



## Raskelf, York

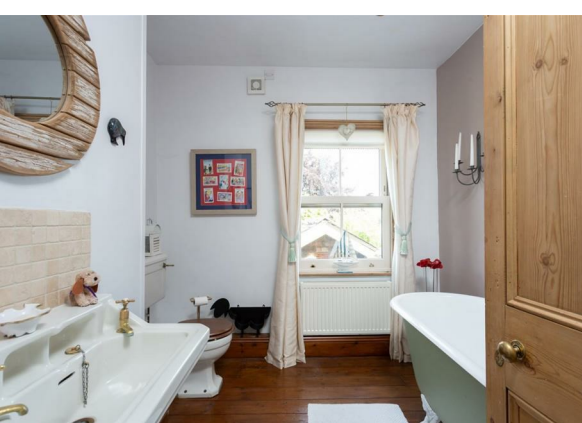
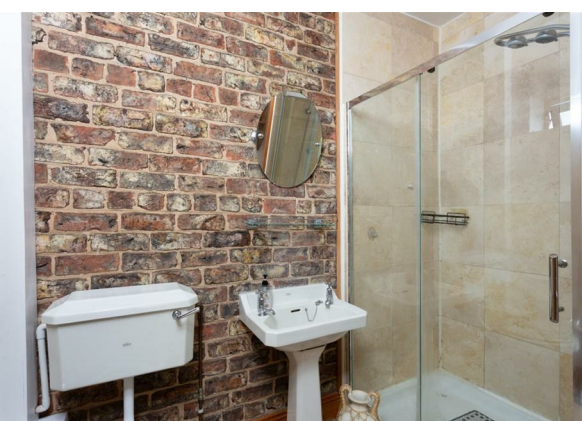
### Guide Price £525,000

A characterful and surprisingly spacious 4 bedroom semi-detached property located on the rural fringes of Raskelf, 2 miles west of Easingwold and 13 miles north of York. Believed to have been built around 1919 the 1,595 sq ft of beautifully presented living space on offer boasts a wealth of period charm and the idyllic rear garden is complemented by generous off road parking and a double garage.

\*\*\* MASTER BEDROOM WITH BALCONY & EN-SUITE SHOWER ROOM \*\*\*

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## Inside

The extended ground floor living space features a sitting room with oak flooring, painted ceiling beams, stone fireplace and a wood burning stove with a staircase rising to the first floor and a stripped pine period door leading through into a stunning dining kitchen and living area with fabulous rear garden views. The kitchen provides a combination of granite and timber worktops, base and wall storage cupboards, period style twin sink unit and an oil fired Aga, complemented by a walk-in pantry and a useful utility room with stable style door out into the rear garden and a personnel door into the integral double garage.

The impressive living room off the dining kitchen features a 11'10" (3.61m) high vaulted ceiling, wood burning stove, oak flooring and bi-folding doors allowing access out into the idyllic rear garden.

The 15'8" (4.78m) long first floor landing leads off into a fabulous dual aspect master bedroom with en-suite shower room and double doors opening out onto a walk-on balcony with elevated rear garden views. The first floor also features 3 further double bedrooms (1 with original cast iron fireplace, 1 with fitted wardrobes) and period style bathroom featuring a deep freestanding roll top bath tub.

Other internal features of note include an oil fired central heating system, sashed double glazing and a further mention of the fitted wardrobes in bedroom 2 which are believed to be reclaimed shutters from a French chateaux.

## Outside

A generous gravel driveway provides parking and access into an integral double garage with remote control doors and to a further gated area of parking at the side of the property, ideal for a caravan or motor home.

The lawned rear garden has been beautifully landscaped to features a host of flowerbed borders and paved seating areas complemented by a summer house, garden shed and 3 original redbrick outhouses.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76 \* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

D - 59

## Council Tax

D - North Yorkshire Council

## Current Planning Permissions

No current valid planning permissions

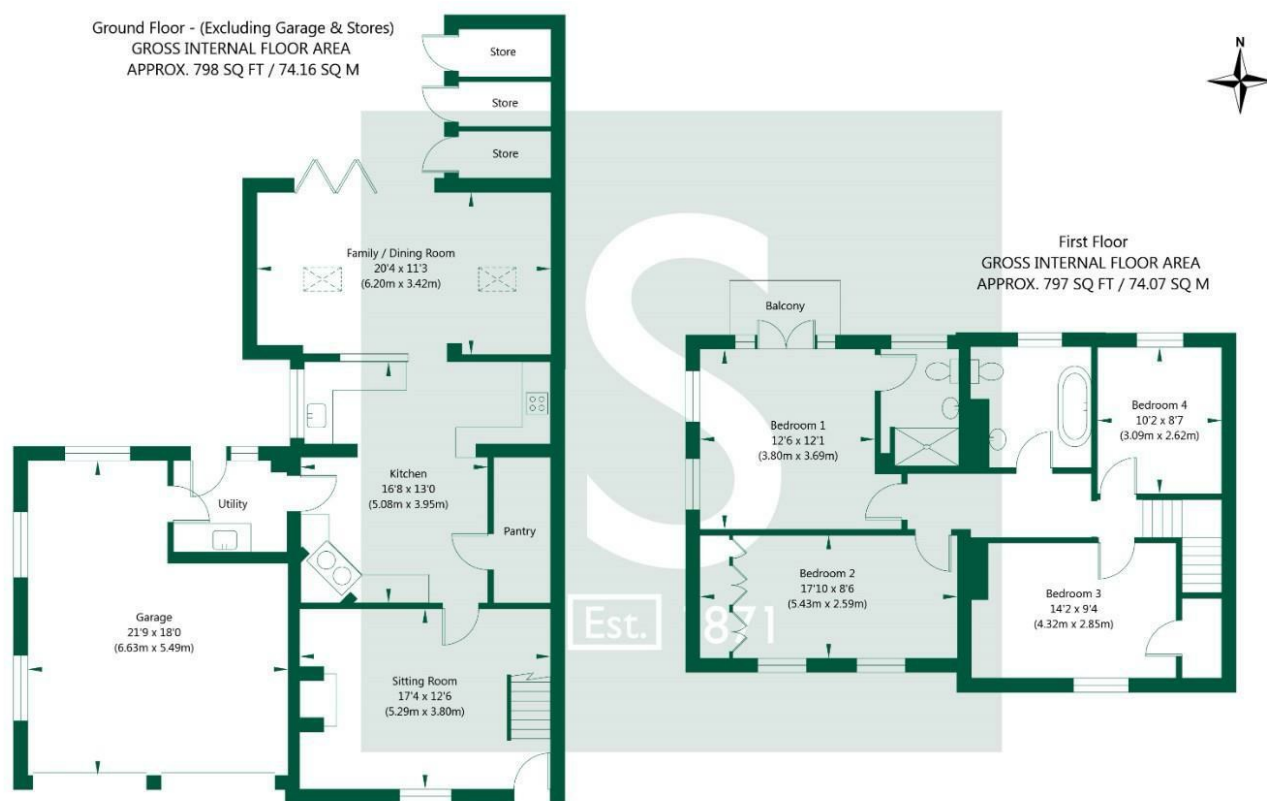
## Imagery Disclaimer

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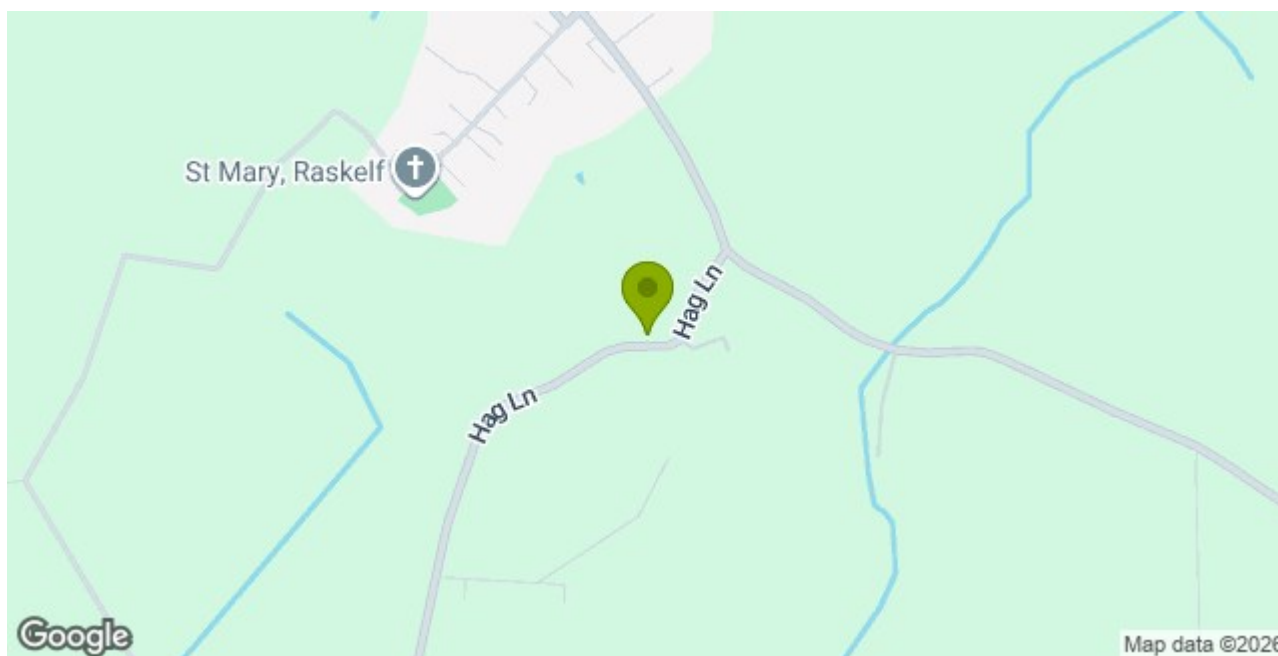
## Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

## The Green, Raskelf, York, YO61 3LE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1595 SQ FT / 148.23 SQ M - (Excluding Garage & Stores)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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