



Anvil House Back Lane Raskelf

Raskelf, YO61 3LT

Offers In The Region Of £490,000

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ENJOYING A SLIGHTLY ELEVATED SETTING IN THE CENTRE OF THIS HIGHLY CONVENIENT AND POPULAR VILLAGE WITH EASE OF ACCESS ONTO THE A19. A BEAUTIFULLY APPOINTED DOUBLE FRONTED VILLAGE HOME, INDIVIDUALLY DESIGNED BY AMBLESIDE HOMES IN 2017, WITH SPACIOUS FAMILY LIVING IN MIND INCLUDING A SUPERB LIVING KITCHEN WITH LATERN ROOF AND BI-FOLD DOORS, 4 DOUBLE SIZED BEDROOMS AND PRIVATE GARDENS AT THE REAR IN A CUL DE SAC LOCATION.

Mileages: Easingwold – 3 miles, York – 16 miles, Boroughbridge – 9 miles (Distances Approximate).

With Double Glazing, Oak Doors, Air Source Heating and The Balance of a Structural Warranty.

Reception Hall, Sitting Room, Living/Kitchen with Dining Area, Study, Utility Room, Cloakroom/WC.

First Floor Landing, Principal Bedroom with A Walk-In Dressing Room And Luxury En Suite Shower Room/WC, 3 Further Double Sized Bedrooms And Family Bathroom.

Driveway with Off Road Parking and a Fully Enclosed Two Tier Rear Garden.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE.

Approached with a wrought iron handrail and a stepped path with adjoining brickset forecourt/driveway.

A panelled and glazed entrance door, opens to:

STAIRCASE RECEPTION HALL - To one side is a delightful and cosy SITTING ROOM with attractive fireplace, broad oak mantel with a flagged hearth.

SUPERB LIVING KITCHEN WITH SEPARATE DINING AREA being the hub of the home and comprehensively fitted with a range of modern, quality cupboard and drawer wall and floor fittings, complemented by granite preparatory work surfaces and upstands, with integrated appliances including hob with extractor over, adjoining two side-by-side ovens, fridge/freezer, dishwasher, sink, together with a granite island with cupboards under and breakfast bar.

DINING AREA with bi-fold doors opening onto the rear patio and elevated gardens beyond.
LIVING AREA

ADJOINING UTILITY ROOM through an oak door.

STUDY, with a window to the front and useful under the stairs cupboard.

CLOAKROOM/WC.





From the Reception Hall a staircase leads to the:

FIRST FLOOR LANDING

PRINCIPAL BEDROOM with a walk in wardrobe and a **LUXURY EN SUITE SHOWER ROOM**.

There are **THREE FURTHER DOUBLE SIZED BEDROOMS** and a **HOUSE BATHROOM** with white suite comprising bath with shower over, vanity unit and WC.

OUTSIDE – Set in a delightful cul de sac position, with bricksett driveway and maturing rockery to the side.

To the side of the property the bricksett driveway continues and provides off road parking which in turn accesses the enclosed landscaped garden through timber gates, having a generous paved patio area suitable for alfresco dining and barbecuing. Side steps lead up to a lawn garden with a further patio to the corner and useful **TIMBER GARDEN STORE**.

LOCATION - The amenities in the village of Raskelf include a public house, restaurant and a Village Hall with sporting facilities including active tennis/cricket clubs. Primary and secondary schooling is available in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are also available in Easingwold. There is quick and easy access to the A19 running through Thirsk to the north east and linking to the A1237 York outer ring road, the A64 to the south, and the A1.

POSTCODE - YO61 3LT.

COUNCIL TAX BAND – E.

SERVICES - Mains water, electricity and drainage, with air source heating.

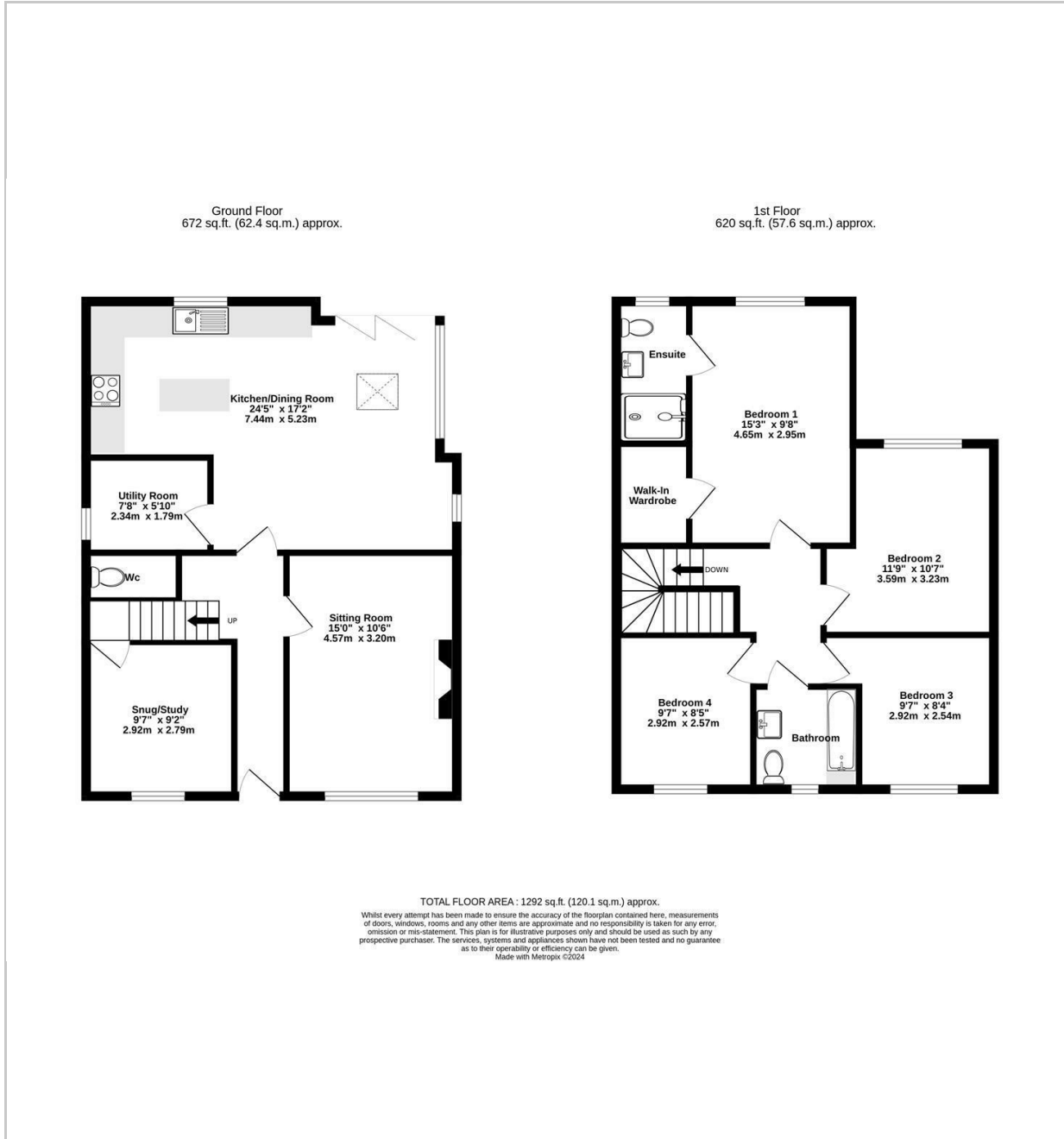
TENURE - Freehold.

DIRECTIONS - Proceed out of Easingwold towards Raskelf. On entering the village, turn right onto Back Lane by the telephone box travel a short distance whereupon the property is located on the left hand side.

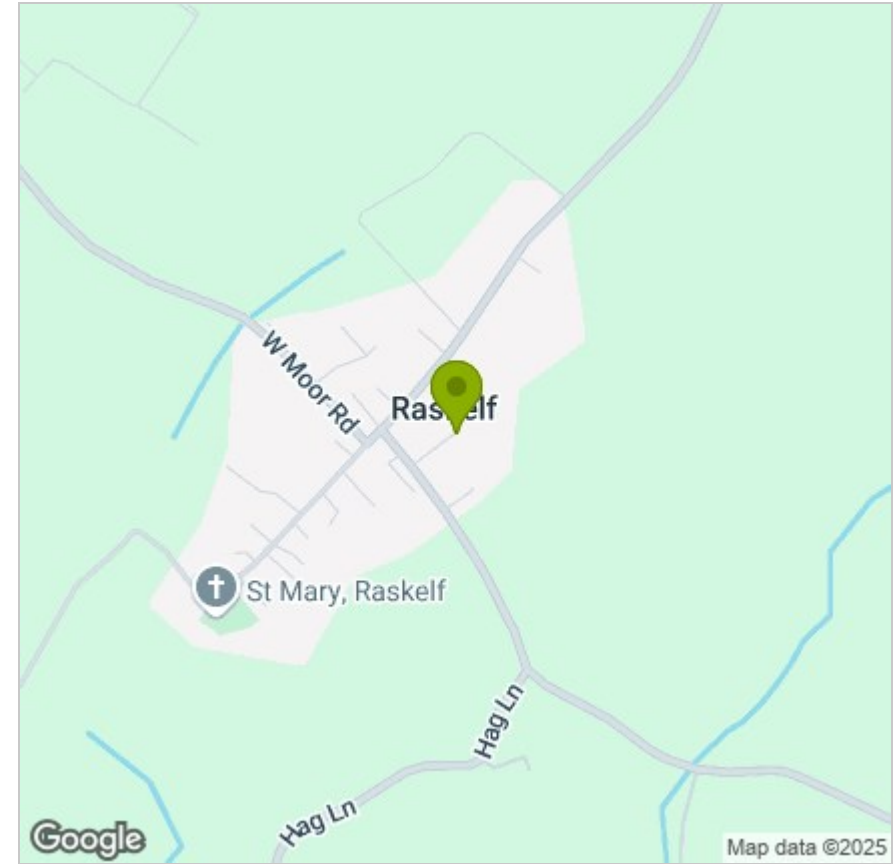
VIEWING - Strictly by prior appointment through the sole agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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