

A beautifully presented two-bedroom cottage, located in the sought after village of Raskelf has become available for rent. Recently redecorated throughout and complete with new carpets this property is not to be missed.

You enter the property into kitchen which immediately flows through to the large living space. As you proceed up the stairs you will find one double bedroom, a further single room and a three piece bathroom suite.

5 minutes from the market town of Easingwold and close to York, the property benefits from a quiet location with easy access to local amenities and countryside walks.

The property also benefits from a small rear yard.

The property would be perfect for a small family or a professional couple

Council Tax Band: B

EPC: D

Designated off street parking available at the rear of the property.











LOCATION FLOOR PLAN Ground Floor 266 sq.ft. (24.7 sq.m.) approx. 1st Floor 260 sq.ft. (24.2 sq.m.) approx. Raskelf Bedroom 11'10" x 10'6" 3.60m x 3.20m St Mary, Raskelf Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 527 sq.ft. (48.9 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the dioplan containment here, measurements of doors, windows, soons and any other tierns are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.