

# HUNTERS®

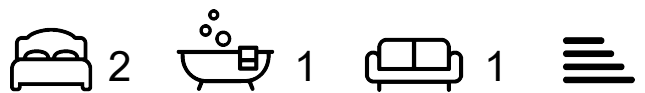
HERE TO GET *you* THERE



## Moorfields

West Moor Lane, Raskelf, York, YO61 3UZ

£950 Per Month



A charming two double bedroom home located in the sought-after village of Raskelf, offering well-presented accommodation throughout, including a fitted kitchen with integrated appliances, a spacious living room with log burner, utility room, and contemporary shower room. Externally, the property benefits from low maintenance gardens, an enclosed rear garden with seating area, detached garage with power and lighting, and driveway parking to the rear. Available Immediately on an un-furnished basis. EPC Rating To Follow, Council Tax Band: B



## Raskelf

Nestled in the heart of the North Yorkshire countryside, the charming village of Raskelf offers a peaceful rural lifestyle while remaining conveniently located for access to nearby market towns such as Easingwold, Thirsk & Boroughbridge and also within access to the city of York. The village enjoys a strong sense of community, with a historic church, an active village hall hosting regular events, and well-supported cricket and tennis clubs. There are a range of primary schools within easy reach, along with Easingwold Secondary School nearby, making it an ideal setting for families and those seeking a quieter pace of life.

### Property Description

On entering the property, you are welcomed into a utility room fitted with a range of base and wall units with worktop space, an integrated stainless steel sink with a mixer tap, and plumbing for a washing machine. A step down then leads into the kitchen, which offers space for a small dining table and chairs.

The kitchen itself is fitted with a range of base and wall units complemented by wooden worktops, a sunken ceramic sink with a mixer tap, an electric cooker with a ceramic hob, double oven and grill, as well as an integrated dishwasher and fridge. Stairs to the first floor rise from the kitchen, which also provides access into the living room.

The living room is centred around a charming log burner, creating an attractive focal point to the room, while a large bay window to the front elevation and an additional side window allow for an abundance of natural light.

To the first floor are two double bedrooms, one of which benefits from built-in wardrobes. Completing the accommodation is a contemporary shower room fitted with a walk-in shower cubicle, WC, and a hand wash basin set within a vanity unit providing useful storage. The room also benefits from an additional wall cupboard and fitted mirror.

Externally, the front and side of the property have been paved and gravelled for ease of maintenance. To the rear is an enclosed garden, mainly laid to lawn with a paved seating area. Also located to the rear are the detached garage and driveway parking. The garage benefits from timber doors, a side window, power, and lighting.

### Additional Information

- Electric Heating + Log Burner
- Council Tax Band: B
- EPC Rating: To Follow

### 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.

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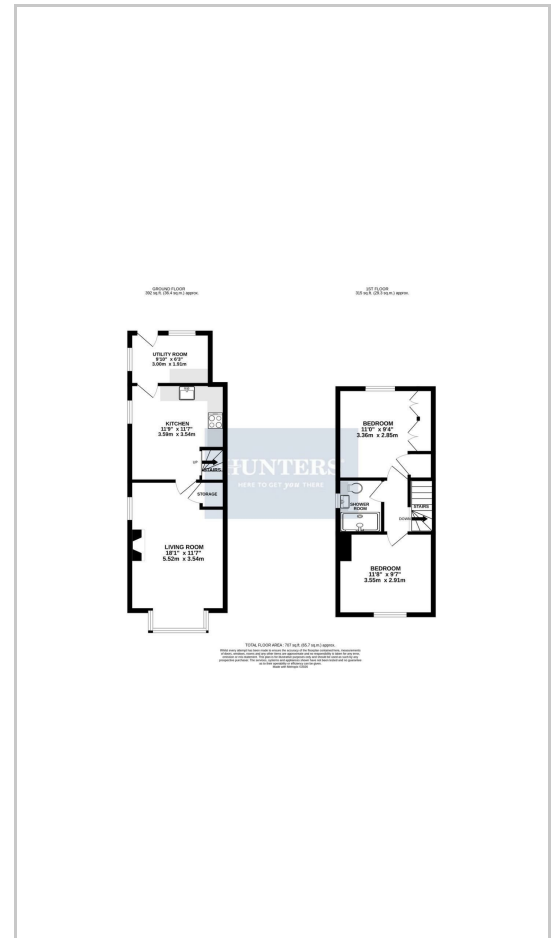
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## Area Map



## Floor Plans



## Energy Efficiency Graph

