



1 Peacock Mews North End Raskelf

York, YO61 3LF

£395,000



A MODERN THREE STOREY SEMI DETACHED TOWNHOUSE, NEATLY TUCKED AWAY IN THE DESIRABLE VILLAGE SETTING OF RASKELF WITH EXCELLENT ACCESS TO EASINGWOLD AND FURTHER AFIELD VIA THE A19. OFFERING WELL BALANCED AND THOUGHTFULLY DESIGNED ACCOMMODATION THROUGHOUT THIS STYLISH RELATIVELY NEW BUILD HOME PROVIDES VERSATILE LIVING AND ATTRACTIVE OUTDOOR SPACE WITH NO ONWARD CHAIN.

Mileages: Easingwold – 3 miles, York – 15 miles, A19 – 2 miles, Boroughbridge – 9 miles (Distances Approximate).

From a composite entrance door with glazed side panel opens into a spacious L-SHAPED STAIRCASE RECEPTION HALL, finished with attractive wood grain flooring and double glazed window to the side with useful under the stairs storage cupboard which also houses the gas boiler.

To one side of the hall resides a CLOAKROOM WC, comprising a wall mounted wash hand basin, low level WC, tiled flooring and a vertical chrome towel radiator.

An oak door opens into the KITCHEN/ LIVING/ DINING ROOM where the timber flooring continues throughout.

KITCHEN, fitted with modern gloss fronted wall and base units, complemented by straight edge work surfaces extending to the side to form a useful breakfast bar and tiled mid-range. Fitted four ring electric hob with chimney extractor over, double oven to the side. Stainless steel sink with side drainer sits beneath a double glazed window overlooking the side garden. A personal door leads out to the side garden.

Adjoining the kitchen to one side forming an open plan DINING AREA and in turn leads to the SITTING ROOM, designed with the characteristics of an orangery which spans the full width of the property. Featuring an eye-catching glazed lantern roof and almost floor to ceiling patio doors seamlessly blending indoor and outdoor living.

From the reception hall a turned staircase with a white painted gloss banister and handrail leads to the FIRST FLOOR LANDING, doors open to:

GUEST BEDROOM to the front, which benefits from a recessed dressing area which is shelved and railed. To the side a fully tiled ENSUITE SHOWER ROOM with mains plumbed thermostatic controlled walk-in shower, wall hung wash hand basin, low suite WC and vertical chrome towel radiator.

To the rear double BEDROOM 3 overlooks the rear garden, featuring floor to ceiling fitted wardrobes.

BEDROOM 3 versatile as a possible study.

Modern HOUSE BATHROOM, part tiled and fitted with a panelled bath and thermostatic shower over, low suite WC, wall hung wash hand basin, chrome towel radiator, and frosted double-glazed window

A further staircase leads to the SECOND FLOOR LANDING, where an oak door reveals a handy shelved storage cupboard.

The PRINCIPAL BEDROOM occupies the top floor, boasting a recessed area currently used as a home office area or dressing space below a double glazed window, along with its own EN-SUITE SHOWER ROOM with tiled walls, mains plumbed thermostatic controlled shower, wall hung wash hand basin with mirror cabinet above, low suite WC, chrome towel radiator. Velux roof light.





OUTSIDE to the front, No 1 is approached via a sweeping gravel driveway with allocated parking for two vehicles, leading to a single garage (13' 2 X 9'). An attractive paved pathway with up/down wall lights leads to the front door with EV charging point to the side.

A timber gate to the side opens to a well maintained side garden with gravel path, with well stocked maturing planters, and a timber shed. This continues around to the rear garden, which is mainly laid to lawn with well stocked borders and timber fencing to three sides. The west facing garden enjoys afternoon and evening sun, ideal for relaxing or socialising outdoors with a nicely appointed paved patio.

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 3LF

COUNCIL TAX BAND – E

SERVICES - Mains water, electricity, drainage and LPG Gas

TENURE - Freehold

DIRECTIONS - Proceed out of Easingwold towards Raskelf. On entering the village turn right onto the Main Street taking your immediate right onto a gravel driveway, 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



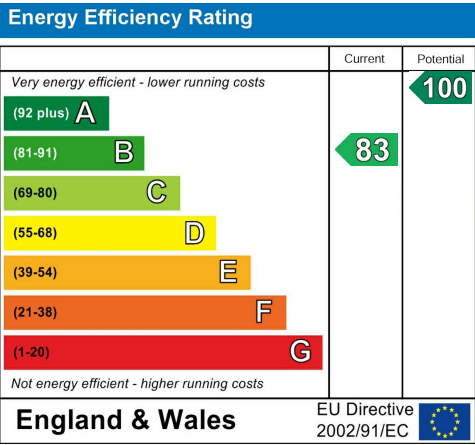
FLOOR PLAN



LOCATION



EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.