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ESTATE AGENTS

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Raskelf, York, YO61 3SD

Asking Price £510,000





## Raskelf, York, YO61 3SD

STYLE - Exclusive Detached Bungalow

HIGHLIGHTS - SHOWSTOPPER Living Dining Kitchen with Two Bifolds Effortlessly Connecting to the Garden

THREE WORDS - One to View!

### Overview

"Exclusive Bungalow with Luxurious Living in Raskelf"

Welcome to The Rowans, an individually designed, three-bedroom detached bungalow in the charming village of Raskelf. Built in 2020 by the esteemed local developer, Ambleside Homes, this property offers a blend of modern luxury and homely comfort.

Step inside to a spacious reception hall, complete with a useful cloak storage cupboard. The heart of the home is undoubtedly the light-filled living dining kitchen. Here, bi-folding doors open out onto a private, south-facing garden, seamlessly blending indoor and outdoor living. The kitchen is a chef's delight, boasting quartz worktops, ample storage, and a suite of integrated NEFF/AEG appliances.

The principal bedroom is a sanctuary of tranquillity, featuring a stylish en-suite shower room. The two additional bedrooms, one with fitted wardrobes, are served by an attractively appointed bathroom, ensuring there's plenty of space for everyone.

The property benefits from radiator central heating powered by an air source heat pump, double glazing, and the remainder of a 10-year structural warranty for peace of mind.

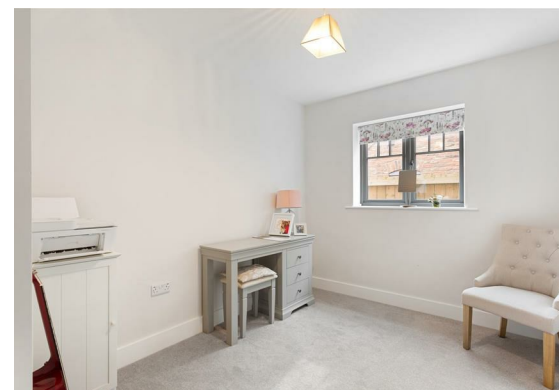
Outside, the front garden is mainly laid to lawn, creating a welcoming first impression. A shared paved driveway leads to the rear, where additional parking and a brick-built single garage await. The garage, complete with power, light, and a remote-control door, offers plenty of storage space. To the side is additional off-street parking. The rear garden is a private haven, featuring a lawn and a paved seating area, perfect for summer barbecues or a quiet morning coffee.

Situated within the North Yorkshire Council area, the property is in tax band E. The property's current energy rating is B (83), with the potential to improve to an EPC of A (94).

Experience the best of village life at The Rowans, a home where every detail has been carefully considered for your comfort and convenience.







## Services

Air Source Heat Pump, Double glazing, Mains Drainage

## Local Life in Raskelf

Raskelf is a quaint North Yorkshire village and is a perfect place to live for those looking for a village lifestyle. Situated 3 miles to the west of Easingwold the village is nestled in farmland and surrounded by beautiful natural scenery.

Raskelf is a close-knit friendly community and has much to offer.

The Old Black Bull is at the heart of the village where you will be greeted with a warm welcome, fine food and drink.

Raskelf Village Hall is the hub of the village hosting many local events, playgroups and is available to hire for parties, weddings etc. There is a vibrant sporting scene. For any keen cricketers there is an active club, tennis club and short mat bowls club. There is also a children's play area.

St Mary's Church is situated at the edge of the village. This 12 century church is one of the few remaining churches in England with an original wooden tower.

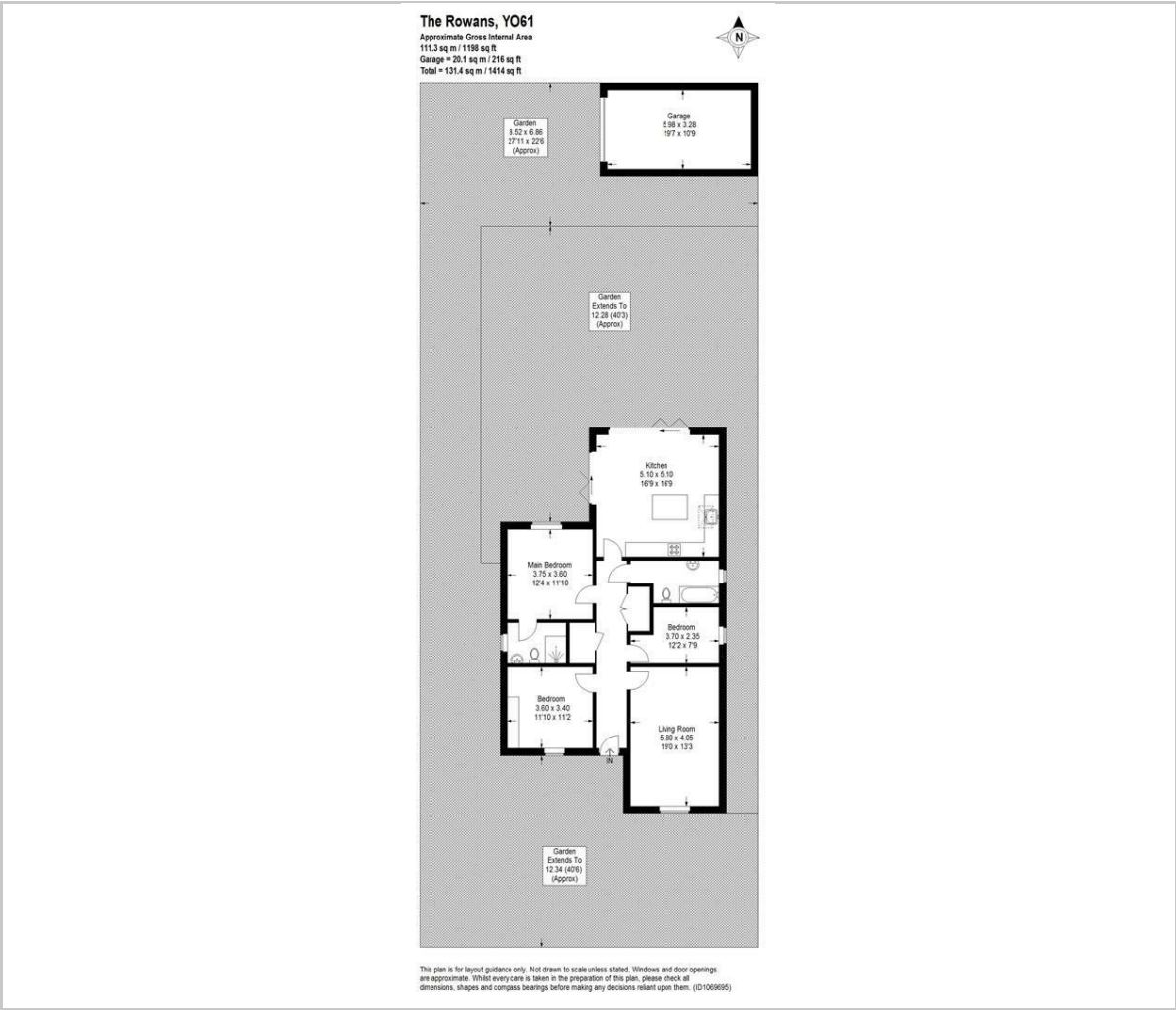
Nearby Easingwold has an array of local amenities, lots of shops, cafes, post office and a weekly market held every Friday.

Primary schools are available in Easingwold and Helperby. Secondary schooling available in Easingwold.

Raskelf has good transport links, the A19 and A1 is readily accessible. York is 12 miles to the south; the market town of Thirsk is 8 miles to the north. Both have a train station and a regular service to Kings Cross, London.



Floor Plan



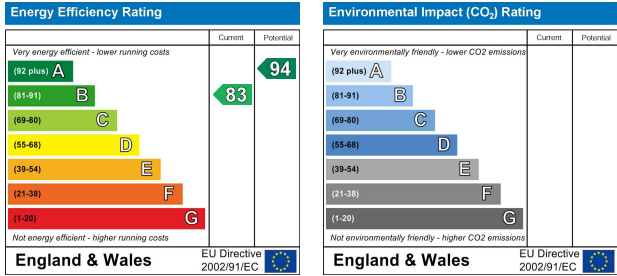
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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