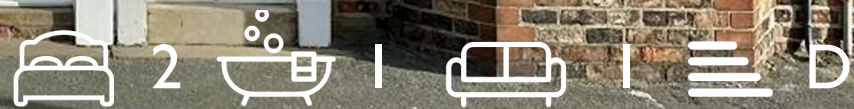




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Long Street, Easingwold, York, YO61 3HT

## Guide Price £215,000



Offered with NO ONWARD CHAIN this two bedroom mid terrace property is situated in the desirable market town of Easingwold and is sure to appeal. The property benefits from gas central heating and double glazing and briefly comprises; lounge, dining kitchen, rear lobby and to the first floor are two bedrooms and a bathroom. Outside there is a garden and a very useful studio/garden room. There is off street parking for two cars. EPC rating D and Council Tax Band B. Apply Easingwold Office 01347 823535.

- |                   |                      |                        |
|-------------------|----------------------|------------------------|
| ▪ TERRACED HOUSE  | ▪ TWO BEDROOMS       | ▪ DINING KITCHEN       |
| ▪ REAR GARDEN     | ▪ OFF STREET PARKING | ▪ GARDEN OFFICE/STUDIO |
| ▪ NO ONWARD CHAIN | ▪ COUNCIL TAX BAND B | ▪ EPC RATING D         |

### LOUNGE

Accessed via a Upvc front door, bay window, fireplace with brick hearth, radiator

### DINING KITCHEN

Fitted with a range of shaker style wall and floor mounted units, matching oak work surface with inset stainless steel sink unit, integrated electric oven, gas hob and extractor hood. Plumbing for washing machine and dishwasher, space for fridge freezer, window to rear aspect, radiator, access to understairs storage cupboard

### REAR LOBBY

Stairs to first floor, Upvc door to rear garden

### FIRST FLOOR LANDING

Loft access point (drop down ladder), gas fired central heating boiler is situated in here

### BEDROOM ONE

Window to front aspect, fitted cupboards x 2, radiator

### BEDROOM TWO

Window to rear aspect, radiator

### BATHROOM

Suite comprising panelled bath with overhead shower, pedestal wash basin, low flush wc, extractor fan

### OUTSIDE

To the rear of the property is an enclosed garden laid mainly to lawn. There is also a purpose built garden studio which could be used as a home office or hobbies room.

### PARKING

Beyond the rear garden there is a gravelled area with tandem parking for two vehicles

### DISCLAIMER

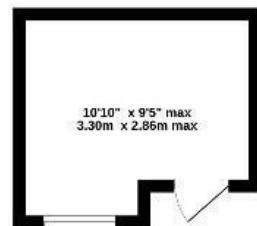
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.





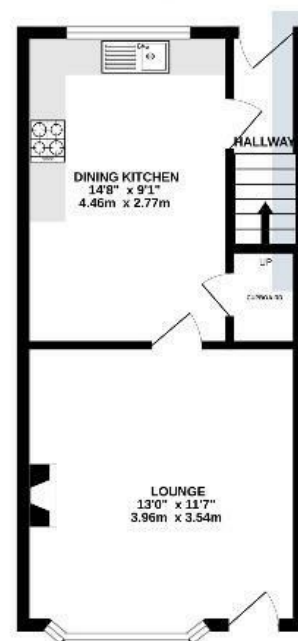


# STUDIO / GARDEN ROOM



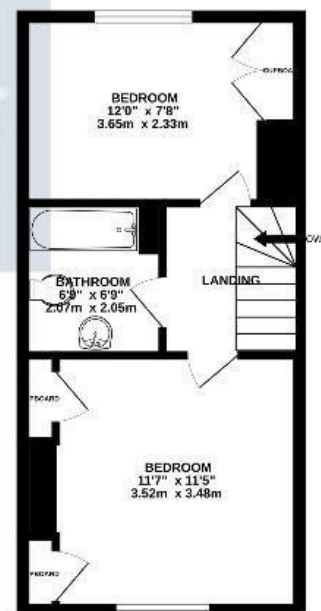
## GROUND FLOOR

349 sq.ft. (32.3 sq.m.) approx.



## 1ST FLOOR

334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC