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# Long Street, Easingwold, York, YO61 3JA

Guide Price £185,000

This beautifully presented one-bedroom mid-terrace cottage is ideally located just a short walk from the heart of Easingwold's Market Place. The ground floor features a spacious yet inviting open-plan living room and kitchen, perfect for modern living. Upstairs, you'll find a generously sized bedroom and a contemporary shower room. Outside, the property benefits from a private enclosed courtyard and access to a versatile outbuilding equipped with power, lighting, and plumbing ideal for use as a utility space. Early viewing is highly recommended to fully appreciate what this charming home has to offer.

**Council Tax Band: B. EPC Rating: E**

- |  |                       |                           |
|--|-----------------------|---------------------------|
| • One Bedroom Cottage                  | • Well Presented      | • Open Plan Accommodation |
| • Contemporary Shower Room             | • Enclosed Courtyard  | • Outbuilding             |
| • Walking Distance To The Market Place | • Council Tax Band: B | • EPC Rating: E           |

## Easingwold

Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place. The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more. Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area. Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills—perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun. Families benefit from excellent local schools, including several well-regarded primary schools and a secondary school recently rated Outstanding by Ofsted.

## Property Description

Upon entering the property, you are welcomed into a charming and cozy open-plan living area that seamlessly connects to the kitchen. The living room, positioned at the front of the home, features a wood-burning stove set within a fireplace.

The modern kitchen, located at the rear, is fitted with a range of stylish wall and base units topped with work surfaces. It includes a stainless steel sink with mixer tap, an integrated ceramic electric hob, built-in electric oven and grill, extractor hood, and under-counter space for both a fridge and a freezer. A breakfast bar offers additional seating and functionality. An external door provides direct access to the rear garden, while a staircase leads to the first-floor accommodation.

Upstairs, you'll find a generously sized bedroom at the front of the property. To the rear is a contemporary shower room, complete with a step-in shower cubicle, a hand wash basin set within a vanity unit, and a WC.

Externally, the rear of the property boasts a pleasant, enclosed paved courtyard. This area also

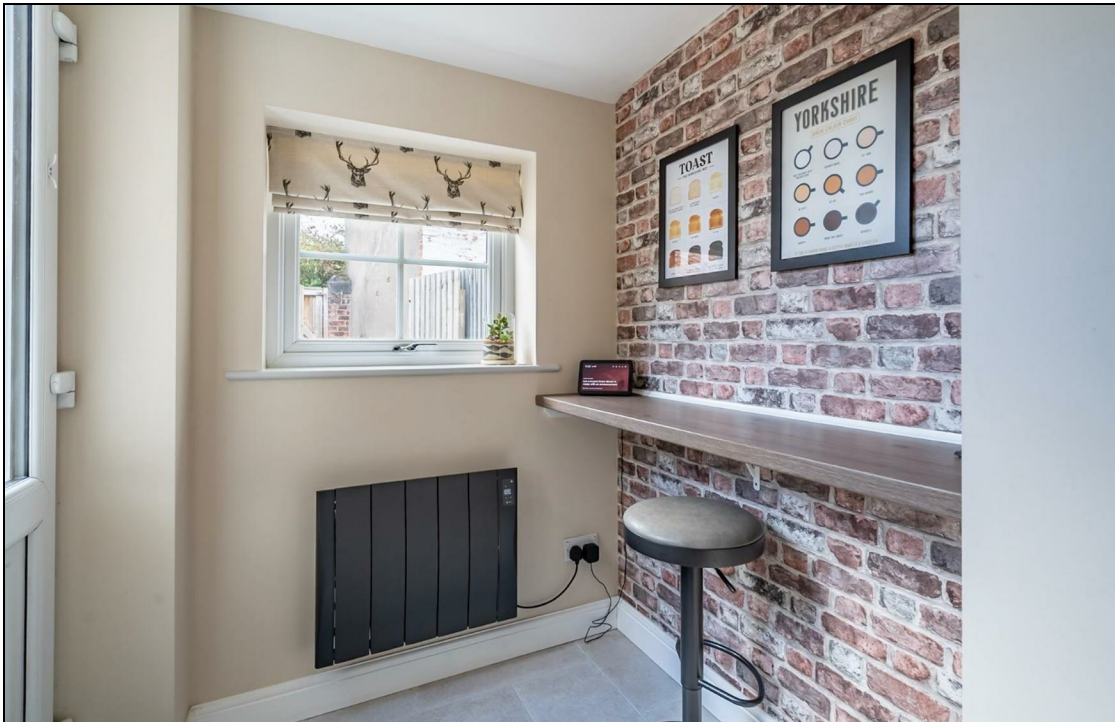
provides access to a versatile outbuilding, currently used as a utility room, storage space, and log store. The outbuilding is fully equipped with power, lighting, and plumbing, offering space for a washer and dryer. It also features fitted base units with a worktop and a stainless steel sink with mixer tap.

## Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Disclaimer.

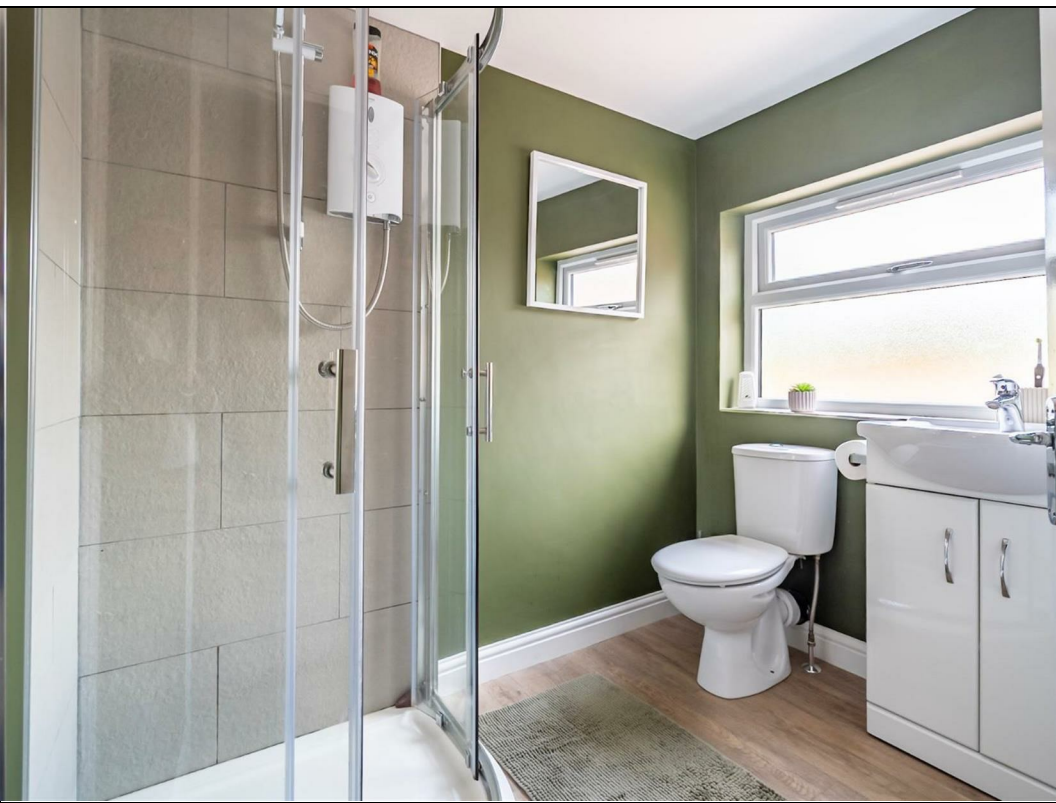
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









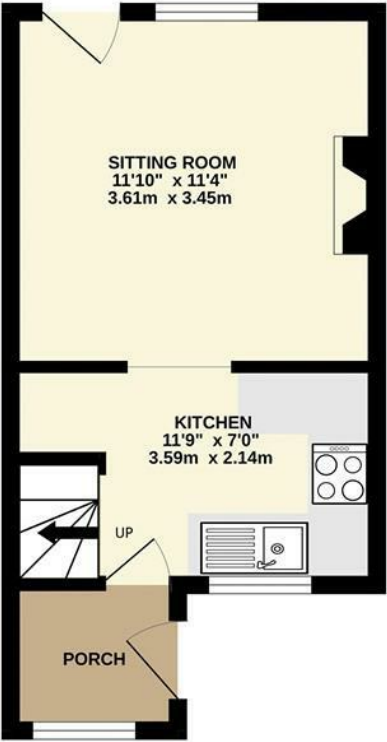




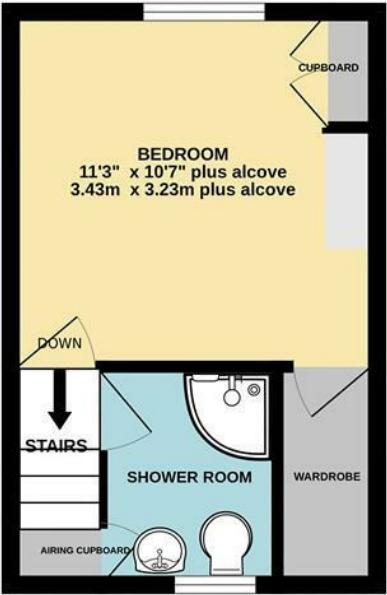
OUTBUILDING



GROUND FLOOR



1ST FLOOR



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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