



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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



## 11, Church View, Barton-Le-Street, YO17 6PW

### Guide price £139,950

- 11 Church View is a three-bedroom semi-detached home, enjoying an elevated position in the picturesque village of Barton Le Street. Offering versatile living space, a wrap-around garden, and off-street parking, this property presents an excellent opportunity for those seeking a village home with potential to personalise.
- The welcoming hallway with laminate flooring leads to a dining room, complete with a log burner and double doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow, providing an ideal space for formal dining or a cosy snug. A spacious living room, featuring a bay window and a further log burner.
- The kitchen offers a range of freestanding wall and base units, with scope for reconfiguration to suit modern tastes. Adjoining the kitchen is a flexible room which could be used as a study or home office, currently housing the boiler. The utility room, with plumbing for a washing machine, and a back hallway complete the ground floor layout.
- Upstairs, the family bathroom includes a shower over the bath. There are two generous double bedrooms, one with built-in wardrobe storage, and a third single bedroom, perfect for a nursery or study.
- Externally, the wrap-around garden is mainly laid to lawn, offering plenty of space for outdoor seating, play areas, or further landscaping. Parking is available at the front of the property, while the elevated setting provides an attractive outlook over the surrounding area.
- Situated in the sought-after rural village of Barton Le Street, this home offers a balance of peaceful countryside living with convenient access to nearby Malton and the A64 for commuting. With character features, adaptable accommodation, and generous gardens, 11 Church View is a property with both charm and exciting potential.





**LOCATION**  
Barton le Street is a charming North Yorkshire village set amidst rolling countryside between Malton and Kirkbymoorside. Known for its peaceful rural setting, traditional stone-built homes, and welcoming community, the village offers a slower pace of life while remaining well-connected. The historic church sits at the heart of the village, surrounded by leafy lanes and open farmland, making it an ideal location for those who enjoy walking, cycling, and exploring the Howardian Hills Area of Outstanding Natural Beauty.

Despite its tranquil feel, Barton le Street is only a short drive from the bustling market town of Malton, with its renowned food scene, independent shops, and train links to York and beyond. The A64 is also easily accessible, providing straightforward routes to the Yorkshire Coast and major road networks. With its blend of rural charm, scenic surroundings, and convenience, Barton le Street is a sought-after spot for those seeking village life without sacrificing connectivity.

**HALLWAY**  
6'6" x 12'5" (1.99 x 3.8)

**KITCHEN**  
6'8" x 11'8" (2.04 x 3.57)

**DINING ROOM**  
10'7" 9'5" (3.25 2.88)

**LIVING ROOM**  
10'8" x 12'5" (3.26 x 3.8)

**UTILITY ROOM**  
9'3" x 5'11" (2.83 x 1.81)

**OFFICE**  
5'2" x 8'11" (1.59 x 2.73)

**WC**  
4'9" x 2'11" (1.45 x 0.89)

**BEDROOM ONE**  
10'9" x 13'1" (3.29 x 4.0)

**BEDROOM TWO**  
10'8" x 9'0" (3.26 x 2.76)

**BEDROOM THREE**  
6'9" x 9'11" (2.08 x 3.03)

**LANDING**  
6'7" x 7'11" (2.03 x 2.42)

**BATHROOM**  
6'9" x 5'8" (2.07 x 1.75)

**EPC RATING TBC**

**COUNCIL TAX BAND A**

