



## Uppleby, Easingwold Guide Price £180,000

\*\*\* NO ONWARD CHAIN \*\*\* An exciting opportunity to cosmetically update and generally improve a charming 2 bedroom period mid-terraced property located within walking distance of Easingwold's bustling Market Place on the picturesque tree lined avenue of Uppleby.

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## Property Overview

Located on the picturesque tree lined avenue of Uppleby, and offering scope to generally update and cosmetically improve the interior. The property provides an entrance lobby, sitting room, spacious dining kitchen, 1 double bedroom, 1 single bedroom and an impressively appointed bathroom complemented by a delightful communal rear garden.

## Inside

An entrance lobby with staircase rising to the first floor leads off into a sitting room with bay window, feature fireplace recess and a useful understairs storage cupboard.



The surprisingly spacious dining kitchen provides an opportunity to update, replace and restyle (if desired) the existing "farmhouse" style kitchen which features a range of bespoke antique pine base and wall storage units. The kitchen also provides access out into a small enclosed area for wheelie bin storage and recycling plus gated access to a passage leading down to the communal rear garden.

The first floor landing leads off into 1 double bedroom (with built-in storage cupboard), 1 single bedroom (with an original cast iron period fireplace) and an impressively appointed bathroom with a shower above the bath.



Other internal features of note include gas fired radiator central heating, a combination of single and double glazing and stripped pine period doors throughout.

## Outside

To the rear of the terrace there is a delightful communal garden area (shared with 3 neighbouring properties) which is walled and mainly laid to lawn.

This particular property comes with 2 garden stores which distinguished by their black painted doors and are the 1st and 4th sheds within the row.



## Tenure

Freehold

## Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

## Council Tax

C - North Yorkshire Council

## Broadband Coverage

Up to 1600\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.



## EPC Rating

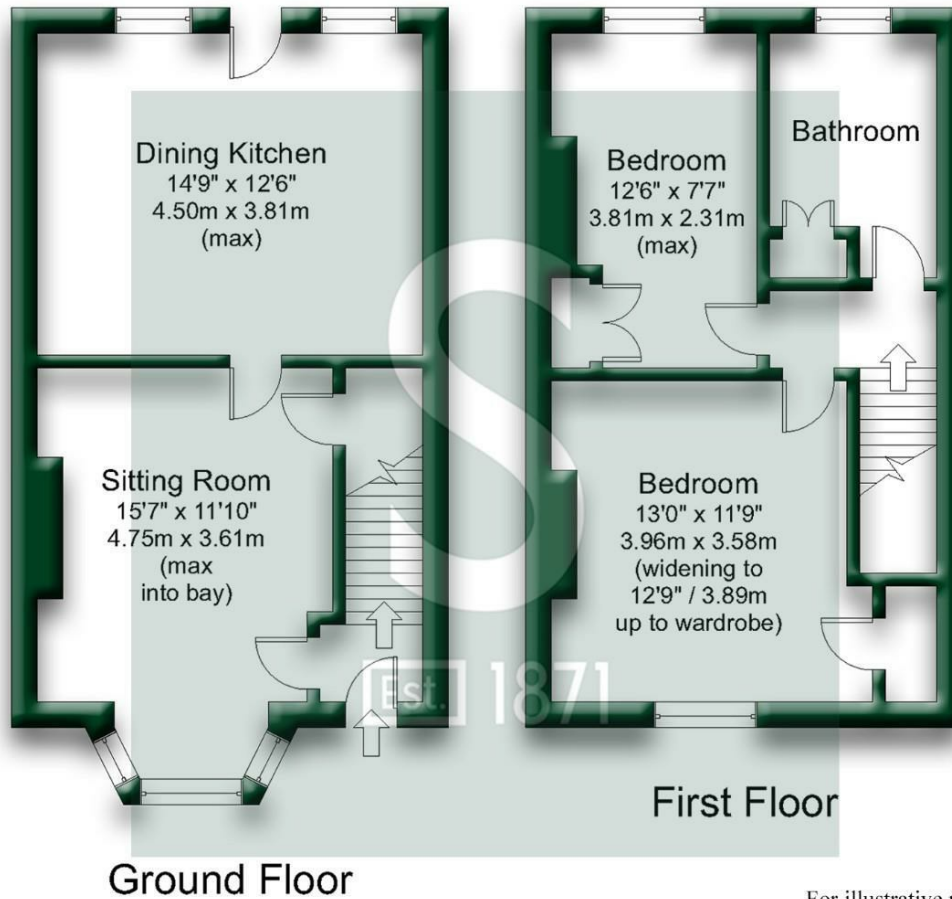
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## Current Planning Permissions

No current valid planning permissions

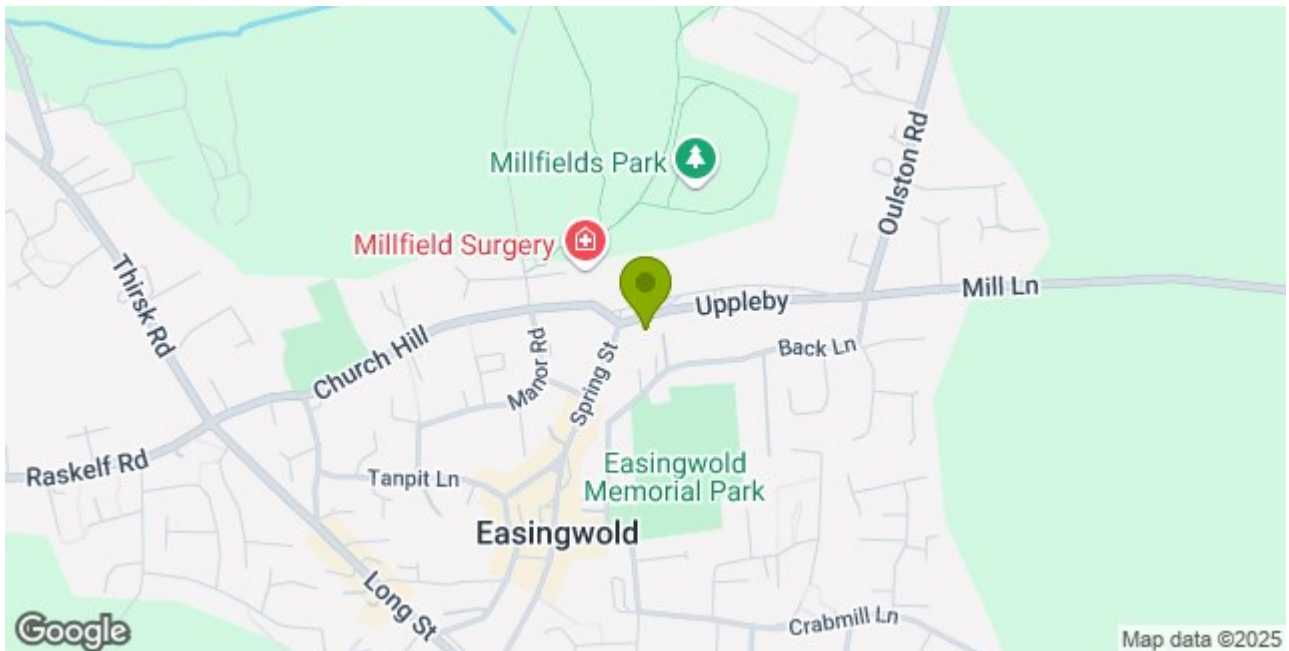
## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Gross internal floor area (approx.): 73.9 sq m (796 sq ft)

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