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1 Haverwitts Cottages, Crayke, YO61 4TL

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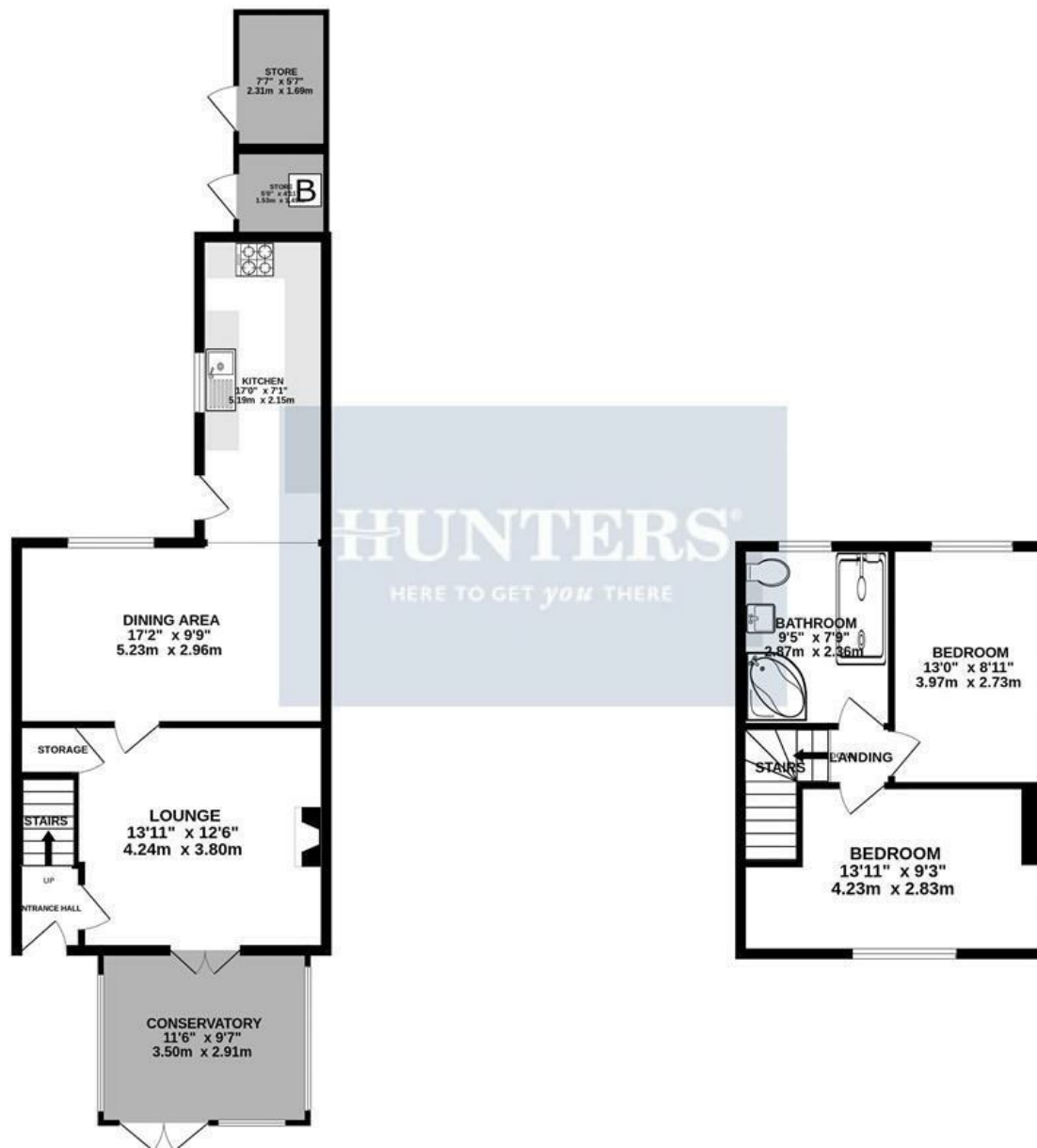
Guide Price £395,000

Situated in a rural location between Easingwold and Crayke this two bedroomed semi detached cottage is full of character and charm. It is positioned approximately 100 metres from the main road so its peaceful location and open views are sure to appeal. A viewing is highly recommended to appreciate all it has to offer. Benefiting from oil fired central heating and extensive double glazing it briefly comprises: entrance lobby, lounge, conservatory, dining room, kitchen, rear porch and to the first floor are two bedrooms and a bathroom. There is a garden to the front with open views over the surrounding countryside and a lovely courtyard area to the rear. There is ample room for off street parking and two garages. Council Tax Band C and EPC rating D. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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		
(81-91) B		
(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

- SEMI DETACHED COTTAGE
- CHARACTER AND CHARM
- COUNCIL TAX BAND C

- TWO BEDROOMS
- OPEN VIEWS

- RURAL SITUATION
- EPC RATING TO D

ENTRANCE LOBBY

Accessed via part glazed Upvc front door, radiator, stairs to first floor, tiled floor

LOUNGE

Fireplace with beamed mantle and inset cast iron wood burning stove, fully glazed doors to conservatory, stripped wooden flooring, radiators x 2, understairs storage cupboard

CONSERVATORY

Wood effect flooring, fully glazed double doors to rear garden

DINING KITCHEN

DINING AREA

Window to rear aspect, tiled floor, radiator

KITCHEN AREA

Fitted with a range of units and matching preparation surfaces, inset single drainer sink unit, integrated double electric oven, gas hob and overhead extractor, integrated fridge and freezer, plumbing for washing machine, window to side aspect, tiled floor, Upvc door to side aspect

REAR PORCH

Tiled floor, door to rear aspect

FIRST FLOOR LANDING

Feature oval window to side aspect, loft access point

BEDROOM ONE

Window to front aspect with views over surrounding countryside,, walk in wardrobe, radiator, ceiling fan

BEDROOM TWO

Window to rear aspect, radiator

BATHROOM

Suite comprising corner bath with shower attachment, walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, ladder style radiator, opaque window, recessed ceiling lights, tiled walls

OUTSIDE

To the front of the property is a lawned area, a paved seating area and views over the surrounding countryside. There is also a lock up studio which could be used for

a number of things. To the side is a substantial lock up shed and a wood store. To the rear is a courtyard area which is mainly paved with a gravelled seating area and raised beds. There are two outbuildings and beyond the courtyard is more storage and a variety of fruit trees. All the garden is securely fenced.

GARAGE/PARKING

There are two garages and additional room for off street parking.

SOLAR PANELS

There are solar panels on the roof which heat up the water.

ADDITIONAL INFORMATION

- Tenure: Freehold
- Septic Tank
- Council Tax Band: C
- EPC Rating: To follow

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.









