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Long Street, Easingwold, York

By Auction £185,000

***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £185,000 * BIDDING CLOSES 12 AUGUST 3PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

A charming vacant ground-floor shop with a one-bedroom flat above, located in the heart of a picturesque rural market town in North Yorkshire. A double fronted shop front with a one bedroom flat offering a cosy living space, ideal for owner-occupiers or rental. Set among other local businesses, this property presents an excellent opportunity for a small enterprise or investment in a popular location. For more information and to arrange viewings contact the Easingwold Office on 01347 823535.

RETAIL UNIT

SHOP

Bay windows x 2 to front aspect, tiled floor, fitted shelving, cupboards, single drainer stainless steel sink unit,

WC

Low flush wc,, tiled floor wash basin

FLAT

ENTRANCE LOBBY

Stairs to first floor, cloaks area, tiled floor

LANDING

Loft access point

LOUNGE/DINER

Window to front aspect, wall mounted electric fire

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, electric oven and gas hob, extractor fan, wood laminate flooring

BEDROOM

Fitted wardrobe, window to rear aspect

BATHROOM

Panelled bath with mains shower over, fitted screen, low flush wc, pedestal wash basin, wood laminate flooring, opaque window to rear aspect, electric wall heater

NOTE FOR BUYERS

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day. There is an additional buyer premium of £3,000 (incl. VAT) which will be charged immediately online.

Hunters and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT
HUNTERS.COM/AUCTIONS

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.

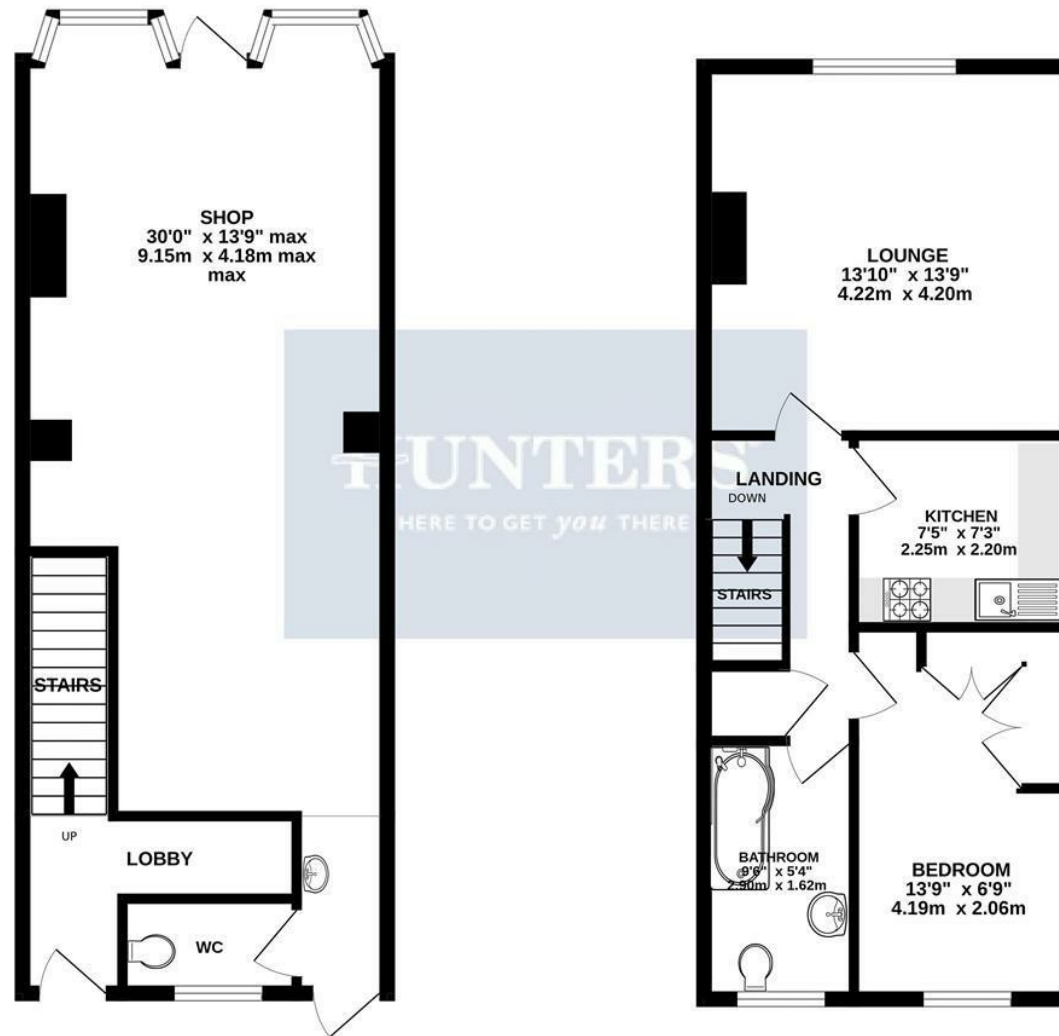






GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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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