



## Moorfields, Raskelf Guide Price £325,000

A fabulous detached property in a cul-de-sac location featuring beautifully presented living space that includes a study, 26'4" (8.03m) long lounge/dining room, kitchen, utility room, stylish en-suite shower room and a newly appointed house bathroom, complemented by off road parking and an enclosed rear garden.

\*\*\* THREE DOUBLE BEDROOMS INCLUDING AN EN-SUITE SHOWER ROOM \*\*\*

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## Inside

An entrance lobby leads off into a sensibly sized study and a 26'4" (8.03m) long lounge/dining room with wood burning stove, staircase and double glazed french doors allowing access out into the rear garden.

The impressively appointed kitchen provides a range of base and wall storage cupboards, oak effect worktops and integrated appliances to include a touch control induction hob, fans assisted electric double oven and grill, fridge, freezer and a dishwasher complemented by a fabulous utility room with further storage, freestanding appliance space a stable style double glazed door to the side.

The first floor landing leads off into a spacious principal bedroom with luxurious en-suite shower room, 2 further double bedrooms and a stylish house bathroom.

Other internal features of note include an oil fired central heating system to radiators (new boiler installed in 2023) and double glazing throughout.

## Outside

The front garden is mainly laid to lawn and a driveway provides off road parking.

The lawned rear garden features a paved seating area and a good sized timber built garden 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

E

## Council Tax

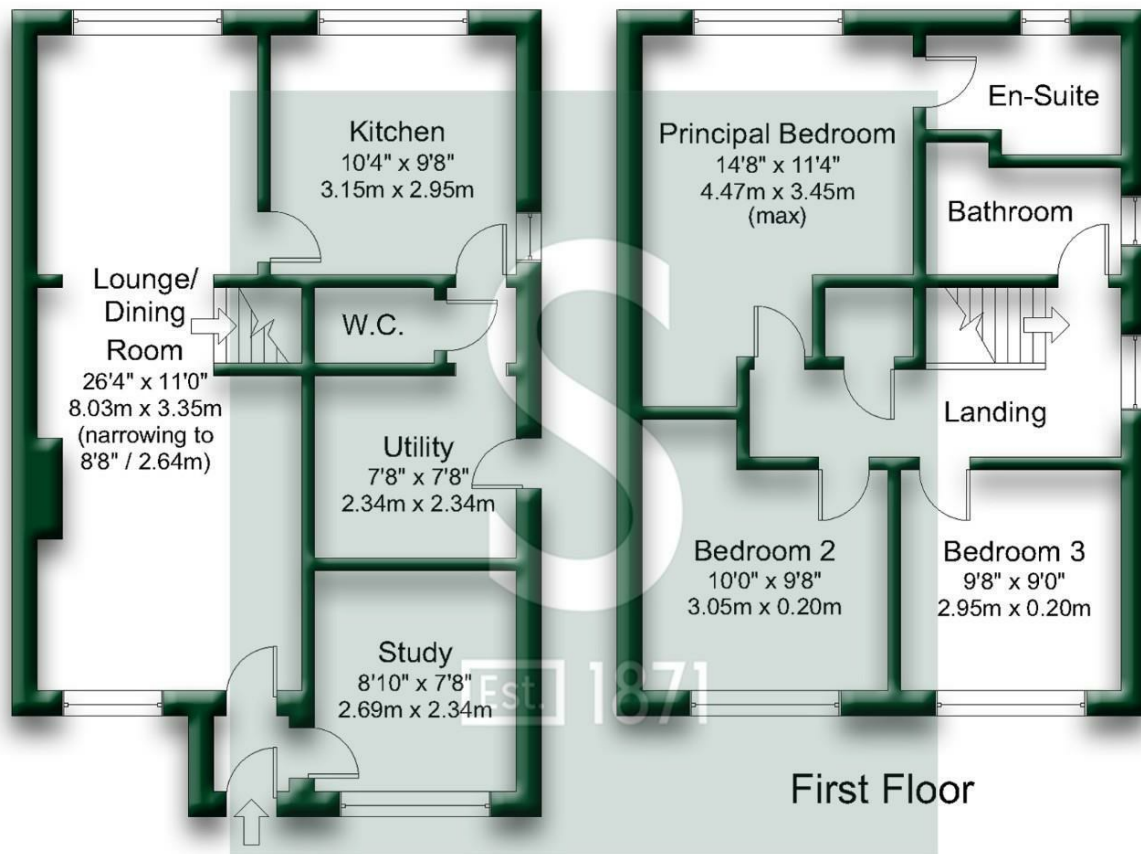
E - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

## Viewings

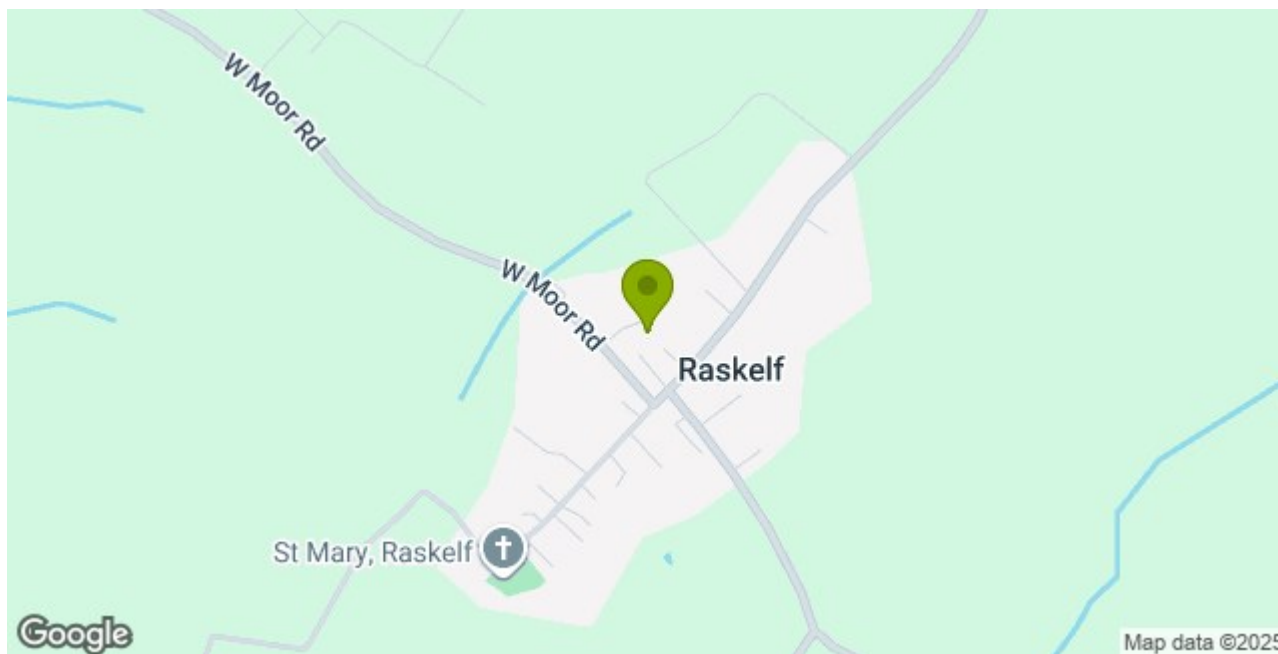
Strictly via the selling agent - Stephensons Estate Agents, Easingwold



## Ground Floor

Gross internal floor area (approx.): 100.7 sq m (1,084 sq ft)

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