

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Back Lane

Easingwold, YO61 3BE

Guide Price £325,000



Council Tax: E





# Barleycorn Cottage Back Lane

Easingwold, YO61 3BE

Guide Price £325,000



## ENTRANCE LOBBY

Accessed via part glazed front door, stairs to first floor

## LOUNGE

Fireplace with wood surround, marble inlay and hearth and inset coal effect gas fire, windows x 2 to front aspect, radiators x 2

## DINING ROOM

Window to rear aspect, radiator

## BREAKFAST KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer stainless steel sink unit, electric cooker point with overhead extractor hood, plumbing for washing machine, wall mounted central heating boiler, window to front aspect, walk in pantry, part glazed door to side aspect

## FIRST FLOOR LANDING

Loft access point (drop down ladder and part boarded)

## BEDROOM ONE

Window to rear aspect, radiator

## BEDROOM TWO

Window to front aspect with views over the cricket field, fitted wardrobe, radiator

## BEDROOM THREE

Window to front aspect with views over the cricket field, radiator, fitted cupboard

## SHOWER ROOM

Walk in shower cubicle with mains shower, vanity

unit with inset wash basin, ladder style radiator, tiled floor, airing cupboard (with radiator in it), opaque window to rear aspect

## WC

Low flush wc, radiator, tiled floor, opaque window

## OUTSIDE

To the front of the property is a bed of shrubs and plants. To the rear is a small courtyard area again with borders of shrubs and plants and there is a shed

## PARKING

A shared driveway leads through the arch to the rear where there is off street parking for two vehicles

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no

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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.



Map data ©2025

## A satellite map of Easingwold, UK. A green pin with a white Christmas tree icon marks Millfields Park. An orange pin marks a location near Church Hill and Easingwold. Roads like Oulston Rd and Church Hill are visible. The map is credited to Sky, Landsat, Copernicus, and Maxar Technologies.

## A map of Easingwold, North Yorkshire, showing the location of Millfields Park. A green Christmas tree icon is placed on a road near the park. The map includes labels for 'Millfields Park', 'Easingwold', 'Long St', 'Mill Ln', and 'Oulston R'. The Google logo and 'Map data ©2025' are visible at the bottom.

GROUND FLOOR  
511 sq. ft. (47.5 sq.m.) approx.

1ST FLOOR  
511 sq. ft. (47.4 sq.m.) approx.

KITCHEN  
12'4" x 9'5"  
3.76m x 2.87m

DINING ROOM  
12'4" x 9'9"  
3.76m x 2.96m

LOUNGE  
16'1" x 14'8"  
4.89m x 4.46m

ENTRANCE HALL

STAIRS  
UP

STAIRS  
DOWN

LANDING

STORAGE

WC

SHOWER ROOM  
7'7" x 5'0"  
2.30m x 1.78m

BEDROOM  
12'4" x 9'8"  
3.77m x 2.95m

BEDROOM  
11'5" x 10'9"  
3.48m x 3.28m

BEDROOM  
14'7" x 10'1" max  
4.44m x 3.08m max

WARDROBE

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HERE TO GET YOU

TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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Please contact our Hunters Easingwold Office  
on 01347 823535 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

| Rating                                      | Percentage of Properties | Current | Potential |
|---------------------------------------------|--------------------------|---------|-----------|
| Very energy efficient - lower running costs |                          |         |           |
| (92 plus) 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 |                          |         |           |

Current: 66% Potential: 79%

**England & Wales** EU Directive 2012/27/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Percentage of Properties | Current | Potential |
|-----------------------------------------------------------------|--------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                          |         |           |
| (92 plus) A                                                     |                          |         |           |
| (81-91) B                                                       |                          |         |           |
| (69-80) C                                                       |                          |         |           |
| (55-68) D                                                       |                          |         |           |
| (39-54) E                                                       |                          |         |           |
| (21-38) F                                                       |                          |         |           |
| (1-20) G                                                        |                          |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                          |         |           |

Current: 66% Potential: 79%

**England & Wales** EU Directive 2012/27/EC

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