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**Raskelf Road, Easingwold, York**

**Guide Price £750,000**



Situated in the popular market town of Easingwold this 4/5 bedroom detached house is a lovely family home offering space and versatility and is sure to appeal. Benefiting from extensive double glazing and oil fired central heating it comprises: entrance porch, hallway, shower room, lounge, dining room, sun room, breakfast kitchen, utility room, study/bedroom five. To the first floor are four bedrooms and a bathroom. There are gardens front and rear, a double garage and an in and out driveway. EPC rating D and Council Tax Band F. A viewing is recommended to appreciate this property. Apply Easingwold Office on 01347 823535.

## **EASINGWOLD**

Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place.

The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more.

Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area.

Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills—perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun.

Families benefit from excellent local schools, including several well-regarded primary schools and a secondary school recently rated Outstanding by Ofsted.

## **ENTRANCE PORCH**

Accessed via fully glazed Upvc door, windows to three aspects, wood effect flooring, part glazed front door to hallway

## **HALLWAY**

Radiator, stairs to first floor, understairs storage cupboard

## **LOUNGE**

Feature bay window to front aspect, window to side aspect, fireplace with inset electric stove, radiators x 2, fully opaque glazed sliding doors to dining room

## **DINING ROOM**

Radiator, fully glazed double doors to garden room, full length glazed panels to side of doors

## **GARDEN ROOM**

Fully glazed double doors to rear garden

## **BREAKFAST KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, electric cooker point, plumbing for dishwasher, integrated microwave, space for under counter fridge, window to rear aspect, radiator, ceiling spotlights

## **UTILITY ROOM**

Base units with inset stainless steel sink unit, floor mounted central heating boiler, window to rear aspect, part glazed door to garden, door to garage, ceiling spotlights

## **STUDY/BEDROOM FIVE**

Window to rear aspect, radiator

## **FIRST FLOOR LANDING**

Window to side aspect, loft access point

## **BEDROOM ONE**

Fitted wardrobes, window to front aspect, vanity unit with inset wash basin, radiator

## **BEDROOM TWO**

Fitted wardrobe, window to rear aspect, vanity unit with inset wash basin, radiator

## **BEDROOM THREE**

Window to front aspect, radiator

## **BEDROOM FOUR**

Window to side aspect, radiator

## **BATHROOM**

Panelled bath with electric shower over, fitted screen, low flush wc, pedestal wash basin, ladder style radiator, opaque window to rear access, fully tiled walls, fitted cupboard

## **OUTSIDE**

To the front of the property there are borders of shrubs and trees. There is pedestrian access to both sides of the property leading to the enclosed south facing rear garden. To one side of the property there is a vegetable plot. The rear garden is laid mainly to lawn with borders of shrubs and fruit trees. There is a brick built bbq and a brick built pond.

## **GARAGE AND PARKING**

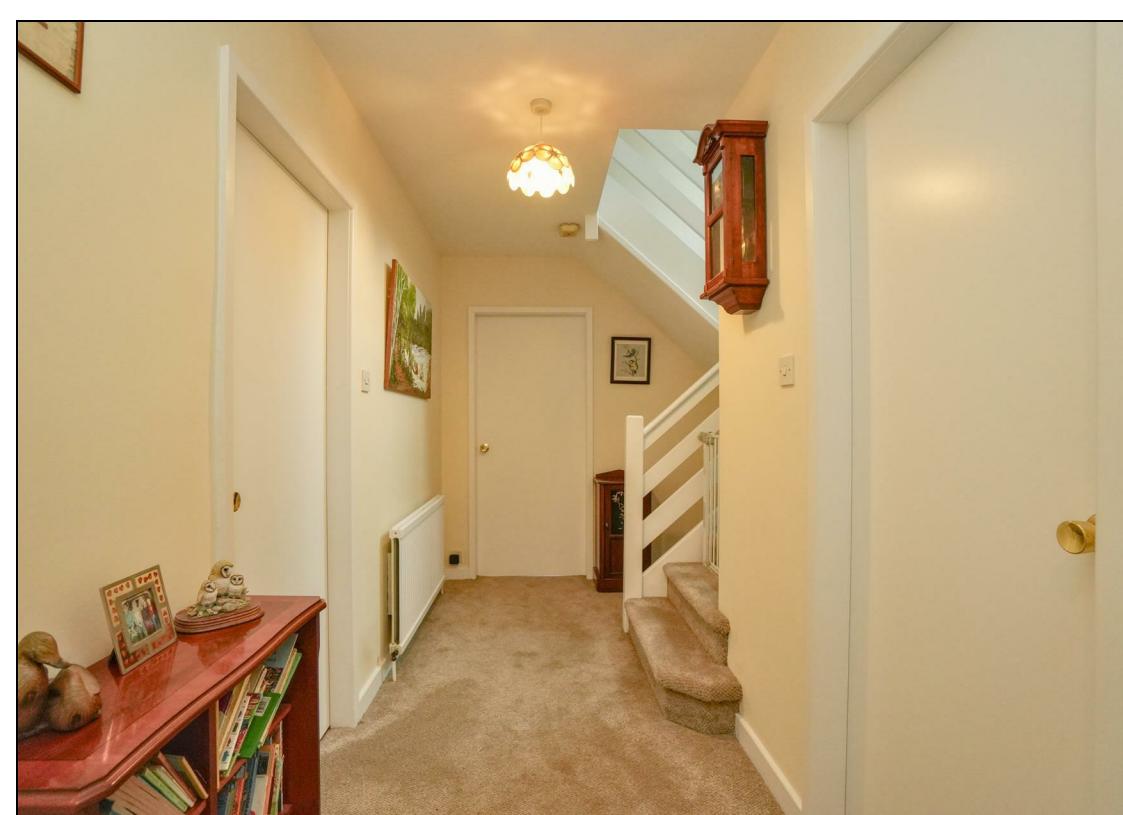
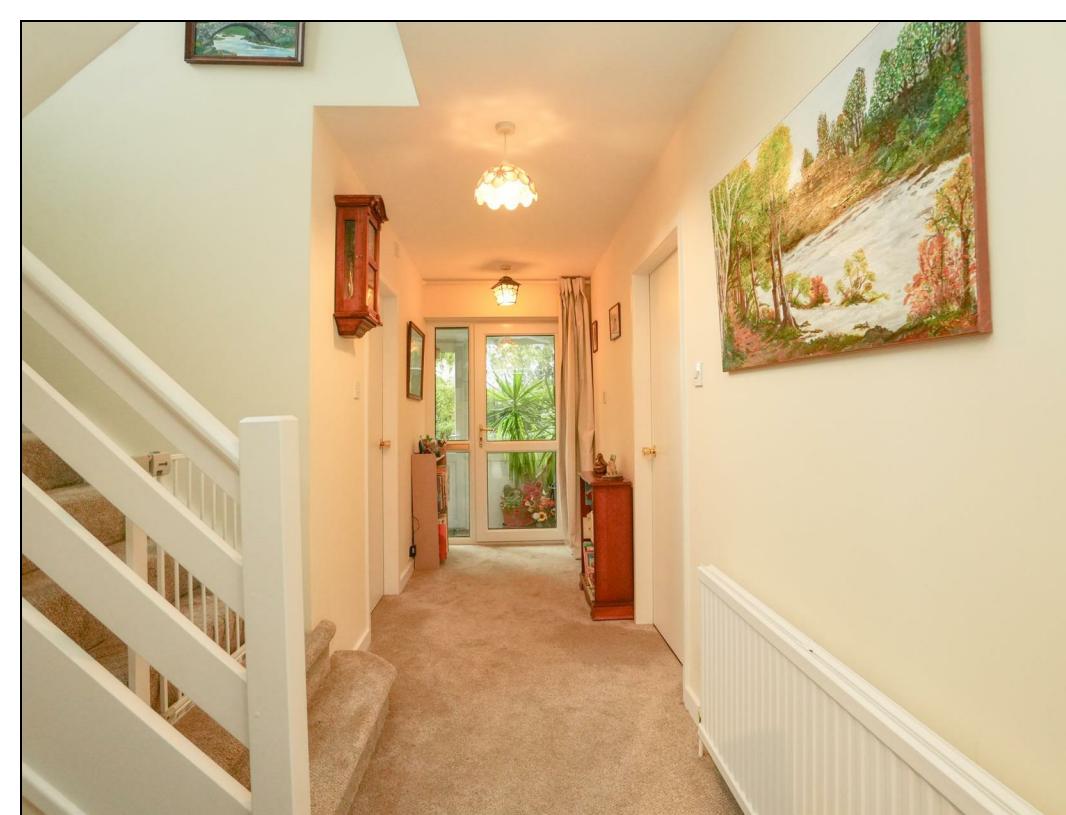
The property has an in and out curved driveway with room for off street parking. There is a double attached garage with power and light laid on, a window to the side aspect and a personnel access door to/from the utility room.

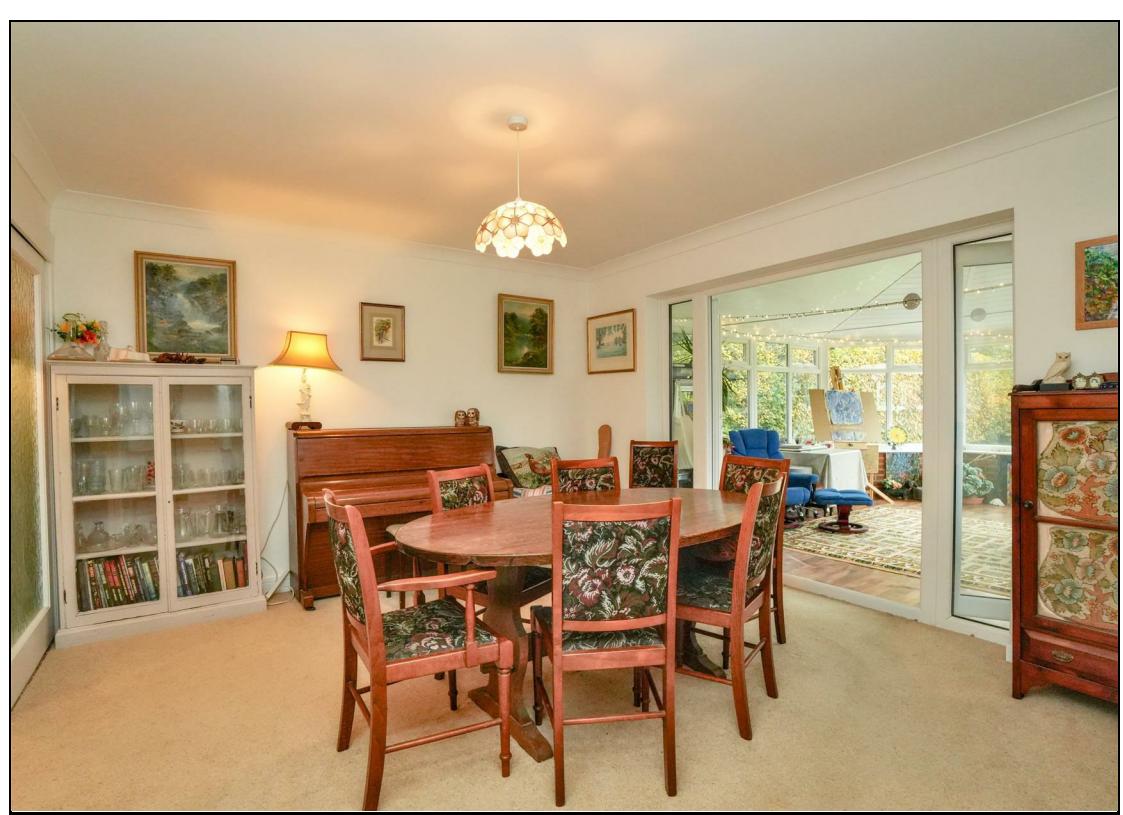
## **ANTI MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

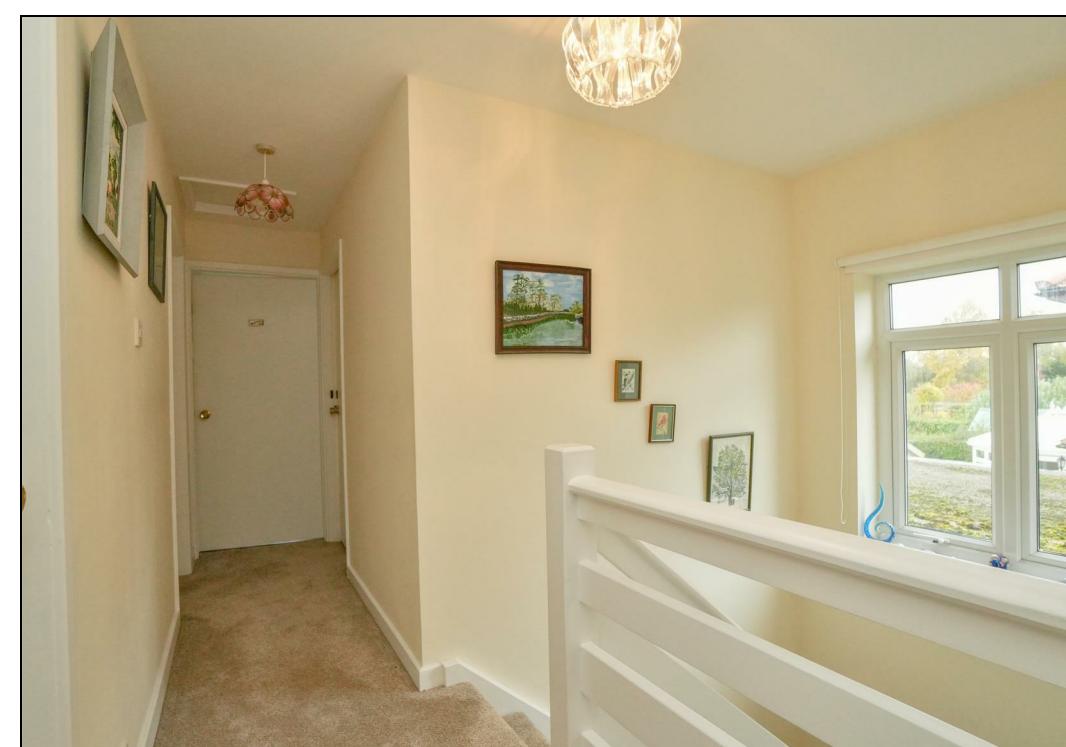
## **DISCLAIMER**

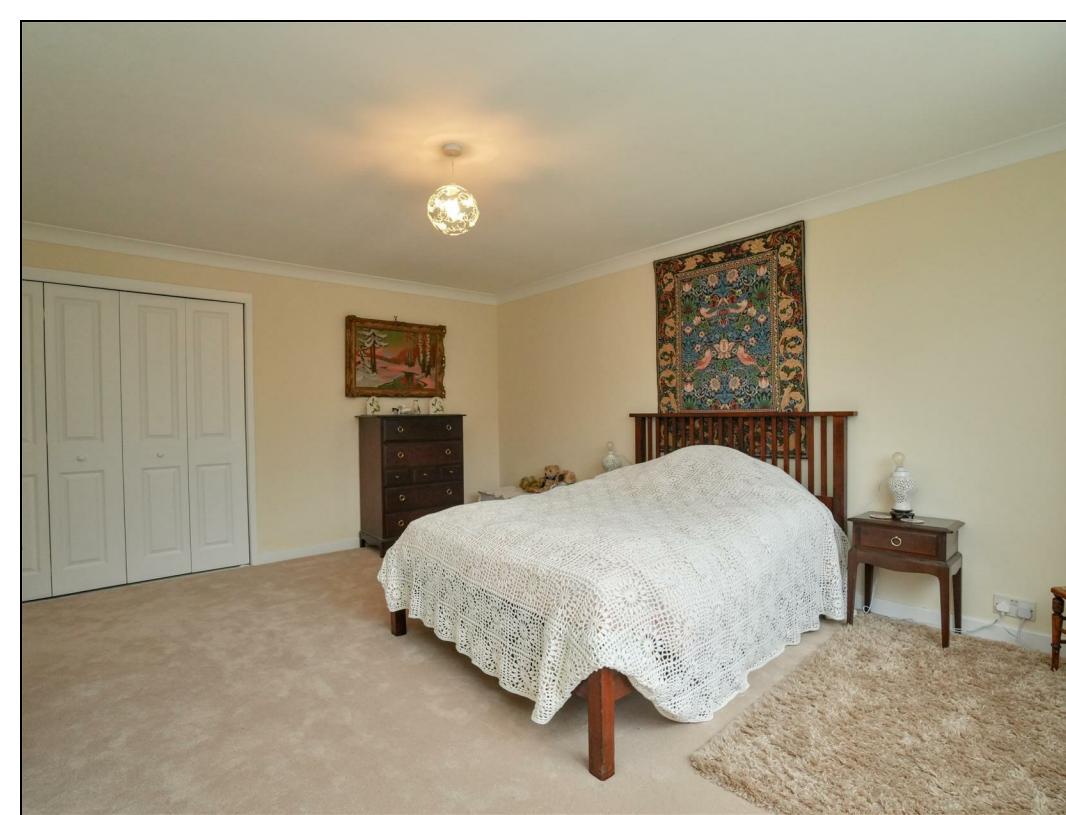
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.









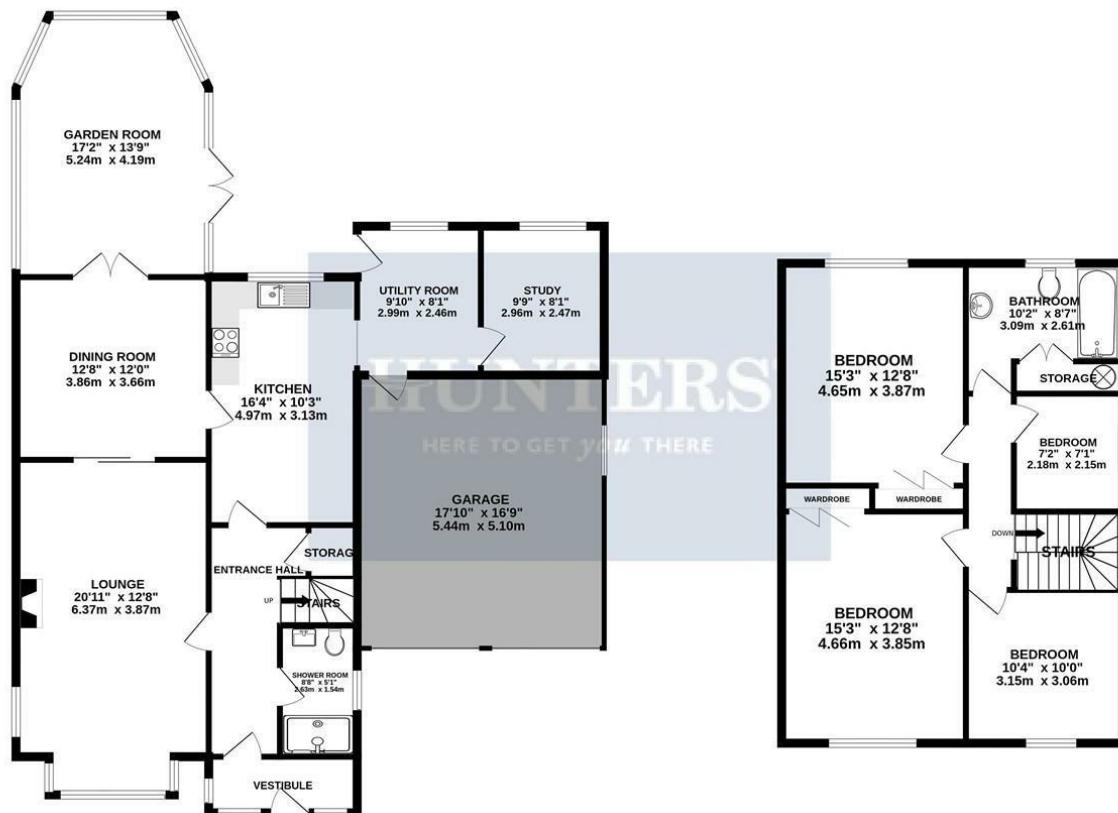




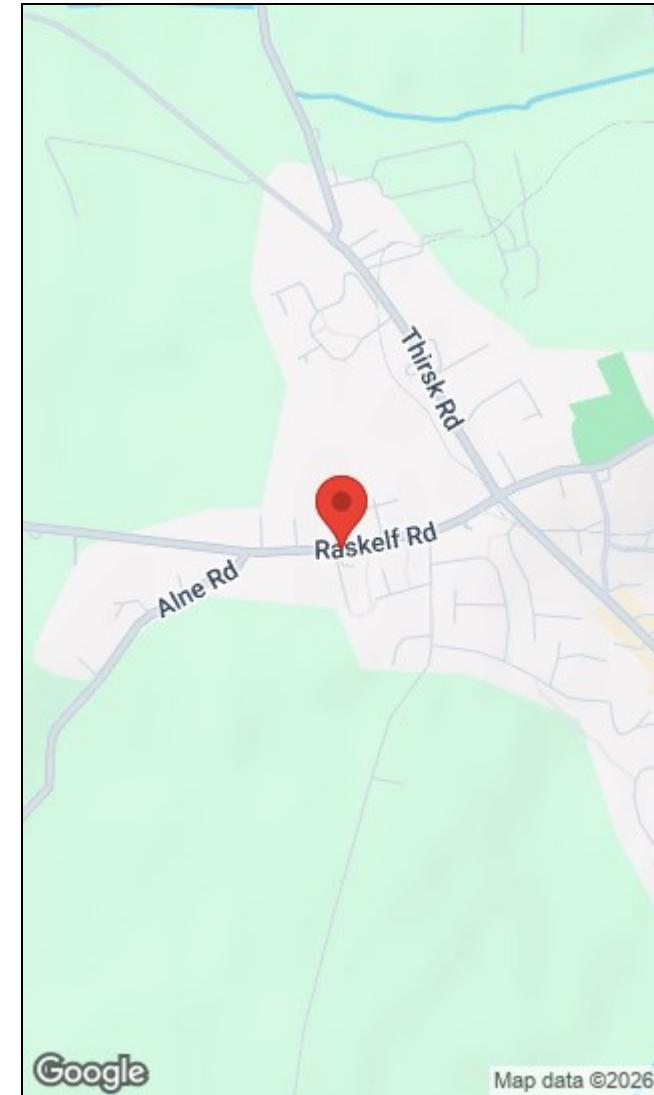


GROUND FLOOR  
1122 sq.ft. (104.3 sq.m.) approx.

1ST FLOOR  
705 sq.ft. (65.5 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 only. 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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