



The Old Garage, Crayke, York, YO61 4TB £330,000

A delightful three bedroom cottage, full of character, located in the village of Crayke.

3 x Bed

3 x Bathroom

1 x Reception

Gilleards Your Personal Agent
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- Cottage

- Three double bedrooms

- Characterful property

- No Onward Chain

- Off street parking

- Beautiful countryside





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Description;

Discover the charm of **The Old Garage**, nestled in the heart of Crayke. This beautifully converted three double-bedroom cottage seamlessly blends traditional character with modern comforts.

Features include:

- **Characterful Living Spaces:** Enjoy the warmth of beamed ceilings, wooden floors, and open fireplaces alongside contemporary bathrooms and a modern kitchen.
- **Spacious Layout:** With approximately 1,500 square feet of living space, the home offers a well-designed kitchen/diner, an inviting open-plan lounge with a log burner, a convenient downstairs shower room, and a utility room.
- **Comfortable Bedrooms:** Upstairs, you'll find a master bedroom with en-suite, plus two additional double bedrooms featuring fitted wardrobes, all accompanied by a stylish house bathroom.
- **Outdoor Retreat:** The property boasts a rear courtyard, a dedicated parking space, and an elevated garden complete with a brick-built shed.

The property is offered with No Onward Chain. Viewing by appointment, call Gilleard's 07764 810 490.

Location;

This property is situated in the sought-after village of Crayke, nestled at the base of the scenic Howardian Hills. Crayke offers stunning views across the Vale of York and has immediate access to beautiful countryside walks. The village boasts a vibrant community with a well-regarded primary school, an active sports and social club, and the renowned Durham Ox pub. Nearby, the market town of Easingwold provides extensive amenities, including supermarkets, a doctor's surgery, dentist, and an outstanding secondary school, as well as cafe's, building societies, and regular bus services to York. The historic city of York, just fifteen miles away, offers additional amenities and train connections to Leeds and London, making this an ideal location for those at any stage of life.

Kitchen/diner

With a beamed ceiling, there is a built in electric cooker located in the old chimney breast, a range of wall and base units with matching work tops, integral fridge & freezer, a sink unit with mixer taps and space for a table and chairs making this room the hub of the house.

Sitting room

This comfortable front room has a log burner standing within a lime stone fire surround and hearth, solid wooden floor and beamed ceilings. There is the front door and a door leading to

Inner hallway

Hallway has a cupboard under the stairs for storage and opens to

Shower room

Downstairs shower room has a tiled shower, low level W/C, wash hand basin and extractor fan.

Utility room

Spacious utility measures 13 x 6.08 ft and houses the electric fired boiler along with plumbing for the washing machine, space for a tumble dryer and double doors opening onto the rear patio.

First floor

The stairs lead up from the kitchen onto a landing area with wooden flooring and doors leading to

Master bedroom

This double bedroom has a vaulted ceiling with beams, wooden flooring and a window to the front elevation.

En-suite

White three piece suite comprise, corner bath with shower over, low level W/C, wash hand basin and a window to the rear elevation.

Guest bedroom

A double bedroom with beamed vaulted ceiling, wooden floor, fitted wardrobes and a window to the front elevation.

Bedroom three

A double bedroom with beamed vaulted ceiling, wooden floor, fitted wardrobes and a window to the front elevation.

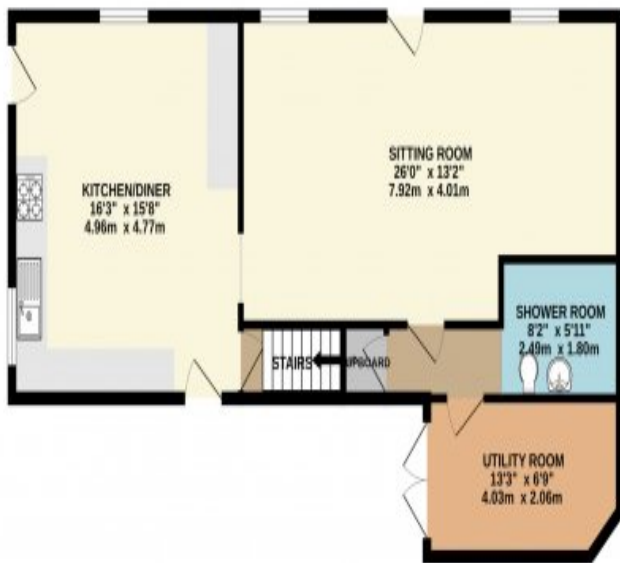
Bathroom

White three piece suite comprise, bath with shower over, low level W/C, wash hand basin, and a window to the rear elevation.

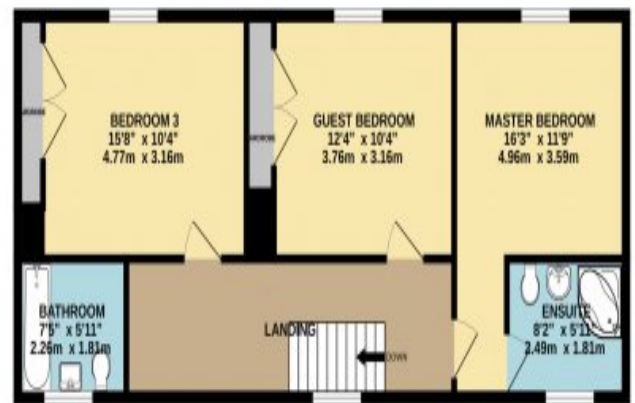
Outside

There is a parking place to the side of the property for one vehicle, a set paved rear courtyard with wall to the perimeter. A pathway leads to an elevated garden mainly set to lawn with flower bed borders to one side, fence to the perimeter and a brick built garden shed.

GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1500sq.ft. (139.4 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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