



Long Street  
Easingwold, York, YO61 3HY  
£235,000



# Long Street

## Easingwold, York, YO61 3HY

STYLE - Commercial Premises (Subject to Planning Could have Change of Use)

HIGHLIGHTS - A Unique Opportunity in a Desirable Location!

THREE WORDS - New Business Venture!

### Charming Easingwold Gem with Potential

Nestled in the heart of Easingwold, 95 Long Street offers a unique opportunity for both budding entrepreneurs and imaginative homeowners. This former jewellers, situated on the bustling Long Street, is a canvas waiting to be transformed. Whether you're seeking a vibrant business premises or envisioning a bespoke residential haven, this property holds endless possibilities.

Currently zoned for commercial use, the ground floor presents an expansive open space, ideal for a retail venture or a creative studio. The large walk-in cupboard provides ample storage. With gas central heating throughout, comfort is assured in every season.

Venture upstairs to discover two versatile rooms, perfect for offices or bedrooms, alongside a compact kitchen area and a convenient WC. The layout is ripe for customisation, allowing you to tailor the space to your specific needs. Whether you're a business owner seeking a prime location or a first-time buyer eager to craft a home with character, this property is a rare find.

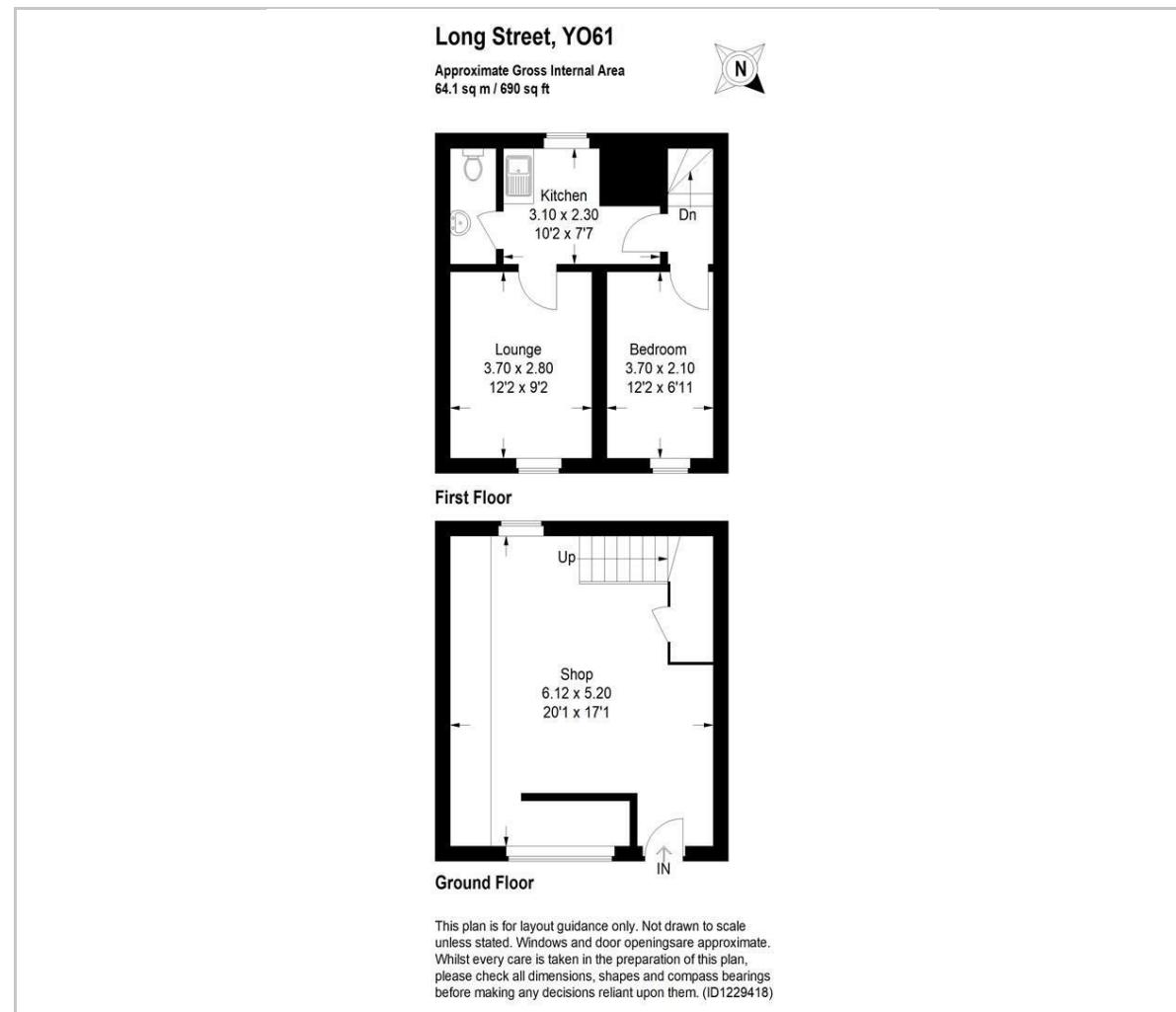
Easingwold itself is a picturesque market town, renowned for its charming cobbled square and Georgian architecture. With an array of independent shops, delightful eateries, and a vibrant community spirit, it offers the quintessential North Yorkshire lifestyle. From leisurely strolls in the Howardian Hills to enjoying a latte at The Curious Table, life here is both enriching and serene.

Subject to the relevant planning consent, 95 Long Street could seamlessly transition into a residential sanctuary, combining the charm of its historic setting with modern comforts. Don't miss the chance to make this versatile property your own – whether as a thriving business or a cherished home. Contact Emsley Mavor today to explore the potential of this Easingwold gem.





## Floor Plan



## Area Map



# Energy Efficiency Graph

The chart shows the Energy Efficiency Rating for England & Wales, ranging from 'Very energy efficient - lower running costs' (green) to 'Not energy efficient - higher running costs' (red). The scale is marked with grades A through G and percentage ranges. The current rating for England & Wales is shown as a green bar with a grade of A and a percentage range of (92 plus).

Grade	Percentage Range	Notes
A	(92 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

Current: A (92 plus) | Potential: [Blank]

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
EU Directive 2002/91/EC			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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