



HUNTERS[®]
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HUNTERS



Raskelf Road, Helperby, York

Guide Price £215,000

Situated in the popular village of Helperby this two bedroom end of terrace property is sure to appeal. Benefiting from extensive double glazing and oil fired central heating it comprises: hallway, wc, lounge/kitchen/diner and to the first floor are two bedrooms and a bathroom. There is an enclosed garden to the rear and ample off street parking to the front. EPC rating D and Council Tax Band B. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS
- OFF STREET PARKING
- COUNCIL TAX BAND B
- END TERRACE
- POPULAR VILLAGE
- ENCLOSED GARDEN
- EPC RATING D

HALLWAY

Radiator, stairs to first floor, understairs storage cupboard

WC

Low flush wc, wall mounted wash basin, tiled floor, extractor fan

L SHAPED KITCHEN/LOUNGE/DINER

KITCHEN AREA

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, electric cooker point, extractor hood, plumbing for dishwasher, plumbing for washing machine, integrated fridge freezer, windows x 3 to front aspect, tiled floor

LOUNGE/DINER

Media wall, fully glazed double doors to rear garden, window to side aspect, radiators x 2

FIRST FLOOR LANDING

Window to front aspect,

BEDROOM ONE

Window to rear aspect, radiator, eaves storage

BEDROOM TWO

Window to rear aspect, radiator, eaves storage

BATHROOM

Suite comprising p shaped bath with mains shower over, fitted screen, low flush wc, vanity unit with inset wash basin, tiled floor, opaque window to front aspect, part tiled walls

OUTSIDE

Pedestrian access down the side of the property leads to the enclosed rear garden. This is laid mainly to lawn with 2 x patio areas, raised borders and a summerhouse. The oil tank is also situated here.

PARKING

The front of the property is gravelled and offers off street parking for a number of vehicles

AGENTS NOTE

The neighbours next door have a right of way over the rear garden to take their bins out.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

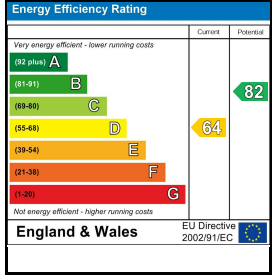
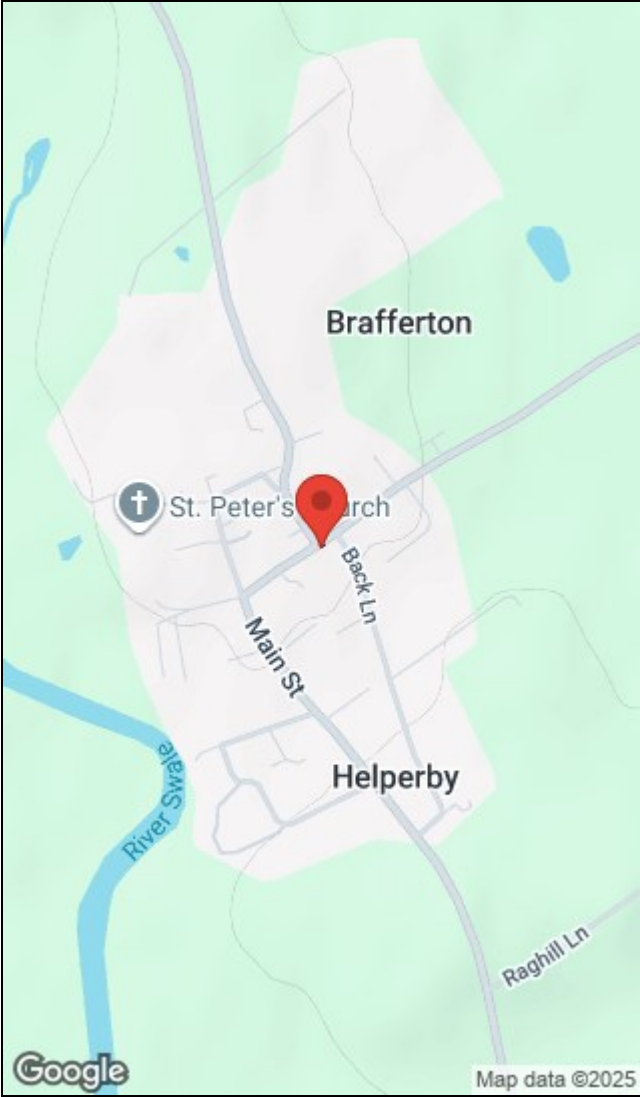
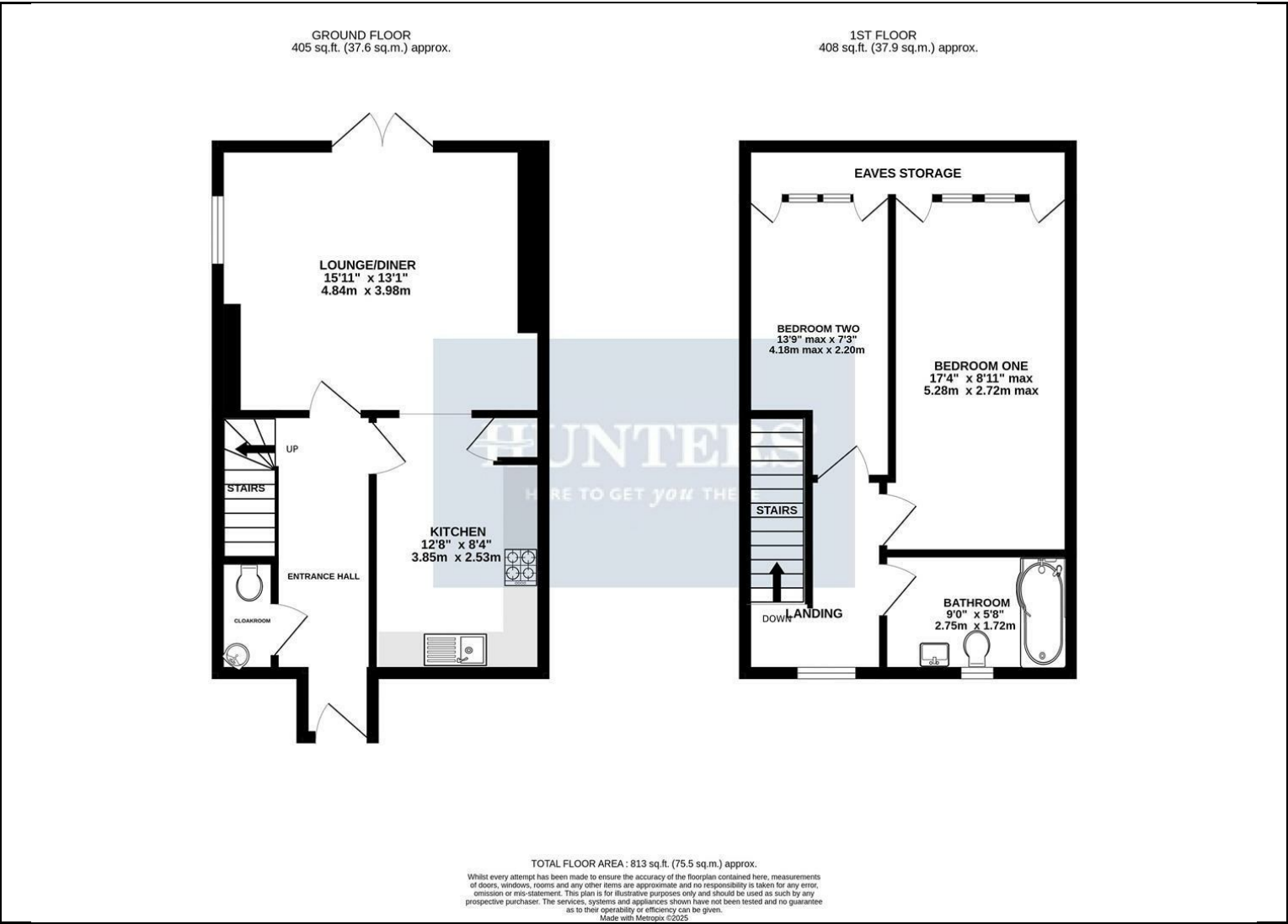
DISCLAIMER

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.









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