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HERE TO GET *you* THERE

2 Station Cottages, Raskelf, York, YO61 3LJ

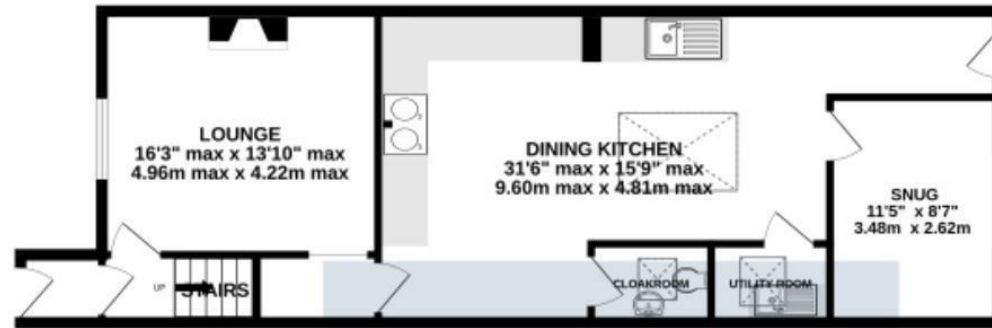
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Guide Price £325,000

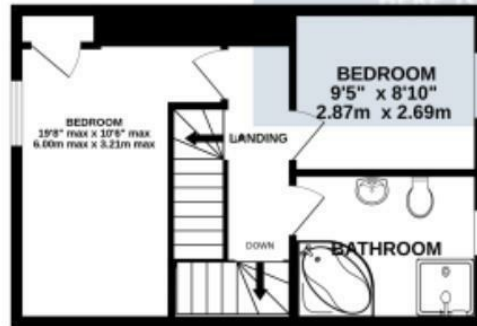
This three bedroom mid terraced property offers space and versatility to provide a lovely family home. Benefiting from oil fired heating and extensive double glazing it briefly comprises: porch, lobby, lounge, dining kitchen, wc/cloaks, utility room, snug/bedroom three. To the first floor are two bedrooms and a bathroom and there is a useful loft room currently utilised as a bedroom with en suite facilities. Outside there is a small garden to the front and an extensive garden to the rear with a large summerhouse with power and light. There is off street parking and a garage. EPC rating to follow and Council Tax Band C. Apply Easingwold Office on 01347 823535.

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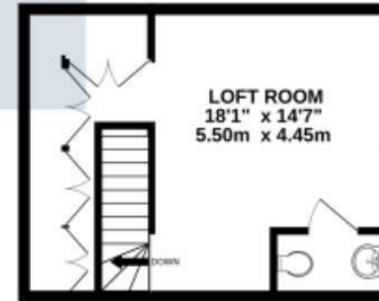
GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 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	

- **THREE BEDROOMS**
- **WELL PRESENTED**

- **MID TERRACE**
- **COUNCIL TAX BAND C**

- **SPACE AND VERSATILITY**
- **EPC RATING TO FOLLOW**

PORCH

Accessed via part glazed composite front door, part glazed door to lobby

LOBBY

Radiator, door to lounge, stairs to first floor

LOUNGE

Feature fireplace with wood surround, tiled inlay and open fire, alcove with fitted shelving, window to front aspect, radiator, stripped wooden flooring, understairs storage area

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset belfast sink unit, oil fired Rayburn (runs the hot water and heating), integrated electric oven, microwave and induction hotplate, plumbing for dishwasher, integrated fridge/freezer, ceiling spotlights, velux window, underfloor heating, composite door to rear aspect

WC

Low flush wc, vanity unit with inset wash basin, velux window, heated towel rail

UTILITY ROOM

Work surface with inset belfast sink unit, plumbing for washing machine, space for fridge/freezer, underfloor heating, velux window

SNUG/BEDROOM THREE

Vaulted ceiling, window to rear aspect, additional feature circular window, underfloor heating

FIRST FLOOR LANDING

Feature cast iron fireplace, stairs to first floor

BEDROOM ONE

Fitted wardrobes, feature cast iron fireplace, window to front aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator

BATHROOM

Suite comprising corner bath, walk in shower cubicle with electric shower, vanity

unit with inset wash basin, low flush wc, window to rear aspect, radiator, recessed ceiling lights

LOFT ROOM

There is a useful loft room accessed via a staircase from the first floor landing. It is currently utilised as a bedroom with fitted cupboards, eaves storage, radiator and window to rear aspect and recessed ceiling lights

EN-SUITE

Vanity unit with inset wash basin, low flush wc, window to rear aspect

OUTSIDE

To the front of the property there is an enclosed garden which is landscaped and gravelled for low maintenance. To the rear beyond the garage is a paved area with the oil tank in place, There is then a lawned area leading to a further stone paved patio area ideal for al fresco dining. Beyond this is a summerhouse with light and power laid on. behind the summerhouse is a further paved area and steps leading to an area of land which has a seating area with great views and raised vegetable beds. (This land does not belong to the property but is rented from Network Rail for £150 a year)

GARAGE

Gated access to the rear leads to a paved area with room for off street parking. There is a detached timber garage which is insulated and has power and light laid on.

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.









