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# Barley Court, Back Lane, Easingwold

Guide Price £200,000



Ideal for FTB's, downsizer's and investors is this two bedroom barn conversion which has been renovated within the last 2 years. Offering a great deal of character and charm with features such as exposed beams and vaulted ceilings. Situated within easy walking distance of the amenities in this popular market town it is sure to appeal. It is offered with NO ONWARD CHAIN and briefly comprises an open plan lounge/diner/kitchen and to the first floor are two bedrooms and a shower room. There is a small garden area to the front and a parking space, making this an ideal 'lock and leave' property. EPC rating D and Council Tax Band C. A viewing is highly recommended to appreciate this lovely property. Apply Easingwold Office on 01347 823535.

- **TWO BEDROOMS**
- **CLOSE TO AMENITIES**
- **COUNCIL TAX BAND C**

- **BARN CONVERSION**
- **IDEAL FOR FTB'S/INVESTORS**

- **CHARACTER AND CHARM**
- **EPC RATING D**

## **EASINGWOLD**

Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place.

The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more.

Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area.

Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills—perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun.

Families benefit from excellent local schools, including several well-regarded primary schools and a secondary school recently rated Outstanding by Ofsted.

## **LOUNGE/DINER/KITCHEN**

Accessed via a composite part glazed stable door it is open plan with wood effect flooring. fitted with base and wall mounted kitchen units with matching preparation surfaces, inset single drainer sink unit. Integrated appliances to include, electric oven, halogen hob, extractor hood, washer dryer, dishwasher and fridge/freezer. There is a window to the front aspect, vertical radiator and stairs to the first floor.

## **FIRST FLOOR LANDING**

Vaulted ceiling, exposed beams

## **BEDROOM ONE**

Vaulted ceiling with exposed beams, window to front aspect and radiator

## **BEDROOM TWO**

Vaulted ceiling, velux window, exposed beam, radiator

## **SHOWER ROOM**

Walk in shower cubicle with mains shower, vanity unit with inset wash basin and drawer storage, low flush wc with built in cupboard storage above, recessed ceiling lights, ladder style radiator, extractor fan

## **OUTSIDE**

There is a small paved and gravelled forecourt to the front of the property ideal for lock up and leave. There is also the use of a shared storage shed.

## **PARKING**

There is an allocated parking space directly opposite the property.

## **AGENTS NOTE**

Pedestrian access to the property is from either the Back Lane or the Market Place via a snicket between The York. Public House and the Funeral Directors.

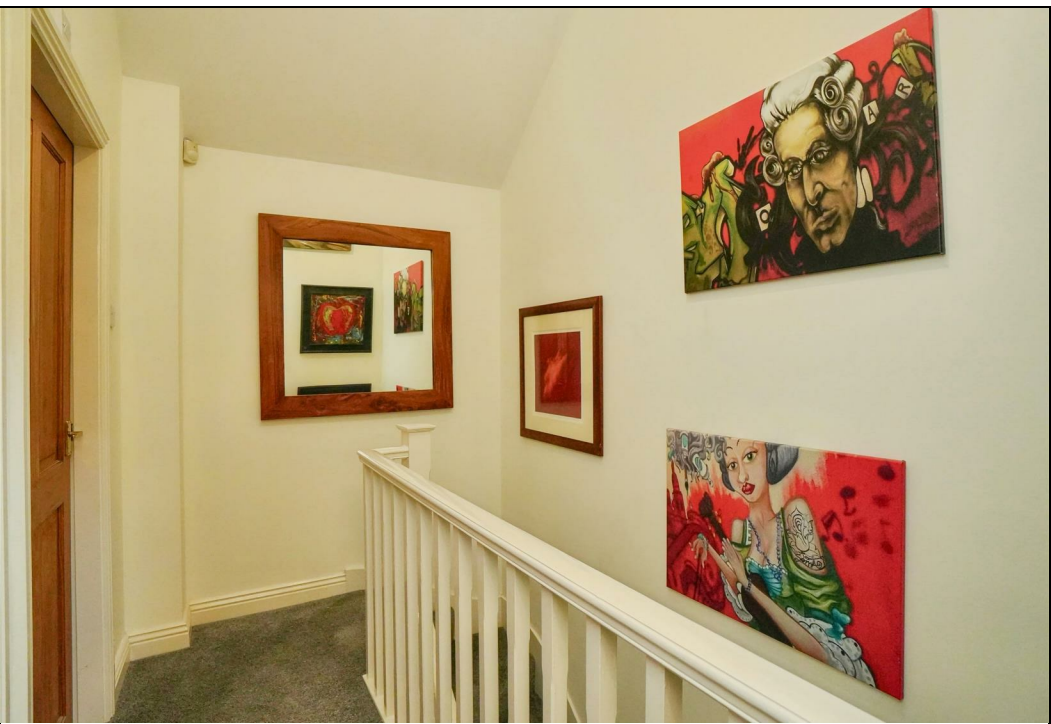
## **ANTI MONEY LAUNDERING REGULATIONS**

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 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.

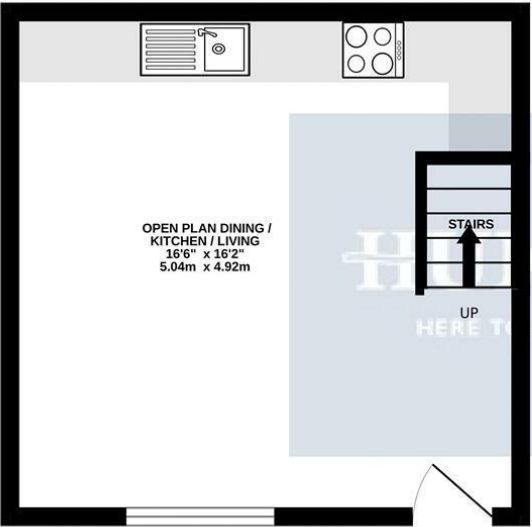




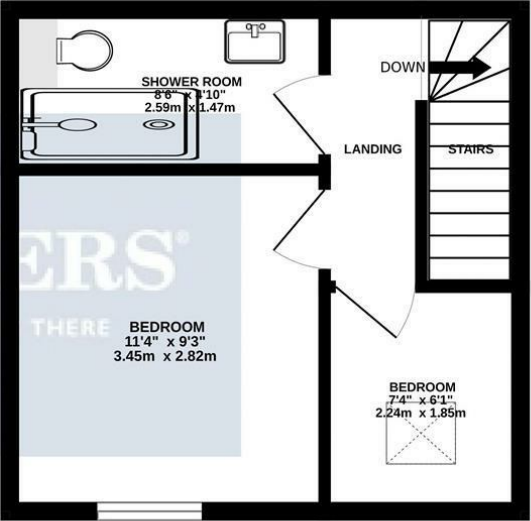




GROUND FLOOR  
256 sq.ft. (23.7 sq.m.) approx.

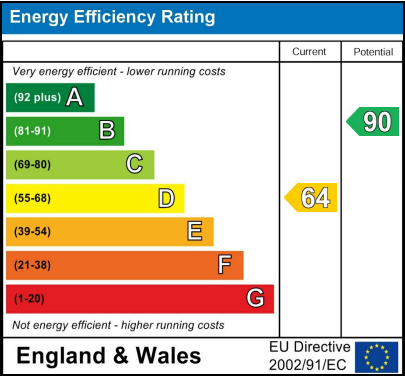


1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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.  
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