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# Westway, Crayke, York

Per Month £1,295 Per Month

**An attractive and versatile village home set in the highly sought-after location of Crayke, enjoying far-reaching views across the Vale of York. Offering flexible accommodation including a first-floor principal suite, well-presented living room and a well fitted kitchen, the property also benefits from UPVC double glazing, oil-fired central heating, off-road parking, garage storage and a private rear garden. Situated close to excellent local amenities and within easy reach of Easingwold and York. Available immediately on an un-furnished basis. EPC Rating E, Council Tax Band E.**

## Property Description

An attractive and versatile family home set within the highly sought-after village of Crayke, enjoying far-reaching views across the Vale of York.

Crayke is widely regarded as one of North Yorkshire's most desirable villages, offering excellent local amenities including the renowned Durham Ox public house, a village cricket field and a highly regarded primary school. The nearby market town of Easingwold provides an extensive range of shops and services, while the historic City of York lies approximately 14 miles away.

The property benefits from UPVC double glazing and oil-fired central heating throughout.

A UPVC panelled and double-glazed entrance door opens into an 'L'-shaped reception hall with oak flooring. There is also access to useful storage cupboards, including an airing cupboard housing a pressurised hot water cylinder.

The spacious lounge/dining room is a light-filled dual aspect room, enjoying lovely views over the lawned garden to the rear of the home. A central feature fireplace with log-burning stove sits on a tiled plinth, creating a warm and welcoming focal point. A panelled and glazed door leads through to the kitchen.

The kitchen has a range of cream, Shaker-style units complemented by granite-effect work surfaces. Integrated and fitted appliances include an electric hob and oven with grill, an integral fridge. There is space and plumbing for both a dishwasher and washing machine. A window overlooks the enclosed rear garden with distant countryside views, while a glazed door opens directly onto the recently laid patio ideal for outdoor dining. A further door provides access to the garage store which has power and lighting and an up and over door to the front.

In addition to the living/dining room, there are a further three living/bedrooms offering flexible accommodation.

The bathroom is fully tiled and fitted with a white suite comprising a bath with plumbed overhead shower, wash hand basin and WC, finished with an oak floor.

An inner staircase hall leads to the first floor, where the impressive open-plan master bedroom suite enjoys elevated views across the gardens towards open farmland and the Vale of York. This spacious room includes built-in wardrobes and polished oak flooring. An en suite bathroom completes the suite, fitted with a roll-top bath, wash hand basin and WC, along with access to the loft (restricted headroom).

Outside

To the front of the property is a small border and a cobbled area providing off-road parking, along with access to the garage store, which is suitable for a small vehicle or additional storage and benefits from light and power. The rear garden is a particular feature, arranged over split levels with a recently laid patio area perfect for alfresco dining, leading down to a lawned garden bordered by a mature beech hedge, offering excellent privacy.

## 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.





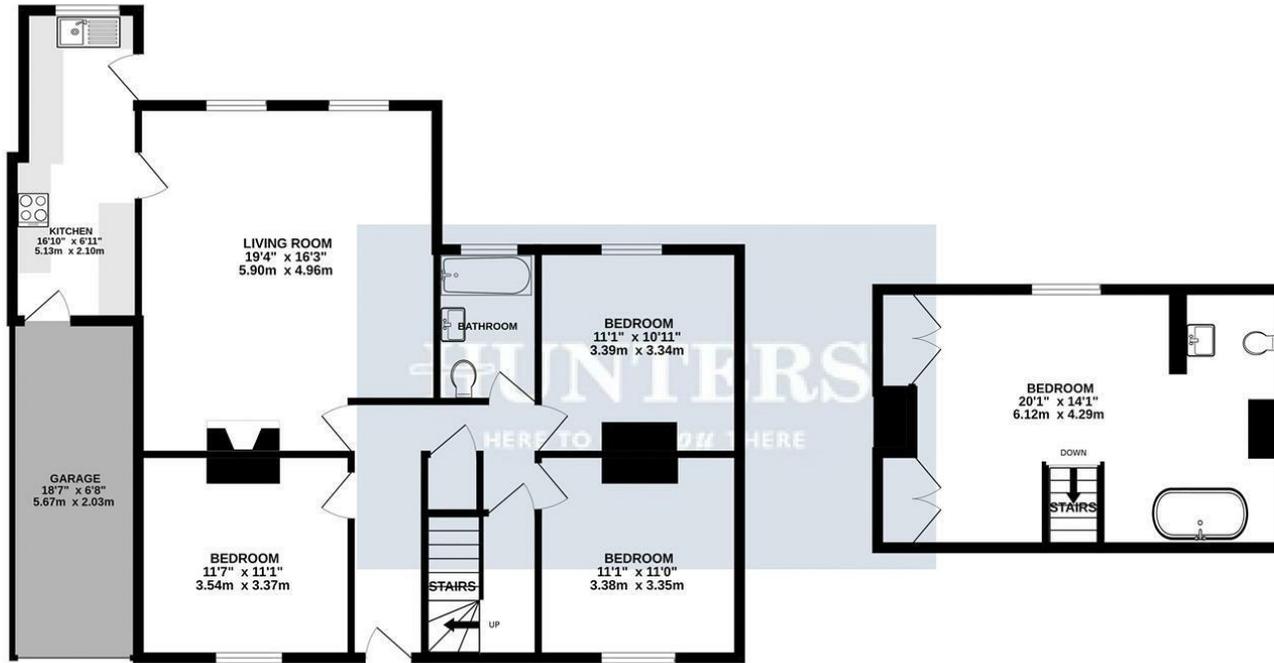






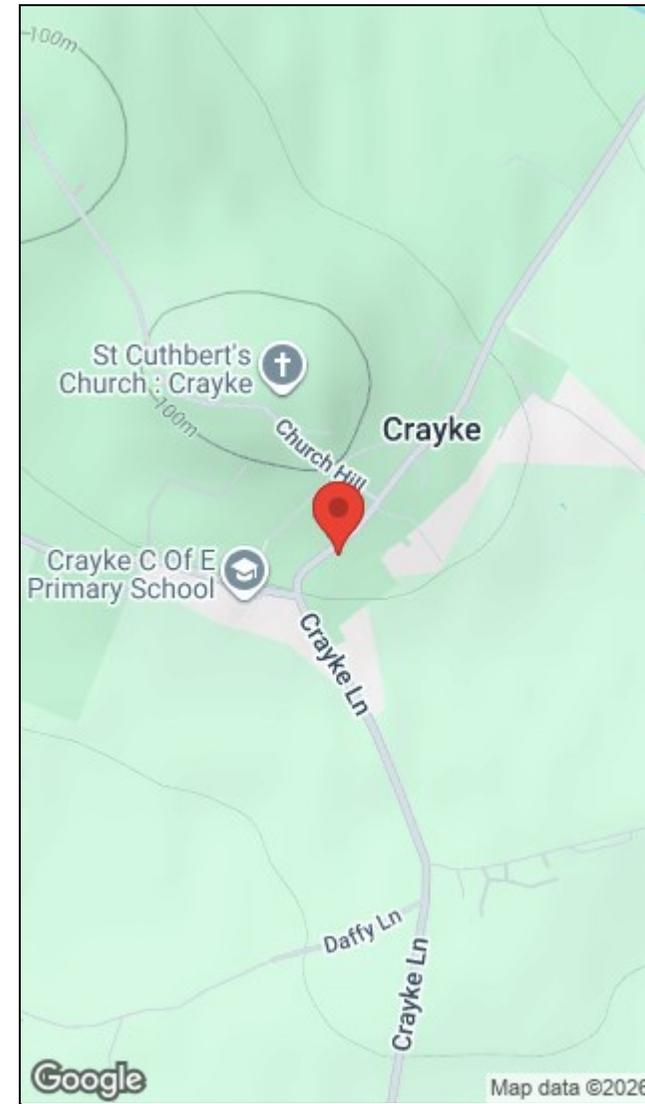
GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.

1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>75</b>
	<b>42</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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