

Raskelf Road, York YO61 3JY

£255,000

**Stephensons**  
estate agents & chartered surveyors



An impressively presented 3 bedroom semi-detached property featuring a stylish interior that includes a 24' (7.32m) long living room, high specification kitchen and a conservatory, complemented by an integral garage with remote control roller door and a low maintenance rear garden.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 1600 Mbps\* download speed  
 EPC Rating: C-70  
 Council Tax: D - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

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



A useful entrance porch opens into a 24' (7.32m) long living room with a wood burning stove, walk in bay window and double glazed double doors opening out into the rear garden. The impressively appointed kitchen features quartz worktops and a range of storage units, complemented by an integrated dishwasher and fridge, freestanding appliance space and door opening into a double glazed conservatory.

Leading off the living room is a staircase and a personnel door into the integral garage which has been adapted to provide a cloakroom/wc and a utility area featuring a granite worktop, base and wall storage cupboards and freestanding appliance space.

The first floor landing leads off into a principal bedroom with a bespoke floor to ceiling ranged of fitted wardrobes and drawers, 2 further bedrooms and a stylish bathroom with linen storage cupboard, heated towel rail and a dual shower over the bath.

Other internal features of note include a gas fired central heating system, double glazing and a drop down ladder off the landing allowing access up into partially boarded loft storage space with light.

A block paved driveway at the front of the property provides parking for 2 cars and access into an integral single garage with remote control roller door.

The rear garden is enclosed and provides a low maintenance area that is predominantly paved with slate chipped and decked seating areas.

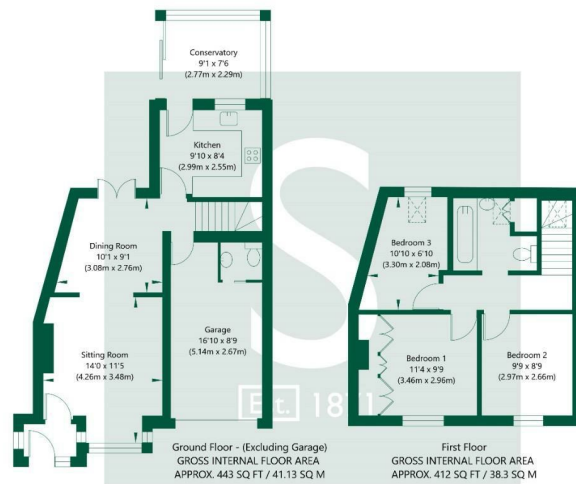
**AGENTS NOTE**

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

**DON'T MISS OUT ON YOUR NEXT HOME**

Last year, our social media content reached over 6.7 million views. By following Stephensons, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.

Raskelf Road, Easingwold, York, YO61 3JY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 855 SQ FT / 79.43 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2025



**Partners:**

- J F Stephenson MA (Cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg. dip MRICS
- O J Newby FNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)
- E G Newby MRICS
- T Brooks MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

**Associate Partners:**

- N Lawrence
- I Jarvis MNAEA