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HERE TO GET *you* THERE

Anvil House Back Lane, Raskelf, YO61 3LT

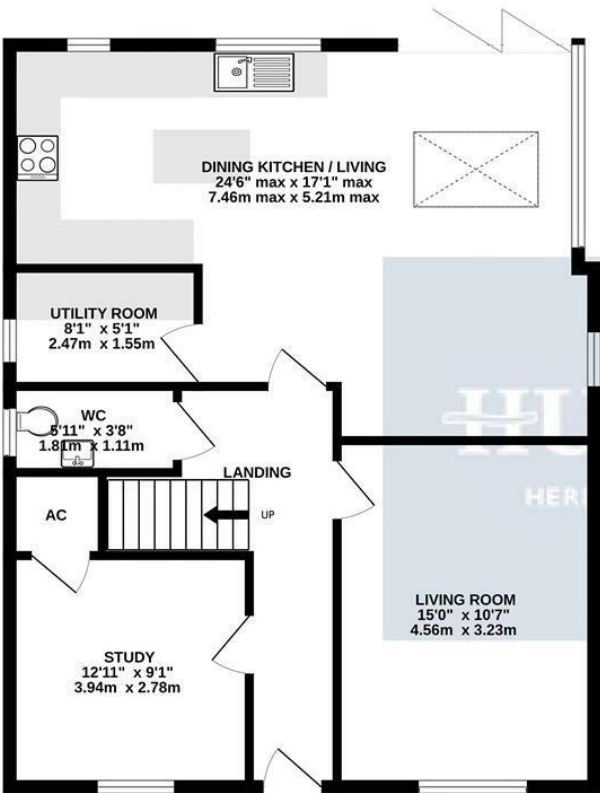
Anvil House Back Lane, Raskelf, YO61 3LT

Offers In The Region Of £480,000

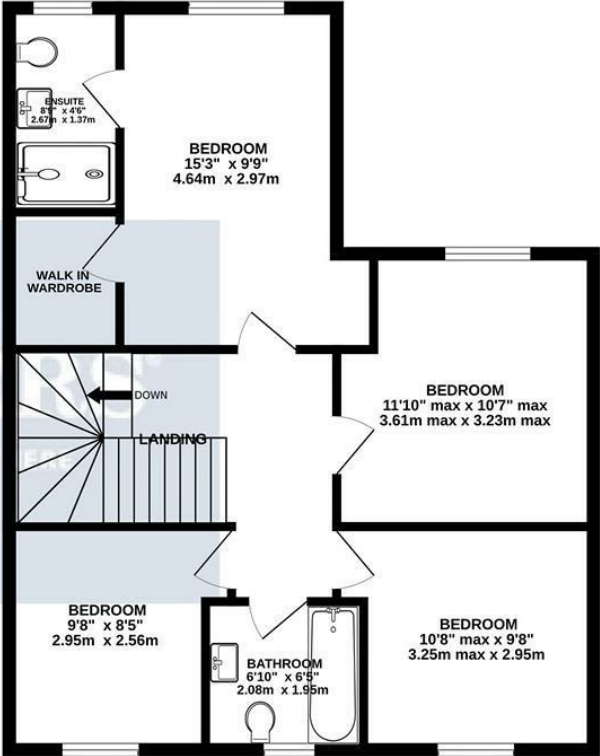
If you are looking for a peaceful rural lifestyle then this may fit the bill. Situated in the popular village of Raskelf this four bedroom detached family home offers space and versatility. It briefly comprises: hallway, study/snug, lounge, dining kitchen, wc, utility room and to the first floor is the master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is an enclosed garden to the rear and a driveway for off street parking. EPC rating B and Council Tax Band E. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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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 	

- **DETACHED HOUSE**
- **POPULAR VILLAGE LOCATION**
- **COUNCIL TAX BAND E**

- **FOUR BEDROOMS**
- **WELL PRESENTED**

- **TWO BATHROOMS**
- **EPC RATING B**

HALLWAY

Accessed via part glazed composite front door, wood effect flooring, radiator, stairs to first floor

STUDY

Window to front aspect, radiator, understairs storage cupboard

LOUNGE

Window to front aspect, radiator

WC

Low flush wc, wall mounted sink unit, radiator, recessed ceiling lights, opaque window to side aspect

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching granite work surfaces, inset sink unit, integrated appliances to include double electric oven, hob and extractor hood, dishwasher and fridge freezer. Breakfast bar, windows x 2 to rear aspect, opaque window to side aspect, fully glazed bi folding doors to rear aspect, light atrium,

UTILITY ROOM

Fitted with base and wall units with matching work surface, inset single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, opaque window to side aspect, recessed ceiling lights, radiator

FIRST FLOOR LANDING

Loft access point with drop down ladder, radiator, recessed ceiling lights

MASTER BEDROOM

Window to rear aspect, walk in wardrobe, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, wall mounted wash basin, ladder style radiator, opaque window, recessed ceiling lights, tile floor

BEDROOM TWO

Window to rear aspect, radiator

BEDROOM THREE

Window to front aspect, radiator

BEDROOM FOUR

Window to front aspect, radiator

FAMILY BATHROOM

Panelled bath with main shower over, fitted screen, low flush wc, wall mounted wash basin, ladder style radiator, opaque window to front aspect, recessed ceiling lights, tiled floor

OUTSIDE

To the front of the property is a border of shrubs and plants and a block paved area for off street parking. Pedestrian access down the side of the property leads to the rear garden via double timber gates. This is on two levels with a patio area and an area of lawn with borders of shrubs and plants. There is also a timber shed.

PARKING

A driveway to the side of the property offers off street parking

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.









