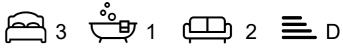
# HUNTERS®

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

# Offers In The Region Of £300,000







#### **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.

#### 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.





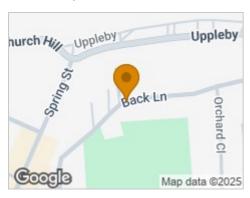




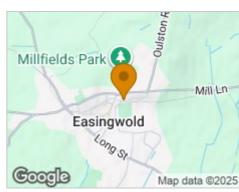
## Road Map

# Hybrid Map

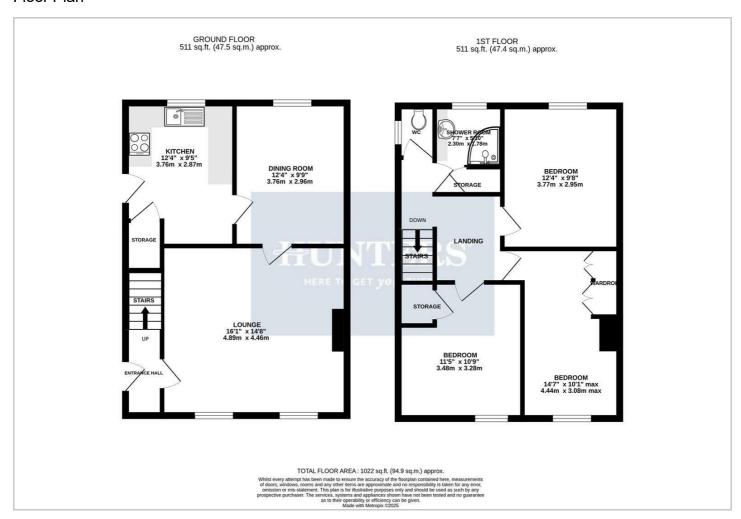
### Terrain Map







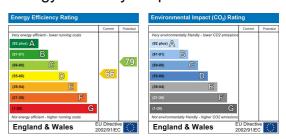
#### Floor Plan



## 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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