



Scafell 77-79 Long Street Easingwold

York, YO61 3HY

£65,000



FABULOUS OPPORTUNITY TO PUT YOUR OWN STAMP ON THIS SECOND FLOOR STUDIO APARTMENT IN NEED OF SOME MODERNISATION FRONTING LONG STREET WITH ALLOCATED PARKING AND COMMUNAL GARDENS ALL WITHIN WALKING DISTANCE OF THE EVER ACCESSIBLE, BEAUTIFUL AND SOUGHT AFTER MARKET TOWN OF EASINGWOLD CENTRE AMENITIES.

Mileages: York - 13 Miles, Thirsk - 11 Miles (Distances Approximate).

Communal Reception Lobby, Living/Bedroom Room, Fitted Kitchen

Bathroom/WC.

Allocated car parking space and shared visitors parking. Communal garden.

An internal viewing is highly recommended of this second floor apartment, within a highly convenient position just minutes' walk of the Market Place amenities of Easingwold. This property is sure to appeal to first time buyers, downsizers and or investors, viewing is highly recommended to appreciate.

From a communal entrance stairs rise up to the second floor. A private entrance door leads to;

LIVING/ BEDROOM with fitted double wardrobe, TV point and electric heater. A double glazed uPVC window overlooks the period properties of Long Street.

BATHROOM comprising a panel bath, wash hand basin on a pedestal and low suite WC, part tiled walls.

KITCHEN fitted with a range of wall and base units complimented by curved edge marble effect laminate work surface and tiled midrange. Fitted sink. Double glazed uPVC windows overlooking Long Street.





OUTSIDE there is allocated rear parking and a communal garden.

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 3HY

COUNCIL TAX BAND – A.

SERVICES – Mains Electric, Drainage and Electric Heating.

TENURE - Leasehold.

DIRECTIONS - From our Easingwold office, proceed onto Long Street, whereupon Mowbray House is situated on the left hand side.

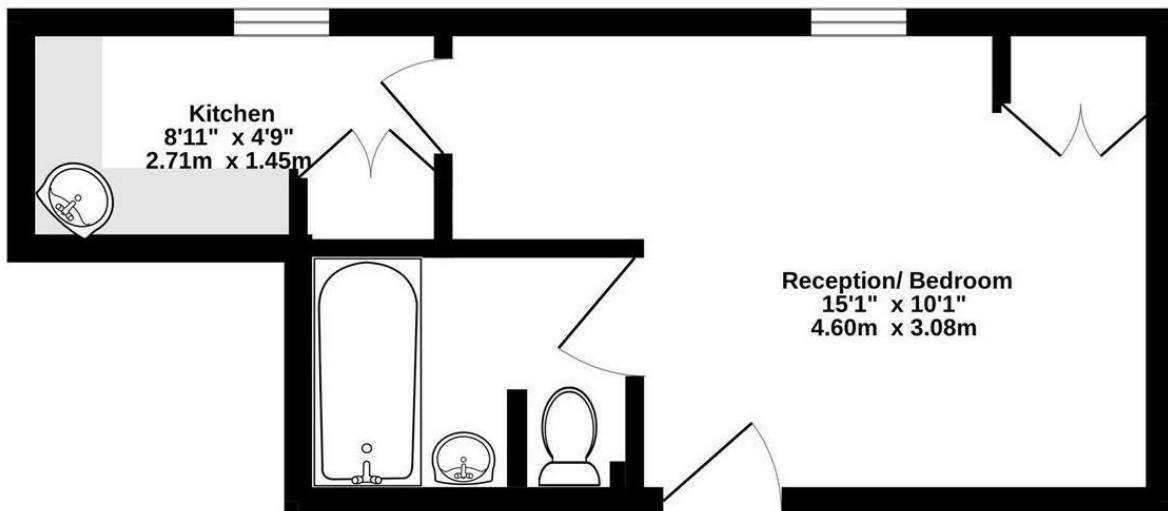
VIEWING - Strictly by prior appointment with the selling agents, Churchills Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

Agents Note - There are 966 years remaining on the lease. The Monthly Service Charge is £85 per calendar month which includes water rates and building insurance. The Ground Rent is £10 PA.



## FLOOR PLAN

Ground Floor  
210 sq.ft. (19.5 sq.m.) approx.



WE'VE BEEN EXCLUSIVELY CHOSEN  
AS THE ONLY GUILD MEMBER IN THIS AREA.

TOTAL FLOOR AREA: 210 sq.ft. (19.5 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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## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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