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# Easingwold Road, Crayke, York

Guide Price £595,000

Situated in the sought after village of Crayke and enjoying south facing views towards York this three bedroom detached bungalow has recently been upgraded and modernised by the current owners. Benefiting from oil fired central heating and extensive double glazing it briefly comprises: hallway, sitting room, wc, utility room, dining kitchen, main bedroom with en-suite shower room, two further double bedrooms and a bathroom. There are gardens to the front and rear and ample room for off street parking as well as having a single garage. EPC rating D and Council Tax Band E. A viewing is highly recommended to appreciate this lovely property. Apply Easingwold Office on 01347 823535.

## CRAYKE

Crayke is a picturesque village in North Yorkshire, just a couple of miles from Easingwold and set on the edge of the Howardian Hills Area of Outstanding Natural Beauty. The village is known for its elevated position, historic charm, and strong sense of community. At its heart is The Durham Ox, an award-winning country inn and restaurant, along with a well-regarded primary school and a parish church, St. Cuthbert's. Surrounded by scenic countryside with plenty of walking routes, Crayke offers a tranquil rural lifestyle while still being within easy reach of York and nearby market towns for wider amenities.

## HALLWAY

Accessed via part glazed composite front door, radiators x 2, loft access point, cloaks cupboard, recessed ceiling lights

## SITTING ROOM

Fully glazed bi fold doors to front aspect, radiator, recessed ceiling lights

## WC

Low flush wc, vanity unit with inset wash basin, ladder style radiator, wood effect flooring, opaque window, recessed ceiling lights

## UTILITY ROOM

Fitted with a range of base and wall mounted units with matching work surface, inset single drainer sink unit, storage cupboard, cupboard housing floor mounted central heating boiler, recessed ceiling lights, part glazed door to side aspect, window to side aspect, plumbing for washing machine, vertical radiator

## DINING KITCHEN

Fitted with a range of base and wall mounted units with

matching preparation surfaces, inset single drainer sink unit, integrated appliances to include double oven, hob, extractor, microwave, dishwasher, wine cooler and fridge/freezer, window to side aspect, fully glazed bi fold doors to side aspect, radiator, recessed ceiling lights

## BEDROOM ONE

Windows to front and side aspects, radiators x 2

## EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, opaque window, ladder style radiator

## BEDROOM TWO

Window to side aspect, radiator

## BEDROOM THREE

Window to side aspect, radiator

## BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, low flush wc, fitted cupboard, vanity unit with inset wash basin, ladder style radiator, opaque window

## OUTSIDE

To the front of the property is a south facing garden laid mainly to lawn with an area of decking and a paved patio area. Pedestrian access down the side of the property leads to an enclosed garden which is paved and ideal for al fresco dining.

## GARAGE AND PARKING

A gravelled driveway affords ample off street parking. This leads to a single garage which has power and light laid on.

## 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.







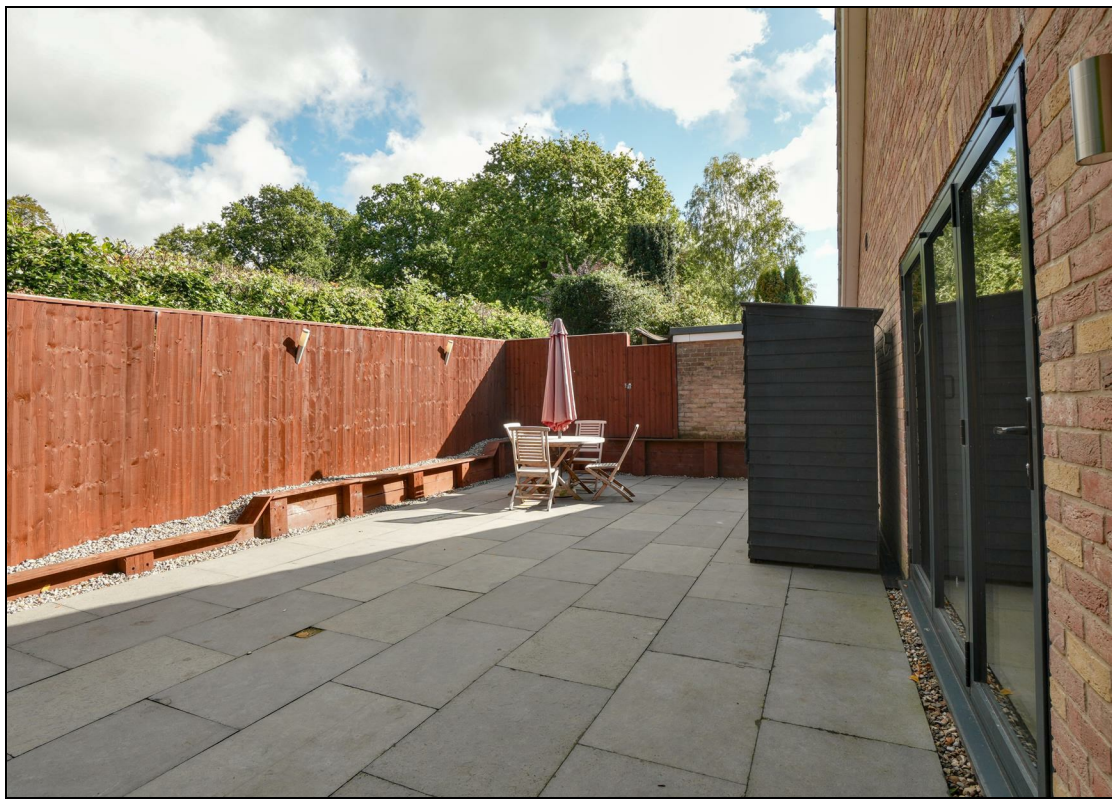












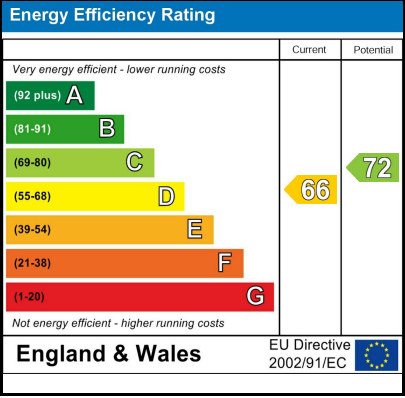
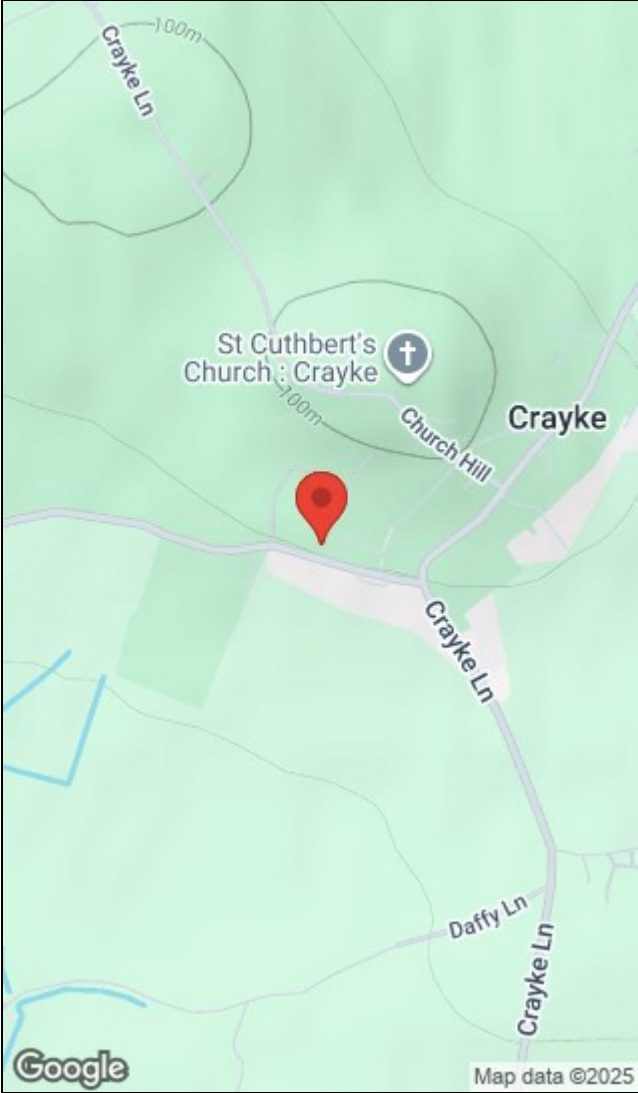












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