



6 Back Lane  
Rainton  
YO7 3QB  
Price Guide Guide  
Price 6945 000



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

## **6 Back Lane, Rainton, YO7 3QB**

Requiring updating, this spacious bungalow may be ideal for those seeking to downsize into a vibrant village having the ability to oversee and design the home to their own specifications. For clients that can proceed quickly, then please contact the office on Tel: 01845525112

### **The Property**

Entry into the home is into a large reception hall for this style of property. From this point there are doors leading to the living room and also a useful coat store. The living room is a generous size and width and has also the benefit of a wood burning stove. To the rear elevation of the home, there is a door leading to the inner hall where there are doors to the kitchen, bathroom and also the two bedrooms.

The kitchen does require modernisation and currently offers a range of fitted base and wall units with some fitted appliances.

Both bedrooms are double rooms with the primary bedroom offering fitted wardrobes.

Completing the home is the bathroom which currently comprises panel bath, w.c and also a wash hand basin sink set on a pedestal.

Externally, the gardens are well stocked with lawn gardens, established beds and flowering borders. The long gravel drive will easily accommodate several vehicles and having the advantage of a garage / workshop, ensures ample off road parking.

Council: Harrogate

Tax Band: C

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/1534-2328-1400-0811-1226>

The property is freehold

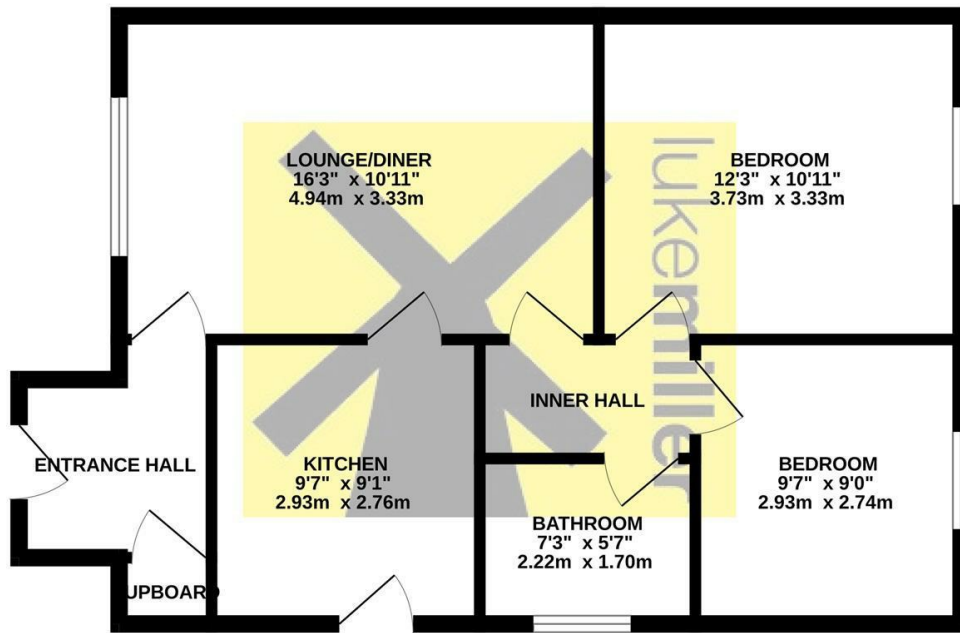
### **The Village of Rainton**

The village of Rainton is ideally located for those wishing to reside in a popular and active village. There is a village hall, public house and also cricket club ensuring a community spirit. In addition, there is an ideal motorway network and also access to several market towns nearby. The nearest train station is Thirsk which benefits from having direct trains to London's Kings Cross.

Buyers should have confidence in the village due to its continued growth and popularity.

### **Disclaimer**

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**GROUND FLOOR**  
605 sq.ft. (56.2 sq.m.) approx.

TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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