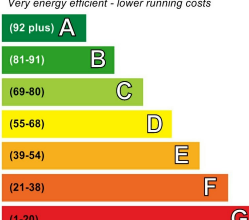


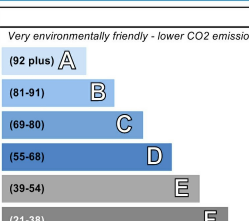




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		

## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

## Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



## Strawberry Cottage, Barton Le Willows, York, North Yorkshire, YO60 7PD Guide price £290,000

Strawberry Cottage is a beautiful two double bedroom property full of character and original period features, located within this desirable village.

This property briefly comprises; entrance porch leading into the sitting room, dining room, breakfast kitchen, storeroom and utility room. To the first floor are two double bedrooms with the house bathroom. Outside there is a good sized garden which backs onto open fields. On street parking on the peaceful lane.

The village of Barton-le-Willows lies on the edge of the Howardian Hills, midway between the market town of Malton and the City of York. Malton offers a range of local facilities including independent shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC rating E



**ENTRANCE PORCH**  
5'6" x 2'3" (1.70m x 0.70m )  
French doors to front with casement windows to either side, exposed brick walls and tiled floor, external light, Timber stable door with a glazed window.

**SITTING ROOM**  
15'8" x 15'5" (4.80m x 4.70m )  
Window to front aspect, brick Inglenook feature open fireplace, exposed stone and brick walls, stairs to the first floor, beams, wall lights, TV point, power points, radiator.

**DINING ROOM**  
11'1" x 11'1" (3.40m x 3.40m)  
Window to front aspect, feature fire place with brick hearth and alcoves to either side, beams, radiator, power points.

**CLOAKROOM**  
3'11" x 3'3" (1.20m x 1.00m )  
Cloak hooks, exposed beam, radiator, storage shelving. Door leading to storeroom -

**STOREROOM**  
7'6" x 3'11" (2.30m x 1.20m )  
Window to rear aspect, exposed beams.

**KITCHEN**  
12'1" x 11'9" (3.70m x 3.60m)  
Three casement windows to rear aspect, a range of wall and base units with roll top work surfaces, one and a half bowl single sink and drainer unit, integrated electric oven and hob, space for dishwasher, AGA, tiled splashback. exposed beams, TV point, radiators, power points.

**UTILITY ROOM**  
9'6" x 5'2" ( 2.90m x 1.60m )  
Tiled style flooring, shelving, plumbed for washing machine, space for dishwasher and undercounter fridge/freezer, radiator, power points, door to the garden, central heating boiler.

**DOWNSTAIRS WC**  
Low flush WC, wash hand basin.

**FIRST FLOOR LANDING**  
Power points.

**MASTER BEDROOM**  
14'5" (max) x 12'5" ( 4.40m (max) x 3.80m )  
Windows to front and rear aspects, fitted wardrobes, loft access, beam, TV point, radiator.

**BEDROOM TWO**  
11'5" (max) x 9'2" (3.50m (max) x 2.80m)  
Window to the front aspect, radiator, power points.

**BATHROOM**  
11'5" x 5'10" (max) (3.50m x 1.80m (max))  
Window to rear aspect, low flush WC, wash hand basin with pedestal, panel bath with tiled splashback, enclosed shower cubicle, extractor fan, radiator.

**OUTSIDE**  
The garden is mainly laid to lawn with shrub borders, open farmland views, a patio area, mature hedge boundaries and a variety of plants, outdoor tap, oil tank, wooden garden shed.

**COUNCIL TAX BAND C**

**TENURE**  
Freehold.

**SERVICES**  
Oil fired central heating, mains water, mains drainage.

**ADDITIONAL INFORMATION**  
Shared access by the neighbouring property.

**DIRECTIONS**  
From A64 - enter village. At the direction sign crossroads, follow “village only” sign post, pass telephone box. See terraced cottages on your left. Strawberry Cottage is third Cottage.

