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Clay Cottage North End, Raskelf, York, YO61 3LF

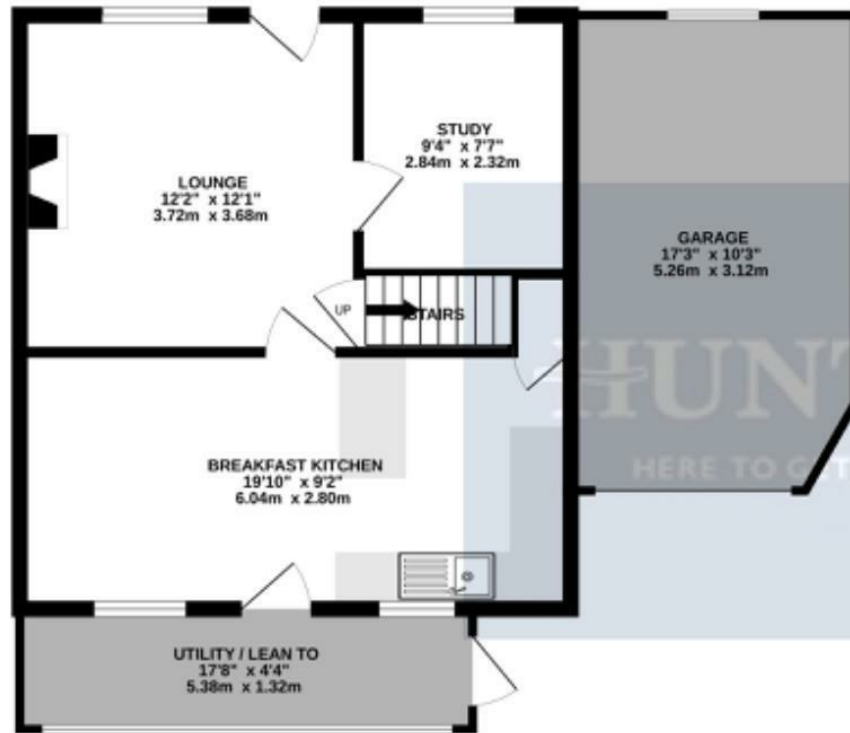
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Guide Price £285,000

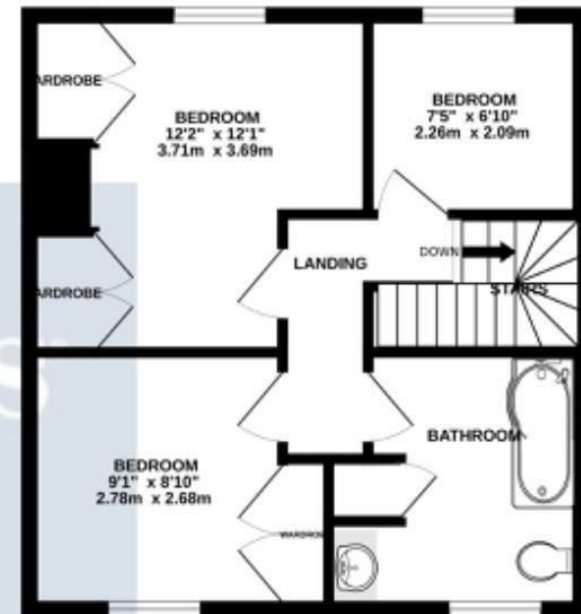
Situated in the popular village of Raskelf this three bedroom end of terraced cottage is full of character and charm and is sure to appeal. Benefiting from oil fired central heating and extensive double glazing it comprises: lounge, dining kitchen, study, lean to utility/cloaks. To the first floor are three bedrooms and bathroom. There are gardens front and rear, a couple of outbuildings and a single garage. EPC rating E and Council Tax Band D. Apply Easingwold Office on 01347 823535

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 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.
Made with Metroplan 6/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
192 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	85
England & Wales	EU Directive 2002/91/EC	

- END OF TERRACE
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND D
- THREE BEDROOM COTTAGE
- GARAGE
- CHARACTER AND CHARM
- EPC RATING E

LOUNGE

Timber front door, feature brick fireplace with stone mantle and hearth and inset cast iron multi fuel stove, window to front access, radiator, door to stairwell

STUDY

Window to front aspect, radiator, fitted shelving

BREAKFAST KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, electric cooker, space for under counter fridge, understairs storage cupboard/pantry, radiator, part glazed door to rear aspect, windows x 2 to rear aspect, quarry tiled floor

LEAN TO/UTILITY

Quarry tiled floor, Plumbing for washing machine, space for tumble dryer, door to garden and door to dining kitchen

FIRST FLOOR LANDING

Window to side aspect,

BEDROOM ONE

Fitted wardrobes, window to front aspect, radiator, loft access point

BEDROOM TWO

Fitted wardrobe, window to rear aspect, radiator

BEDROOM THREE

Window to front aspect, radiator

BATHROOM

Suite comprising panelled bath with mains shower over, fitted screen, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window, airing cupboard, radiator

OUTSIDE

To the front of the property is an enclosed garden laid mainly to lawn with borders of shrubs and bushes. To the rear of the property is an enclosed garden again laid mainly to lawn with borders of shrubs. There are two outbuildings and a coal shed.

GARAGE

A driveway leads to an attached single garage . The neighbours have legal access over the driveway to get to their properties.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









