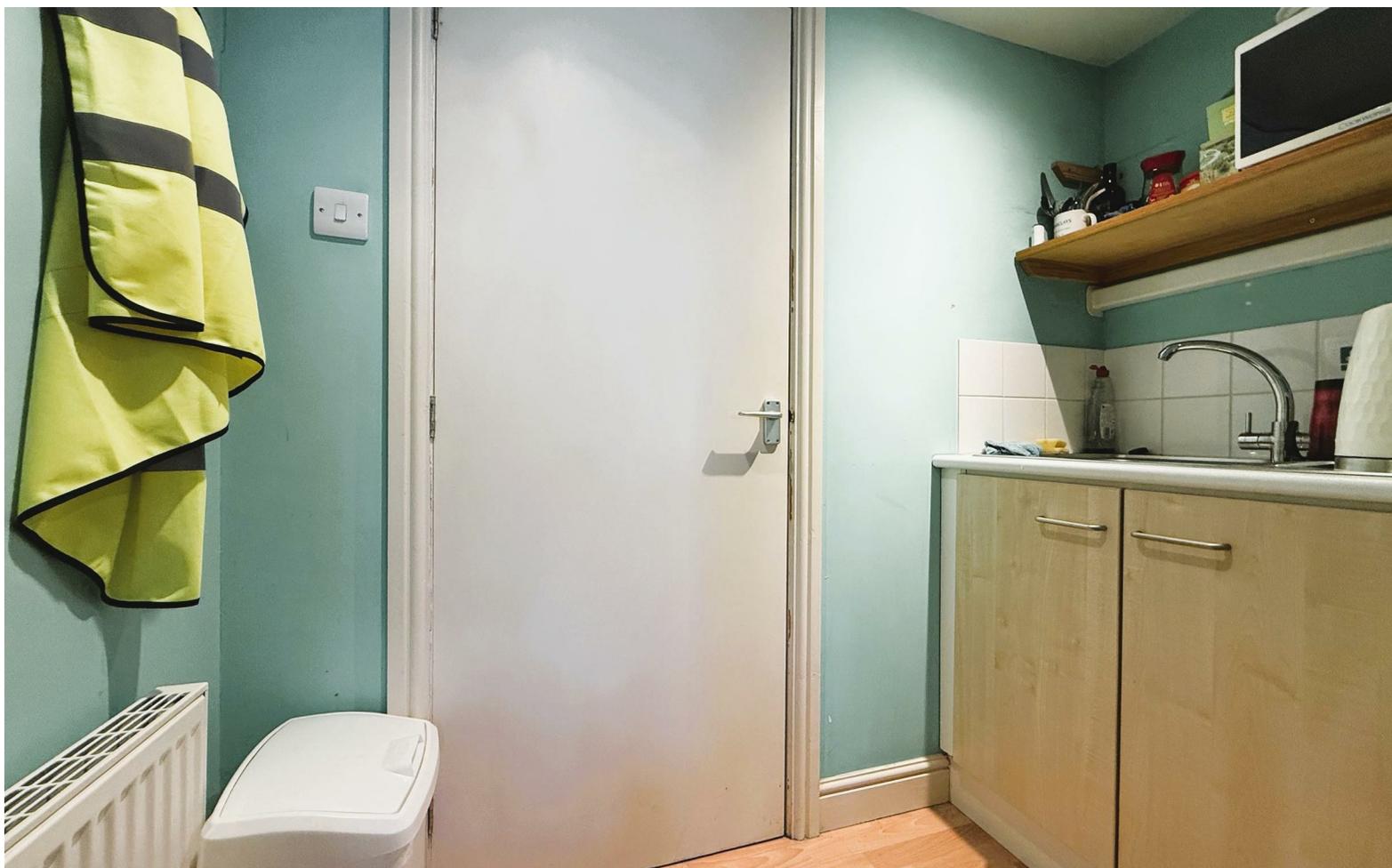
To the rear lies a compact KITCHENETTE, fitted with a stainless steel sink with side drainer, tiled splashback, shelving and storage cupboards.

A CLOAKROOM/WC sits beyond, fitted with a low suite WC and window, alongside a wall mounted gas fired combination boiler.

To the first floor, a SPACIOUS OPEN PLAN OFFICE enjoys dual aspects to the front and side elevations, offering an excellent working environment with flexibility for multiple desk arrangements.

A further private OFFICE lies to the rear, currently utilised as a valuable storage and





filing room, complete with a rear facing window.

EXTERNALLY, the property benefits from dedicated tandem parking for two vehicles, a rare and advantageous feature for Long Street.

This is a well located and versatile commercial building in the heart of Easingwold, offering a superb opportunity for owner occupiers or investors, with scope for future change of use subject to planning consent.

TENURE - Freehold.
POSTCODE - YO61 3JB.

LOCATION - Easingwold is a vibrant Georgian market town providing an excellent selection of shops, cafés, schools and recreational amenities. The town enjoys strong road links to principal Yorkshire destinations including Northallerton, Thirsk, Harrogate, Leeds and York, with the A19 offering swift travel further afield.

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

EPC RATING - E (107)

AGENTS NOTE - This is a commercial property with the following associated classes A2.

DIRECTIONS - From our central Easingwold office, turn left onto Long Street and proceed for a short distance, whereupon No. 165 is positioned on the right hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents: Churchills – Tel: 01347 822800 Email: easingwold@churchillsyork.com

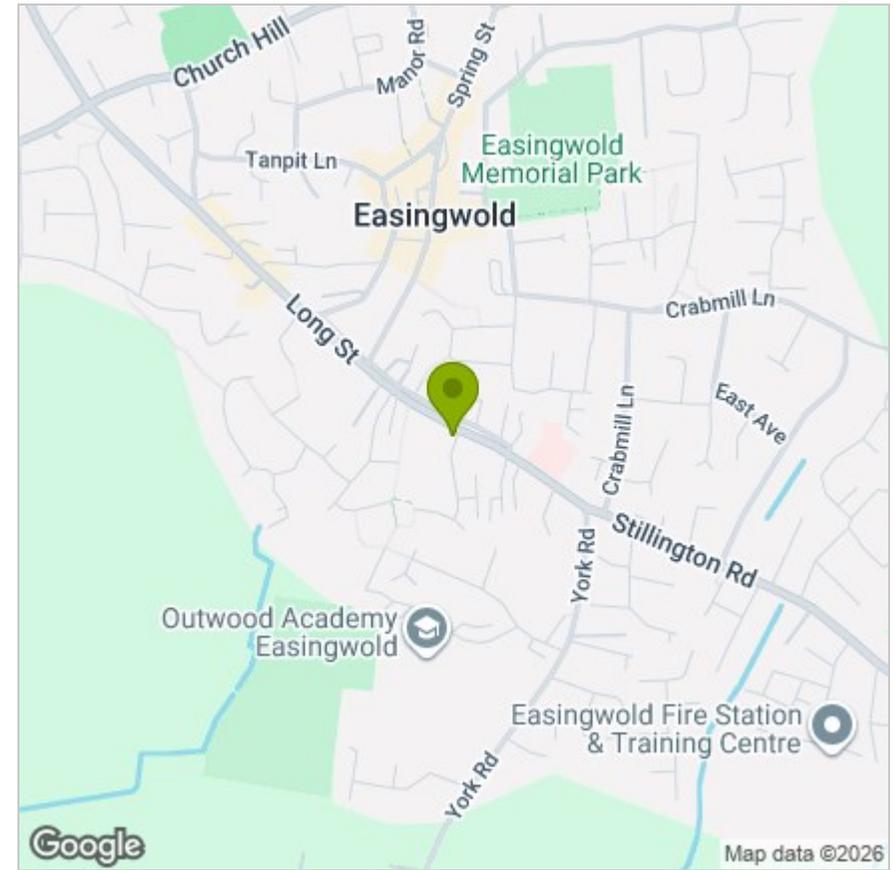
AGENTS NOTES - To purchase a property in the United Kingdom, all agents are legally required to conduct identity checks on all customers involved in the transaction to satisfy Anti Money Laundering regulations. A charge for these checks will apply; please contact our office for further information.



FLOOR PLAN



LOCATION



EPC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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