



KUSTARD
KOTTAGE

4

Kustard Kottage, Longley House, Easingwold YO61 3HT

Stephensons

Estate Agents Chartered Surveyors Auctioneers

Kustard Kottage, 4 Longley House, Easingwold YO61 3HT

A beautifully presented period town house within walking distance of the Market Place.

Reception Hall, Cloakroom/wc & Utility Room
Ground Floor Study/4th Bedroom
Sitting Room & Stunning Dining Kitchen
3 2nd Floor Bedrooms and Bathroom

Delightful Rooftop Views from 2nd Floor
Gas Fired Radiator CH & Double Glazing
Off Road Parking & Integral Garage
“Lock Up & Go” Low Maintenance Exterior

Guide Price : £219,950



An internal inspection is essential to appreciate this beautifully presented 3/4 bedroomed Grade II Listed town house located within walking distance of Easingwold's bustling Market Place and featuring flexible living space over 3 floors complemented by off road parking, integral single garage and a low maintenance “lock up & go” exterior.

The ground floor provides a reception hall, study/4th bedroom, cloakroom/wc, utility room and access into the integral single garage. The first floor offers a charming sitting room with feature fireplace and a stunning L-shaped dining/kitchen and snug area boasting a stylish kitchen with integrated appliances.

The second floor features a master bedroom with built-in wardrobes, 2 further bedrooms (both enjoying delightful rooftop views across Easingwold) and a tastefully appointed bathroom. Other internal features of note include gas fired radiator central heating and double glazing.

Access to this impressive property is off both Long Street and the characterful Old Coach Yard off Little Lane where there is off road parking, small open plan area of garden and access into the integral single garage (14'9" x 8'9") with power, light and useful mezzanine storage space.

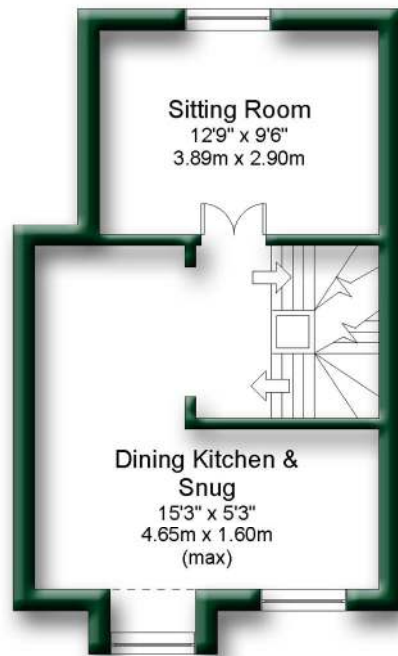




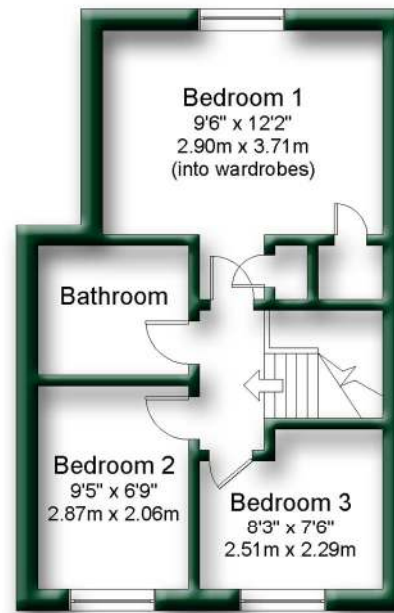




Ground Floor



First Floor



Second Floor

Gross internal floor area excluding Garage (approx.): 1,068 sq m (99.2 sq ft)

Not to Scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	88

Reference:
Longley

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	89

Directions :: Exit Easingwold Market Place via Little Lane, turn right onto Long Street and the property can be identified by the for sale board on the right hand side.

Council Tax Band :: D :: Hambleton District Council

Viewing Arrangements :: By appointment through Stephenson's in Easingwold on **01347 821145** or via e-mail to **easingwold@stephensons4property.co.uk**



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