



## Horseshoe Cottage, North End, Raskelf, York YO61 3LF

### Guide Price £299,995

An internal inspection is essential to appreciate this stylish 2 bedroom detached contemporary home enjoying an enviable backwater position within the popular A19 commuter village of Raskelf. Built in 2017 by Ambleside Homes in the style of a barn conversion the property features flexible living space that will appeal to both house and bungalow hunters alike.

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## Inside

Offering the flexibility of “single storey living”, the ground floor provides an entrance hall that leading into a fabulous open plan living area that includes bi-folding doors opening out into the delightful rear garden and a superbly appointed kitchen featuring silestone worktops and central island, subtle LED lighting and integrated appliances to include touch control hob, oven and grill, fridge, freezer and dishwasher.

An inner hallway with useful utility cupboard with plumbing provision for a washing machine leads off into a double bedroom and a stylishly appointed bathroom.

The first floor provides an impressive 25'4” long principal bedroom with fitted wardrobes and a luxurious en-suite shower room.

Other internal features of note include air source central heating to radiators, double glazing and oak internal doors throughout.

## Outside

Externally a tandem length driveway provides parking and the delightful low maintenance “lock up & go” rear garden enjoys a good degree of privacy, is predominantly paved and features a useful timber built storage shed.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 1600\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

B

## Council Tax

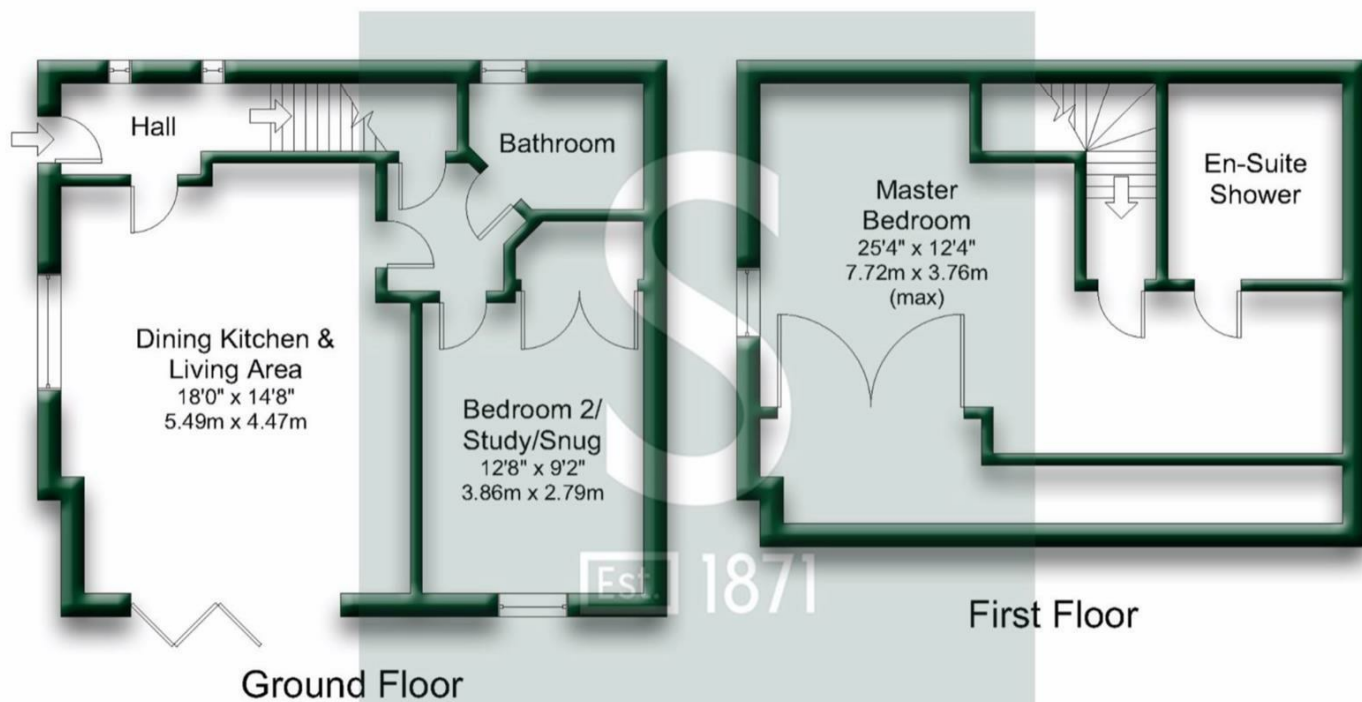
C - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

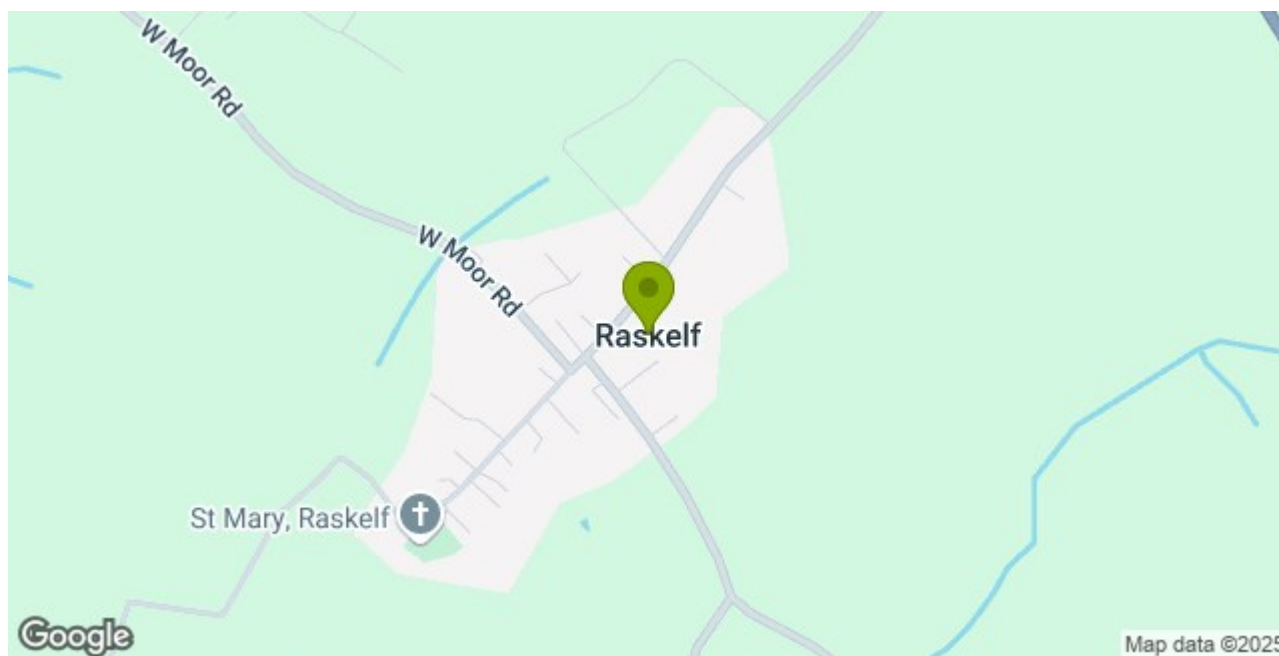
## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Gross internal floor area (approx.): 69.6 sq m (750 sq ft)

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