



HUNTERS[®]
HERE TO GET *you* THERE

5 Barnister Court, Back Lane, Easingwold, York, YO61 3QW

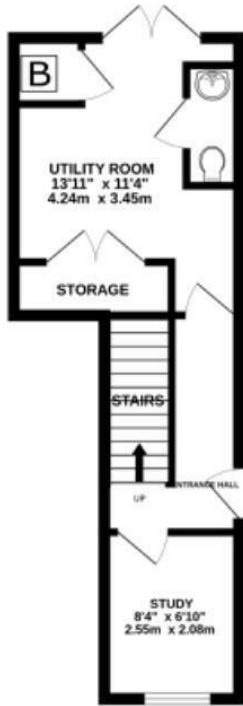
5 Bannister Court, Back Lane, Easingwold, York, YO61 3QW

Guide Price £350,000

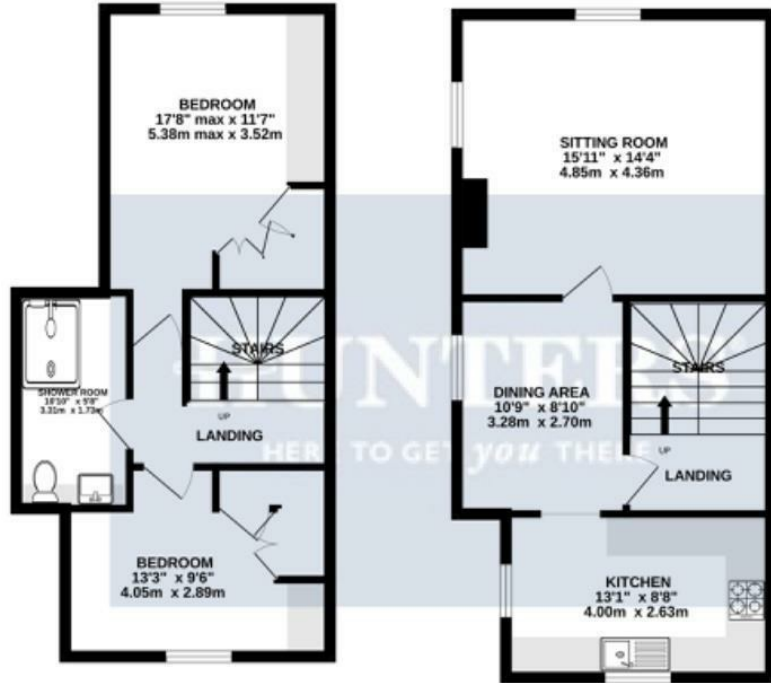
Situated right in the heart of this thriving market town Bannister Court is a hidden secret. Full of unique character and style this property is situated over three floors and enjoys a lovely roof top garden overlooking Easingwold and the surrounding countryside. This interesting property has an open plan kitchen diner, sitting room, home office, utility/store room, wc, two bedrooms and a bathroom. Added to this the roof top conservatory and garden terrace is the icing on the cake and certainly gives this property the WOW factor. There is off street parking. Council Tax Band D and EPC rating C. A viewing is highly recommended to appreciate this wonderful property. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

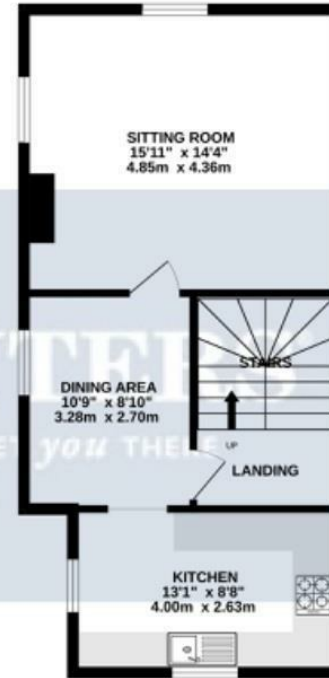
GROUND FLOOR
288 sq ft. (26.8 sq m.) approx.



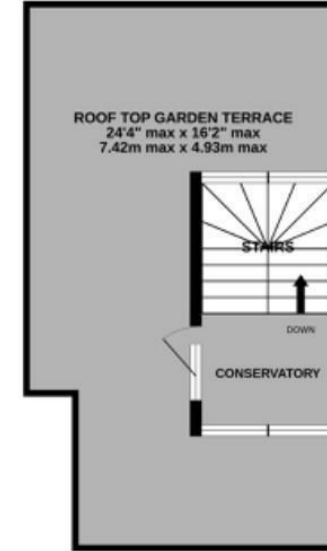
1ST FLOOR
431 sq ft. (40.1 sq m.) approx.



2ND FLOOR
501 sq ft. (46.5 sq m.) approx.



3RD FLOOR



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- **TWO BEDROOMS**
- **CHARACTER AND CHARM**
- **COUNCIL TAX BAND D**

- **CONVERSION**
- **ROOF TOP GARDEN**
- **EPC RATING C**

- **SET OVER THREE FLOORS**
- **IN THE HEART OF THE TOWN**

GROUND FLOOR

HALLWAY

Accessed via part glazed timber front door, oak flooring, radiator, stairs to first floor

HOME OFFICE/STUDY

Window overlooking the courtyard, radiator, fitted office furniture

UTILTY ROOM/STORE

Was previously the garage. Fitted with a range of base and wall mounted cupboards with matching work surface, inset single drainer stainless steel sink unit, plumbing for washing machine, fitted cloaks cupboard, cupboard housing wall mounted gas fired central heating boiler, tiled floor

WC

Low flush wc, pedestal wash basin extractor fan

FIRST FLOOR LANDING

Radiator, stairs to second floor

BEDROOM ONE

Fitted wardrobes and additional bedroom furniture, radiator, window to rear aspect

BEDROOM TWO

Fitted wardrobes and additional bedroom furniture, fully glazed double doors to juliet balcony overlooking the courtyard, radiator

SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, vertical radiator, recessed ceiling lights, extractor fan

SECOND FLOOR LANDING

Stairs to the rooftop conservatory and garden

DINING KITCHEN

L shaped

KITCHEN AREA

L shaped. Hand made kitchen with matching preparation surfaces, breakfast bar, integrated appliances to include, electric oven, gas hob, cooker hood, dishwasher, fridge and freezer. Window to side and one looking over the courtyard, oak flooring

DINING AREA

Oak flooring, window to side aspect, radiator

SITTING ROOM

Fireplace with wood surround, marble inlay and hearth and inset electric fire, windows to rear and side aspects, radiator

THIRD FLOOR

CONSERVATORY

Accessed via stairs from the second floor, fully glazed door to roof terrace

ROOF TOP GARDEN TERRACE

Ample room for sitting out, alfresco dining or just enjoying the views and watching the world go by. Oh and if you're into cricket you have a birds eye view of the local club. There is also power and water laid on.

PARKING

There is off street parking in the courtyard and also to the front of the property

Additional Information

- We have been informed that dogs are not allowed to live in the property
- Service Charge - £66 per month - upkeep of communal areas and includes building insurance.

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.



