

HUNTERS[®]

HERE TO GET *you* THERE



Back Lane

Easingwold, YO61 3BE

Offers In The Region Of £300,000



Council Tax: E



Barleycorn Cottage Back Lane

Easingwold, YO61 3BE

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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

Tel: 01347 823535

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.



Road Map



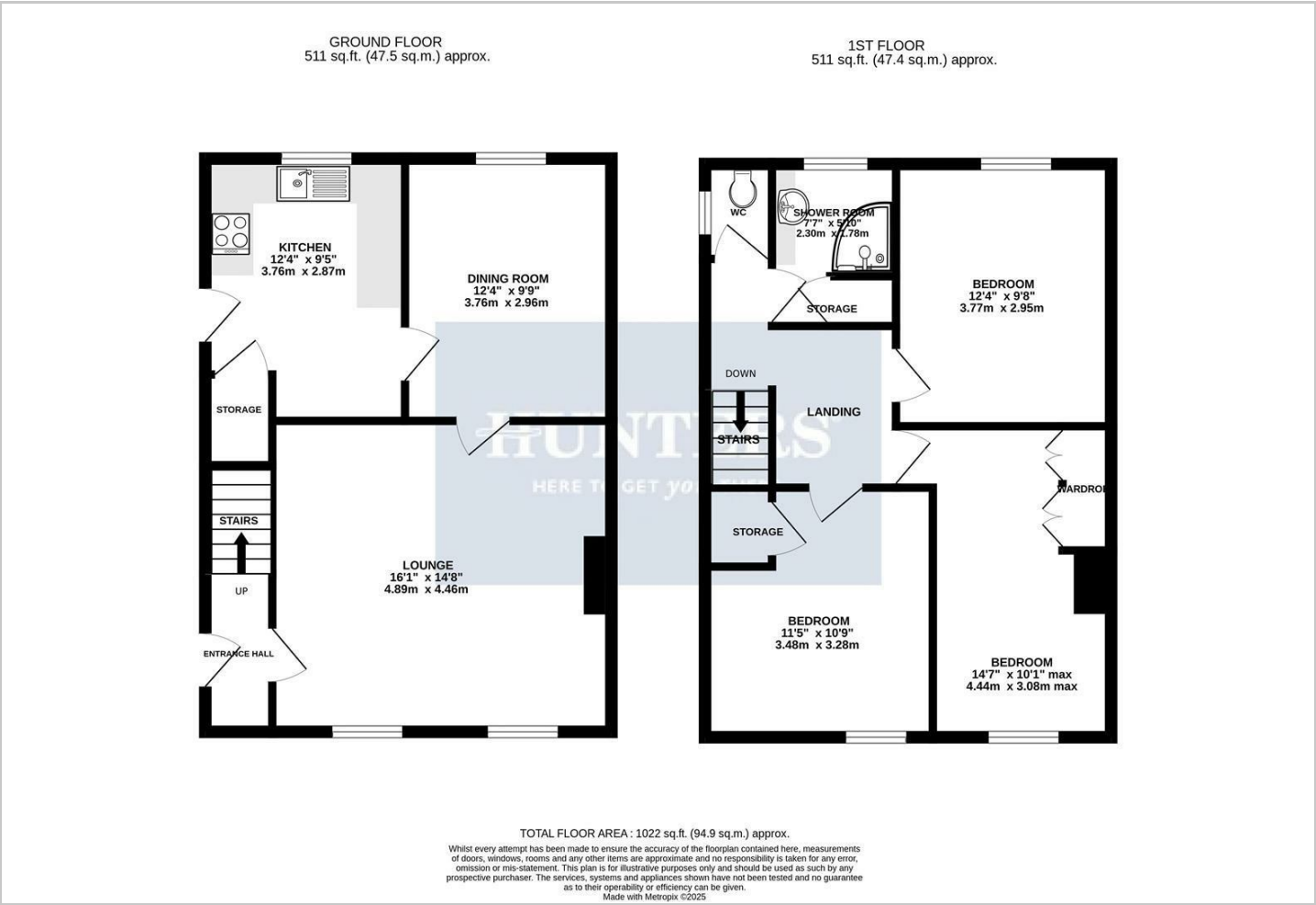
Hybrid Map



Terrain Map



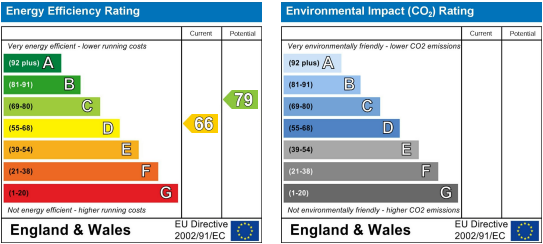
Floor Plan



Viewing

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 Graph



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