



## Oxclose Farm, Pilmoor, York £875 Per Month

Picturesque two bedroom barn conversion situated in rural North Yorkshire within 15 minute drive of Easingwold.

Split over two floors the property offers spacious living accommodation with a large kitchen, dining room and living room to the ground floor as well as two well proportioned double bedrooms with a modern house bathroom to the first floor.





Picturesque two bedroom barn conversion within 15 minutes drive of Easingwold.

Sitting Room: 14'8" x 11'8" (4.46m x 3.55m)

Spacious, well proportioned dual aspect living area with electric fire and large patio doors offerings access to and views of the rear garden.

Dining Room: 15'3" x 11'5" (4.64m x 3.48m)

Spacious, well proportioned dual aspect dining area with electric fire and large arch shaped, floor to ceiling window overlooking the rear garden.



Kitchen: 15'3" x 10'11" (4.66m x 3.32m)

Modern fitted kitchen benefiting from a range of wall and base units, double oven and electric hob. Boasting a tiled floor with ample space for a range of freestanding appliances.

Bedroom 1: 14'2" x 8'6" (4.32m x 2.59m)

Well proportioned double bedroom with built in storage cupboards and two windows offering plenty of natural light into the room.



Bedroom 2: 14'3" x 8'2" (4.35m x 2.48m)

Another well proportioned double bedroom with solid wooden window offering far reaching countryside views.

House Bathroom:

Modern three piece suite, briefly comprising of panelled bathtub, pedestal wash basin and low flush WC.

Outside:

To the outside the property benefits from a rear garden which is mainly gravelled with a paved patio area.



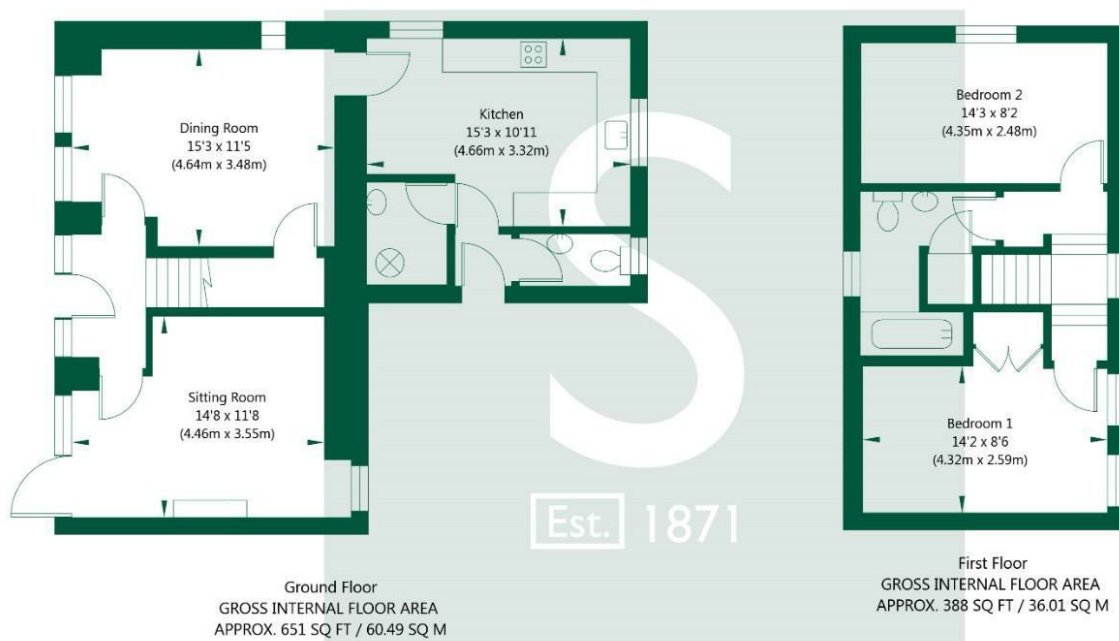
Services: TBC

Council Tax: TBC

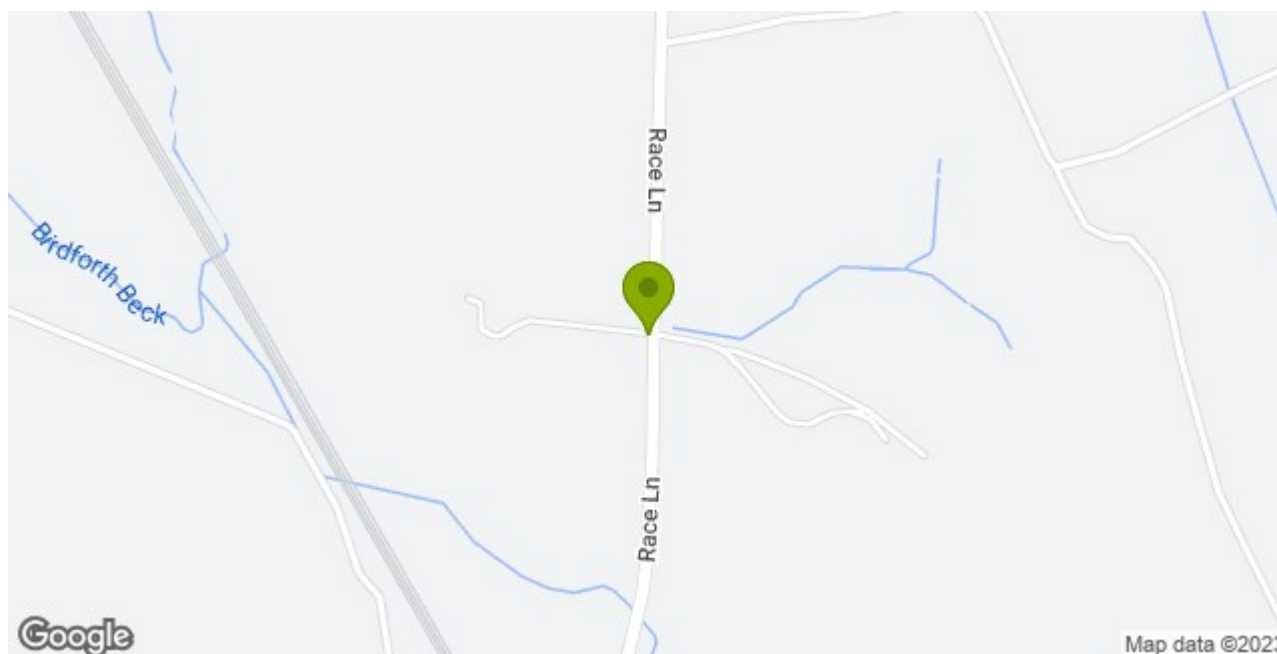
EPC: 40 (E)



# Oxclose Farm, Pilmoor, YO61 2QG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1039 SQ FT / 96.5 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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