



Crayke, York Guide Price £550,000

A rare and exciting opportunity to cosmetically update and improve a substantial 3 bedroom detached bungalow located on the rural fringes of the picturesque village of Crayke, standing within grounds approaching 0.30 of an acre that enjoy glorious far reaching rural views across the Vale of York.

*** NO ONWARD CHAIN ***

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Property Overview

Originally built around 1970, and under the same ownership since 1982, Stonecroft offers just over 1,520 sq ft of "one level" living accommodation, complemented by a first floor that provides a 3rd double bedroom with en-suite washroom and a generous 30'5" (9.26m) long attic room, ideal for storage and ripe for conversion to create additional living space.

Inside

The ground floor provides a useful entrance porch and a reception hall with cloakroom/wc which leads off into a spacious 19'4" (5.89m) long sitting room with sandstone feature fireplace, LPG stove, fabulous views and double doors through into a conservatory with access out into the front garden.



The kitchen enjoys further fine rural views from a breakfast bar and currently offers a range of the original base and wall storage units with a built-in oven and hob along with the potential to expand and incorporate the adjoining formal dining room to create a more contemporary dining kitchen. The kitchen is also served by a utility room and a walk-in pantry.

The ground floor also features 2 double bedrooms with fitted wardrobes and a bathroom with the original 5 piece suite and a further opportunity for a buyer to update, replace and restyle to their own taste.



The first floor provides a 3rd double bedroom with en-suite washroom/wc and the 30'5" (9.26m) long attic room presenting a buyer with a host of alternative uses other than an incredibly useful storage area.

Other internal features of note include an oil fired central heating system and double glazing to all bar one of the windows.

Outside

A double width driveway to the right hand side of the bungalow provides parking and access into a detached double garage with power, light and a remote control door.

The plot extends to approximately 0.29 of an acre and the bungalow itself enjoys a slightly elevated position to fully appreciate the far reaching rural views across the Vale of York.



The front garden is mainly laid to lawn and the larger than average side garden to the left of the bungalow currently offers a further area of formal garden with summerhouse and a substantial area for growing fruit and vegetables.

Energy Efficiency

This property's current energy rating is E (42) and has the potential to be improved to an EPC rating of B (83).

Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 4TG.

Services

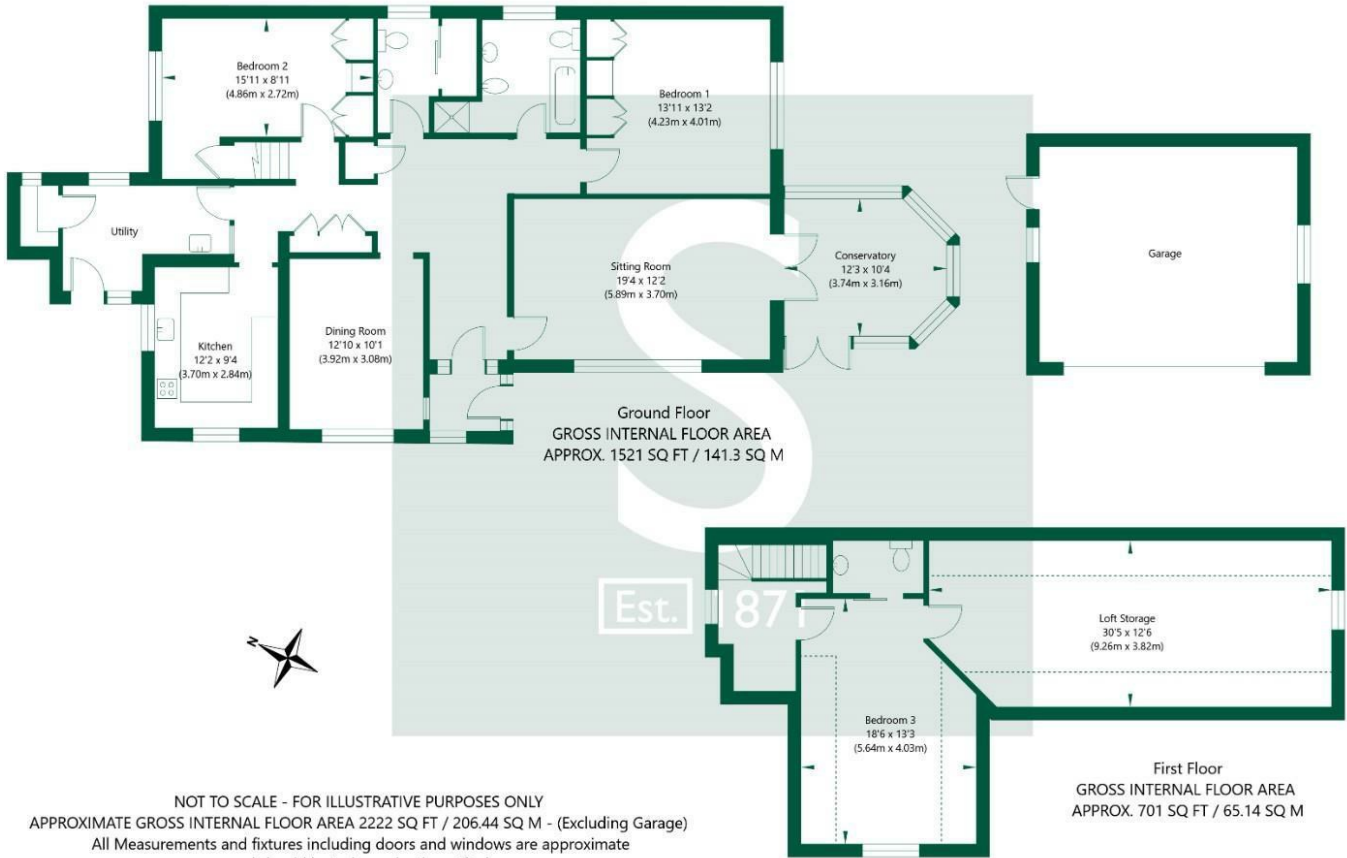
We have been advised by the vendor that all main services are connected to the property with the exception of main gas.

Tenure

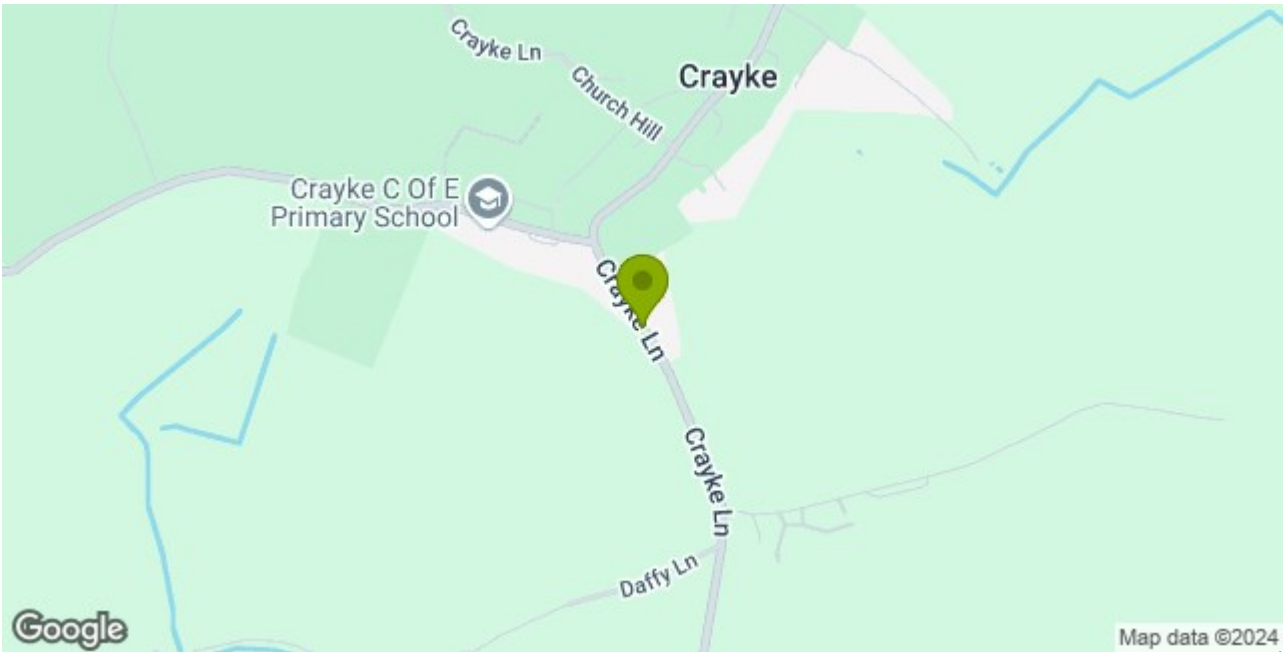
We have been informed by the vendor that the property is freehold.



Stillington Road, Crayke, York, YO61 4TG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2222 SQ FT / 206.44 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate
and should be independently verified.
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