

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

15 Moorfields Raskelf

York, YO61 3UZ

£325,000

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A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME OCCUPYING A PLEASANT CUL-DE-SAC POSITION WITHIN THIS HIGHLY REGARDED AND SOUGHT-AFTER VILLAGE. FEATURING A SOUTH-WESTERLY FACING REAR GARDEN, INTEGRAL GARAGE AND OFF-STREET PARKING, THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, INCLUDING A SUPERB 26FT THROUGH SITTING/DINING ROOM AND A PRINCIPAL BEDROOM WITH EN SUITE FACILITIES. THE BEAUTIFULLY LANDSCAPED GARDENS FURTHER ENHANCE THE APPEAL OF THIS DELIGHTFUL HOME, WHICH IS SURE TO ATTRACT A WIDE RANGE OF PURCHASERS, INCLUDING FAMILIES, COUPLES AND DOWNSIZERS ALIKE

Mileages: Easingwold - 3 miles, York - 16 miles, Boroughbridge - 9 miles (Distances Approximate).

With uPVC Double Glazing, Oil Fired Central Heating.

Entrance Porch, Through Sitting/Dining Room, Fitted Kitchen, Pantry

First Floor Landing, Principal Bedroom with En Suite Shower Room, 2 Further Double Bedrooms, Family Bathroom

Outside: Driveway Parking, Integral Garage, South-Westerly Facing Landscaped Rear Garden and a Useful Timber Shed

A uPVC entrance door opens into a useful ENTRANCE PORCH providing practical storage for coats, boots and outdoor equipment.

A timber panelled door opens into the impressive THROUGH SITTING/DINING ROOM, extending to over 26ft in length with character timber flooring and forming the principal reception space. To the front, the SITTING AREA enjoys a pleasant outlook across the cul-de-sac through a uPVC double glazed window. A central LPG living flame effect fireplace with timber surround and marble effect inset and hearth creates an attractive focal point, whilst a staircase to the side rises to the first floor.

To the rear, the room opens into a generous DINING AREA, ideal for both everyday dining and entertaining, with sliding patio doors opening directly onto the rear terrace and gardens beyond.

A timber door leads through to the KITCHEN, fitted with a comprehensive range of timber fronted wall and base cabinets complemented by work surfaces and tiled midrange. Integrated appliances include an electric hob with concealed extractor above and an electric oven beneath. There is additional space and plumbing for a dishwasher and washing machine, whilst a stainless steel sink unit sits beneath a window overlooking the rear garden.

Adjoining the kitchen is a useful shelved PANTRY CUPBOARD providing excellent household storage. A further door offers direct access to the side of the property.

From the sitting room, stairs rise to the FIRST FLOOR LANDING, featuring a side window, airing cupboard housing the hot water cylinder, shelving for linen and access to the partially boarded loft space via a pull-down ladder.

The PRINCIPAL BEDROOM is positioned to the rear and enjoys pleasant garden views whilst benefiting from an extensive range of floor to ceiling fitted wardrobes.

Its adjoining EN SUITE SHOWER ROOM is appointed with a modern walk-in shower, wash hand basin, concealed cistern WC and useful fitted storage.



















To the front are TWO FURTHER DOUBLE BEDROOMS, both enjoying an attractive outlook over the cul-de-sac, with bedroom two benefiting from fitted mirrored wardrobes.

Completing the accommodation is the FAMILY BATHROOM, fitted with a panelled bath with shower over, vanity wash hand basin, concealed cistern WC and chrome heated towel rail.

OUTSIDE – The property is approached via a tarmac driveway providing off street parking and access to the INTEGRAL GARAGE (17ft 11 X 7ft 11) with up-and-over door, power, lighting and a useful side personnel door.

The front garden is designed for ease of maintenance with gravelled areas and established planting. Gated access leads to the rear.

The enclosed rear garden enjoys a highly desirable south-westerly aspect and is laid predominantly to lawn, complemented by mature borders, raised planting beds and a paved patio adjoining the house, ideal for outdoor entertaining. A further seating area positioned to the far corner captures the evening sunshine, whilst mature planting provides colour, character and a good degree of privacy. Useful timber storage shed.

LOCATION - The amenities in the village of Raskelf include a public house, restaurant and a Village Hall with sporting facilities including active tennis/cricket clubs. Primary and secondary schooling is available in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are also available in Easingwold. There is quick and easy access to the A19 running through Thirsk to the north east and linking to the A1237 York outer ring road, the A64 to the south, and the A1.

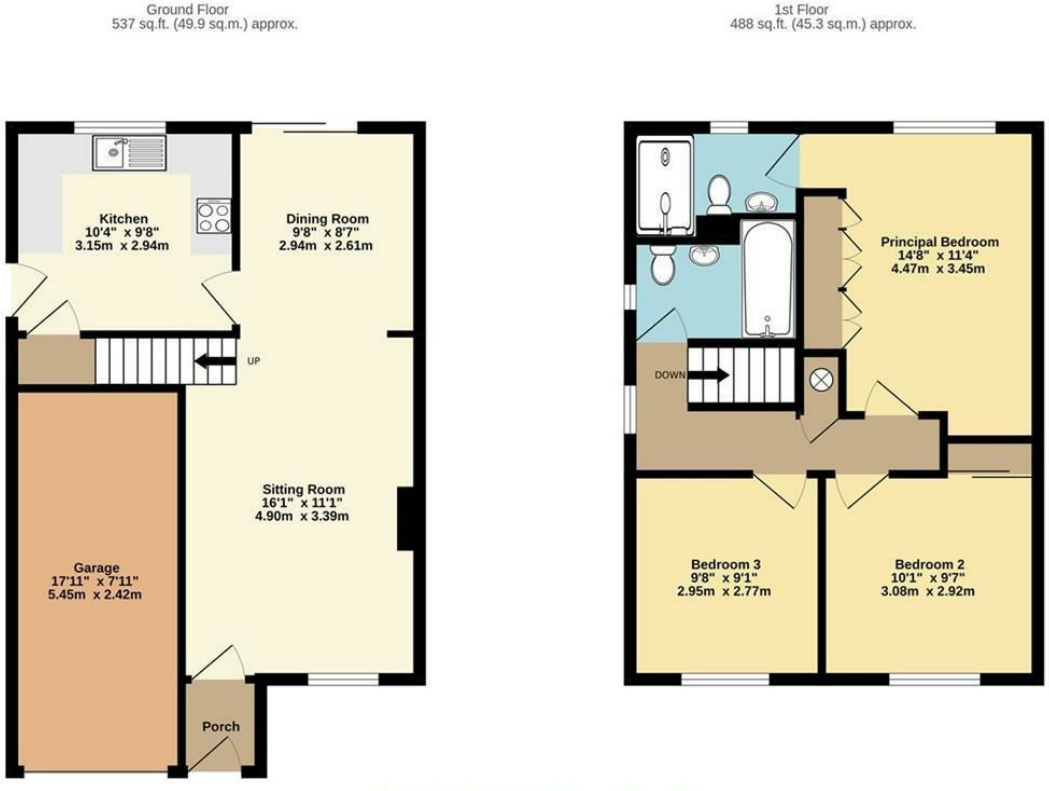
POSTCODE – YO61 3UZ
TENURE – Freehold
COUNCIL TAX BAND – D
SERVICES – Mains water, electricity and drainage. Oil fired central heating.

DIRECTIONS - Proceed out of Easingwold along Raskelf Road. Proceed through the village of Raskelf in the direction of Boroughbridge and take the last turning right into Moorfields, follow the road round to the left where No 15 can be found on the left hand side.

VIEWING – Strictly by prior appointment through the sole agents, Churchills of Easingwold. Tel: 01347 822800 - Email: easingwold@churchillsyork.com

AGENT'S NOTE – In accordance with Anti Money Laundering regulations, all purchasers are required to undertake identity verification checks. A fee will apply; please contact our office for further details.

FLOOR PLAN

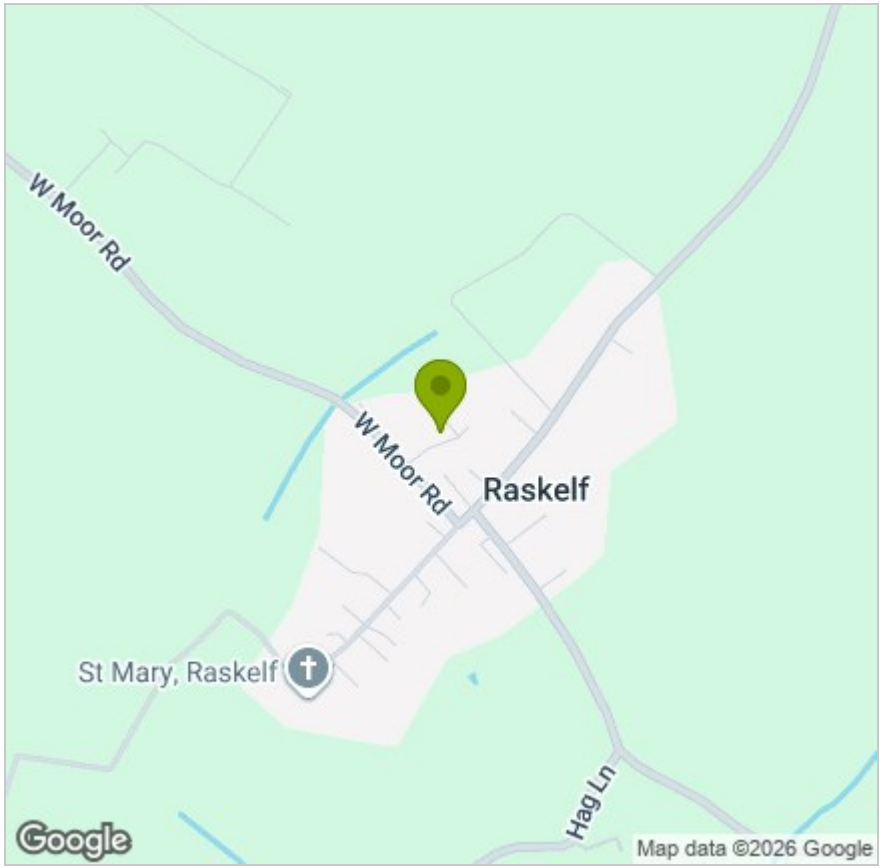


TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

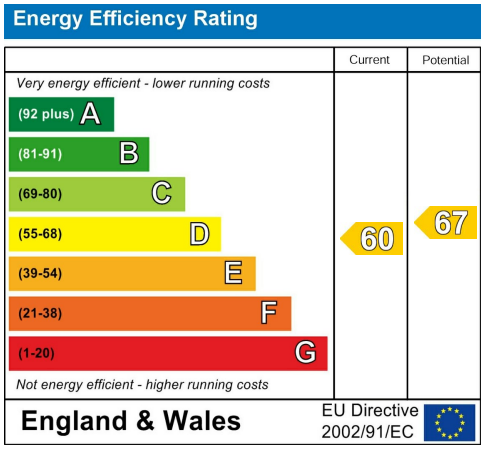
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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