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North End, Raskelf, York

Guide Price £480,000

Offered to the market with no onward chain, this beautifully presented four-bedroom detached home is situated in the popular village of Raskelf. The property has been thoughtfully extended and fully refurbished throughout in 2024, including new electrics, heating system and plumbing. Arranged over two floors, it offers spacious and flexible accommodation, while outside there is a particularly good-sized enclosed rear garden and extensive off-street parking, with plenty of room for a variety of vehicles if required. The generous plot also offers potential for further extension, subject to the necessary planning permissions and consents. A lovely home for anyone looking for a well-presented property with plenty of outside space and further potential. Viewing is highly recommended to appreciate everything this property has to offer. EPC Rating: D. Council Tax Band: D. Apply Easingwold Office on 01347 823535.

- **4 Bedroom Detached Home**
- **Ensuite & House Bathroom**
- **Off Street Parking**
- **Popular Village Location**
- **Flexible Accommodation**
- **Large Enclosed Garden**
- **Dining Kitchen**
- **Refurbished Throughout**

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 lobby with doors leading to the living room, along with access to a useful understairs storage area. The living room features an operational original 1800s cast iron range cooker fire, a window to the front elevation, and in turn leads through to an inner hallway, where stairs rise to the first-floor accommodation.

The inner hallway, along with the living dining kitchen and bathrooms, benefits from wood-effect tiled flooring. From the inner hallway, there is access to a further bedroom, currently utilised as a children's playroom, the family bathroom, and the standout open-plan living dining kitchen. This impressive space boasts vaulted ceilings with four triple-glazed skylights, along with double sliding glazed doors opening out to the rear garden, seamlessly extending the living space outdoors. The kitchen is well appointed with a range of integrated appliances, fitted base and wall units, complementary quartz worktops and splashbacks, a composite sink with mixer tap, and a five-ring gas Rangemaster cooker. There is ample space for both living and dining furniture, making it a highly versatile and sociable area.

The principal bedroom is positioned on the ground floor and benefits from direct access to an en-suite shower room, featuring a step-in shower cubicle, hand wash basin set within an ‘Old London’ vanity unit with marble top, and a WC. Additional features include a wall-mounted heated and illuminated mirror and a skylight window.

Completing the ground floor accommodation is the house bathroom, accessed from the inner hallway. Between the inner hallway and the bathroom is a useful utility area with a storage cupboard and plumbing for a washing machine. The bathroom comprises an ‘Old London’ bath with shower over, two hand wash basins set within an ‘Old London’ vanity unit with a marble top, and a WC, along with wall-mounted heated and illuminated mirrors.

To the first floor are two well-proportioned double bedrooms, both enjoying windows to the front elevation.

Externally, the front of the property is enclosed by a well-established box hedge, providing a good degree of privacy. To the side, a hard-standing driveway offers off-street parking for numerous vehicles and leads to a five-bar gate enclosing the rear garden. The generous rear garden is predominantly laid to lawn and features a seating area with awning, a timber garden store, and a children’s wooden swing set with climbing frame.

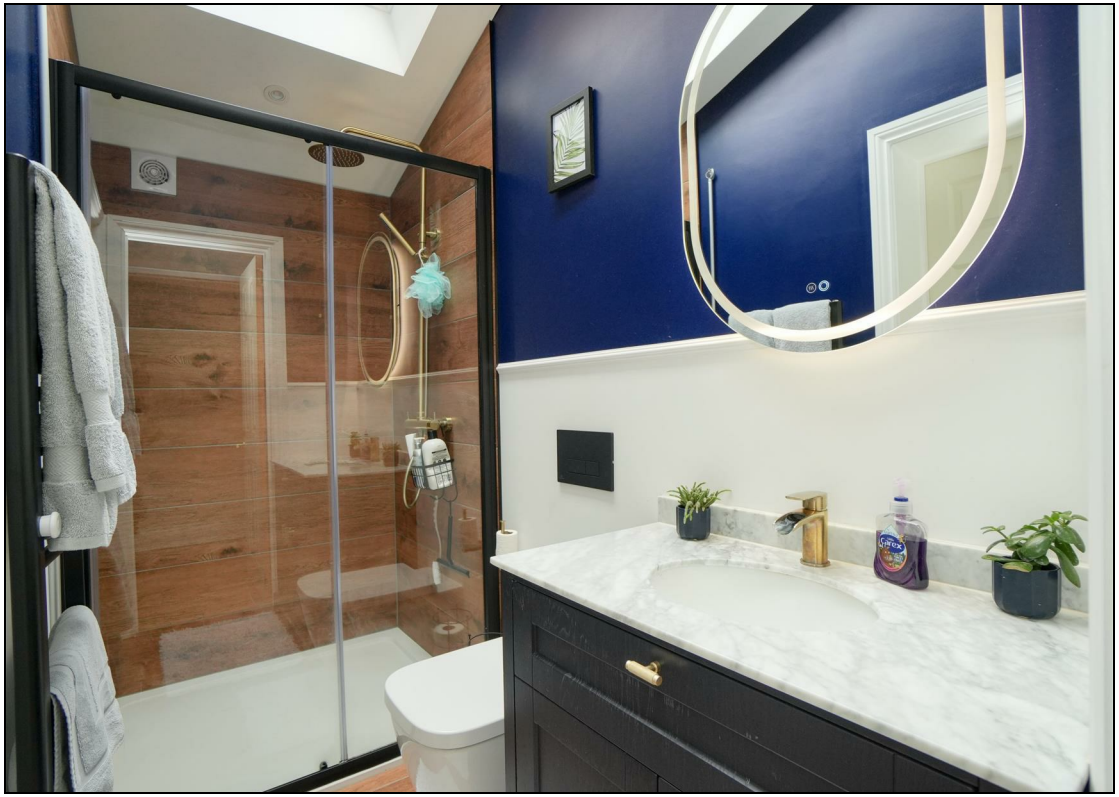
Additional Information
- The electrics, heating system and plumbing were all re-done in Sept 2024
- All of the internal & external walls have been insulated
- There are 8 years warranty left on the windows, doors and building works on the extension
- The boiler was installed in Sept 2024 and has been serviced annually
- LPG Central Heating
- Double glazed windows and triple glazed skylight windows

Agents Note
The sellers have advised they are unable to complete on the house sale until October 2026

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.

HOME



GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.

TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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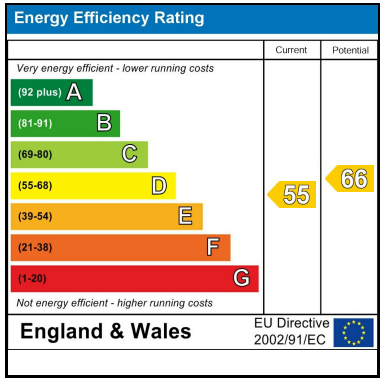

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