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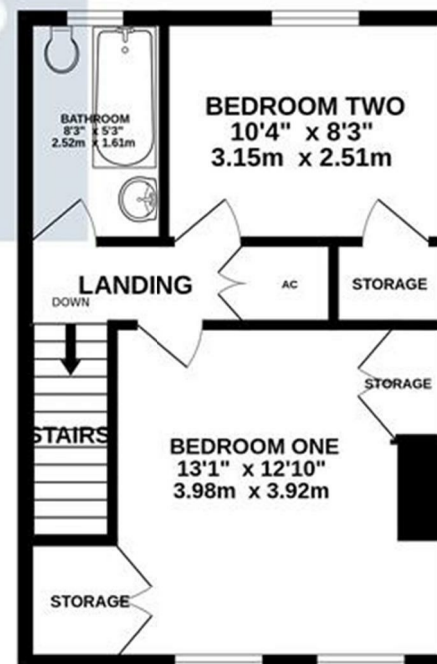
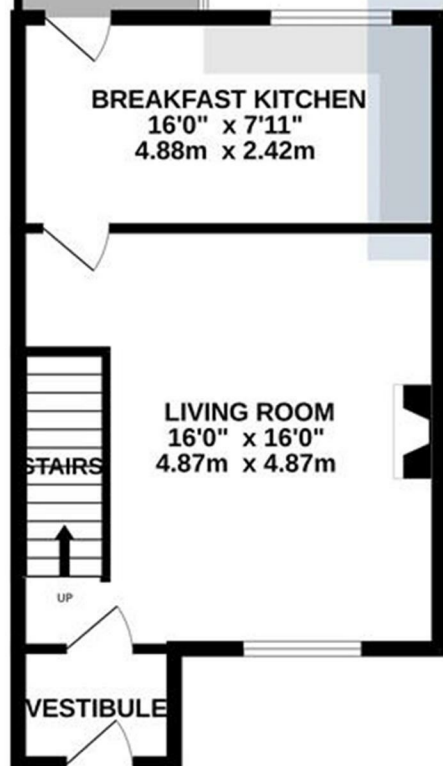
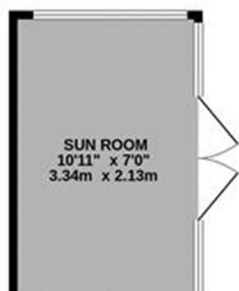
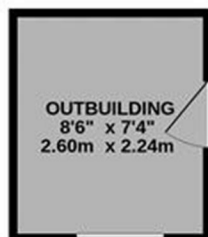
5 Station Cottages, Barton Hill, YO60 7JZ

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Guide Price £235,000

Situated in Barton Hill a small hamlet between Barton le Willows and Whitwell this two bedroom mid terraced cottage is well presented and sure to appeal. It comprises: entrance lobby, lounge, breakfast kitchen and conservatory. To the first floor are two bedrooms and a bathroom. There is a garden to the front and enclosed courtyard to the rear. There is also an outbuilding and garage as well a small orchard/paddock of approx 0.2 acre with a double stable. Electric heating and extensive double glazing. EPC rating E and Council Tax Band B. NO ONWARD CHAIN. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		50
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- **TWO BEDROOM COTTAGE**
- **ORCHARD/PADDOCK**
- **EPC RATING E**

- **MID TERRACE**
- **TWO STABLES**
- **COUNCIL TAX BAND B**

- **RURAL LOCATION**
- **NO ONWARD CHAIN**

ENTRANCE LOBBY

Accessed via composite front door

LOUNGE

Fireplace with inset cast iron wood burning stove, window to front aspect, stairs to first floor, radiator

BREAKFAST KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset sink unit, tiled splashbacks, plumbing for dishwasher and washing machine, integrated electric oven, hob and extractor hood, window to rear aspect, radiator

CONSERVATORY

Double fully glazed doors to garden

FIRST FLOOR LANDING

BEDROOM ONE

Windows x 2 to front aspect, fitted storage cupboards, radiator

BEDROOM TWO

Window to rear aspect, radiator, built in storage cupboard

BATHROOM

Panelled bath with shower over, low flush wc, pedestal wash basin, radiator, opaque window to rear aspect

OUTSIDE

Immediately to the rear of the property is a walled courtyard garden. There is also an outbuilding with power and light laid on that would make a good home office or craft room. Beyond the walled courtyard is an open courtyard which one neighbouring house has access over.

GARAGE

The open courtyard gives access to a single garage.

ORCHARD/PADDOCK

A short walk from the property is a paddock/orchard covering approximate 0.2 acre. This has a range of fruit trees and there is a double stable.

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.









