



## Laurel Cottage Barton Le Willows, York, YO60 7PD

**£189,950**

- Offered for sale with no chain
- Characterful mid terraced cottage
- Double bedroom, upstairs bathroom
- Sought after village location
- Good sized rear garden plot
- Front lounge with open fire
- Easy reach of the A64
- Generous ground floor space

# Laurel Cottage , Barton Le Willows YO60 7PD

Traditional mid terraced cottage offering excellent ground floor space with French doors leading into a good sized mature rear garden. Front facing lounge from the street, a nicely fitted kitchen opening into a generous dining/living space and conservatory leading out. First floor double size bedroom and bathroom. Heating is from the open fire in the lounge together with storage heaters both upstairs and down. Barton Le Willows is a very well regarded village roughly middle way between York and Malton only a short distance from the A64. Offered with no onward chain.



Council Tax Band: B



#### Lounge

Entrance door, fireplace, electric storage heater, ceiling beams, stairs leading to first floor and under stairs storage cupboard.

#### Dining. Kitchen

Base units, work surfaces and space for cooker and washing machine.

#### Conservatory

Windows to side and rear elevations, electric panel heater and French doors leading to garden.

#### First floor landing

Window to rear elevation and loft access.

#### Bedroom

Window to front elevation, electric storage heater and over stairs cupboard.

#### Bathroom

Three piece suite with bath, sink, W.C., window to rear elevation and cupboard housing hot water tank.

#### Outside space

Lovely lawned rear garden of a good size with paved area and pergola, additional rear gravelled space with open field views. Although not allocated street parking is available at the front. To the side of the cottage to the right does foot access lead into the rear garden plot.

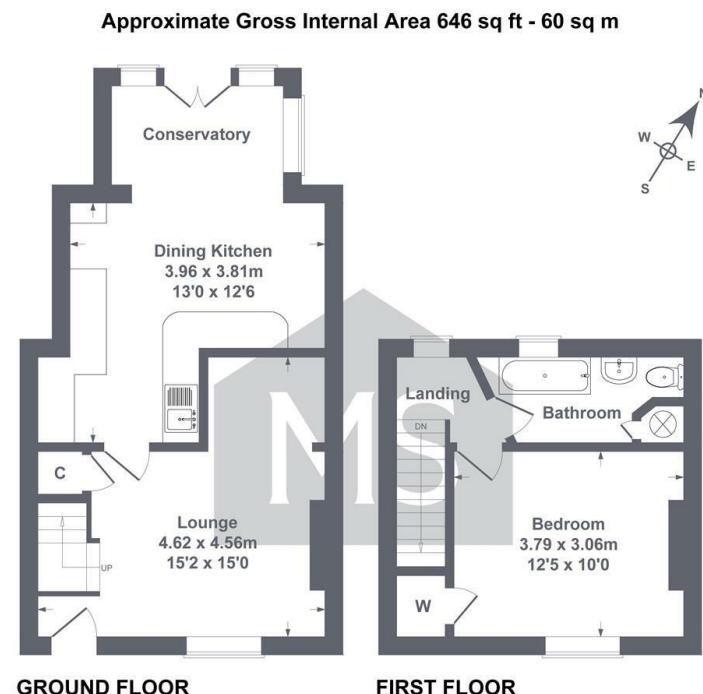
#### Services

Mains supply of water, electricity and drainage.

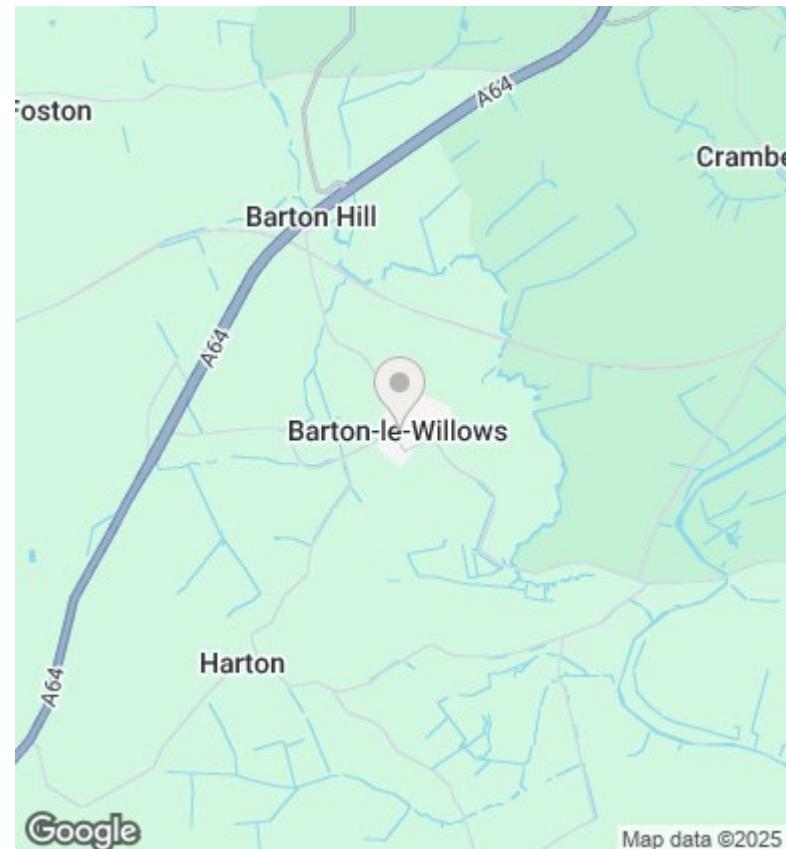
Mains gas is not available in the village.

#### General information

The village of Barton-le-Willows lies on the edge of the Howardian Hills AONB, almost midway between the market town of Malton to the northeast and the City of York to the southwest. The A64 Leeds - York - Scarborough trunk route is approximately one mile away from the village, giving good access to the East Coast, York, the West Riding and the motorway network. There is a railway station in Malton with regular connections to York from where London can be reached in under two hours.



Produced by Potterplans Ltd. 2024



## Directions

Leave Malton towards York, at the bottom of Whitwell Hill turn left for Barton Hill towards Barton Le Willows. Turn left on entering the village, Laurel Cottage is on the left side.

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	82
(55-68) D	
(39-54) E	
(21-38) F	47
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	