



Barley Court, Easingwold Guide Price £210,000

A unique and charming 2 bedroom barn conversion located within a stone's throw of Easingwold's bustling Market Place, featuring characterful living space, complemented by "lock up and leave" outside space and off road parking.

*** NO ONWARD CHAIN ***

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Inside

A generous reception hall with staircase leads into a sitting room with an archway through into an attractively appointed 18'8" (5.69m) long dining kitchen that provides base and wall storage cupboards and space for a small dining table, complemented by a built-in oven and hob with contemporary filter canopy above and freestanding appliance space.

The first floor landing features exposed beams, 10'10" (3.30m) high vaulted ceilings and doors leading off into a principal double bedroom with built-in wardrobe, one single bedroom and a stylish shower room with a vanity unit and a walk-in shower.

Other internal features of note include a gas fired central heating system and sealed unit double glazing.

Outside

Externally there is a small forecourted area of front garden with a designated single parking space and use of a shared garden store directly opposite the property, which also offers an alternative use as additional garden space.

It should be noted that the property can be accessed off both Back Lane and the Market Place via a pedestrian snicket adjacent to The York public house.

Tenure

Freehold

Broadband Coverage

Up to 1600* Mbps download speed

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

Services/Utilities

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

EPC Rating

D

Council Tax

C - North Yorkshire Council

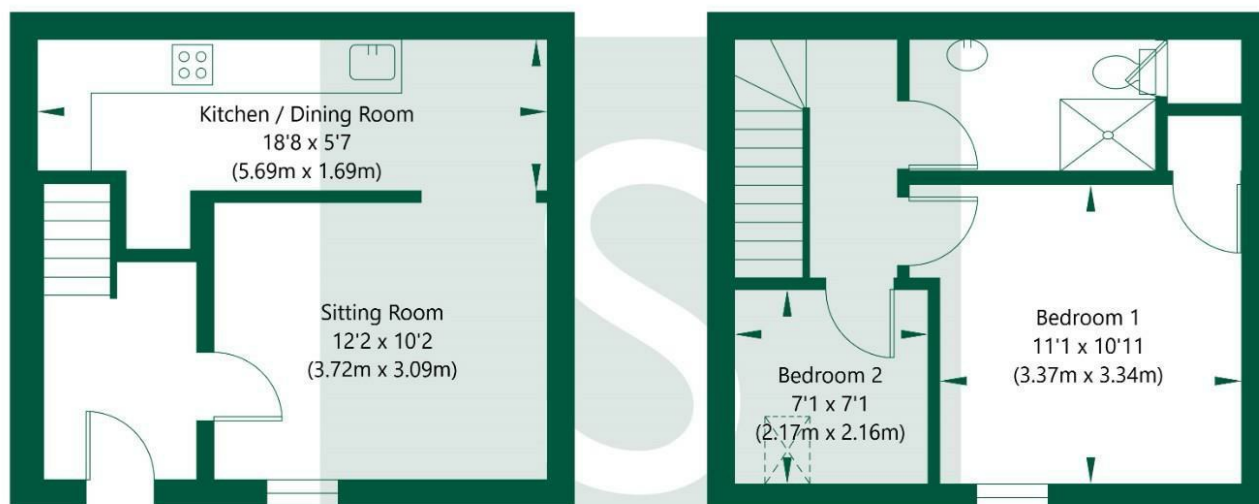
Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Barley Court, Easingwold, York, YO61 3BF



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 298 SQ FT / 27.7 SQ M

Est. 1871

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 302 SQ FT / 28.07 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 600 SQ FT / 55.77 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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