



Raskelf, York Guide Price £239,995

A delightful 2 bedroom semi-detached bungalow enjoying an enviable cul-de-sac position within a pretty village just over half a mile off the A19, 2 miles west of Easingwold and around 13 miles north of York. Features include a 19'10" (6.05m) long living room with open fire, manageable gardens and a detached single garage.

*** LOFT SPACE WITH THE POTENTIAL TO CONVERT ***

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Inside

An entrance hall with cloaks storage cupboard leads off into a 19'10" (6.05m) long living room with a walk-in box bay window and an ornate fireplace with timber surround and a period style open grate. The attractively appointed kitchen provides worktop space and a range of base and wall storage cupboards, cooker space with an extractor canopy above, further freestanding appliance space and a double glazed door opening out to the side of the property.

Leading off the living room is an inner hall with an airing cupboard and doors leading off into 2 bedrooms (both with rear garden views and 1 with double glazed double doors out into the garden) and a bathroom with the original 1990's "Champagne" coloured suite (with bath, mixer tap shower attachment, basin and wc) presenting a buyer with an opportunity to update, replace and restyle to their own taste.

Other internal features of note include night storage heaters, double glazing (replaced in 2023 and 2024) and a drop down ladder in the inner hallway allowing access up into a partially boarded loft with a 9'2" (2.79m) high apex and an opportunity to convert and create a further 250 sq ft of living space.

Outside

Gravelled front garden together with low growing lavender hedge and a gated driveway provides parking and access up the side of the property to a detached brick built single garage.

The L-shaped rear garden has been attractively landscaped to provide a small lawn, 2 paved seating areas and flowerbed borders.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 1600* Mbps download speed

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

EPC Rating

D

Council Tax

B - North Yorkshire Council

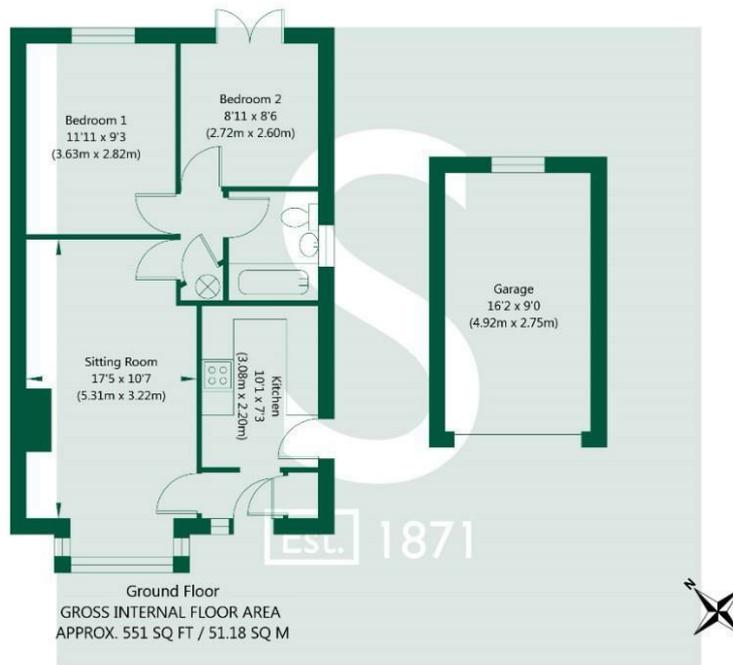
Current Planning Permissions

No current valid planning permissions

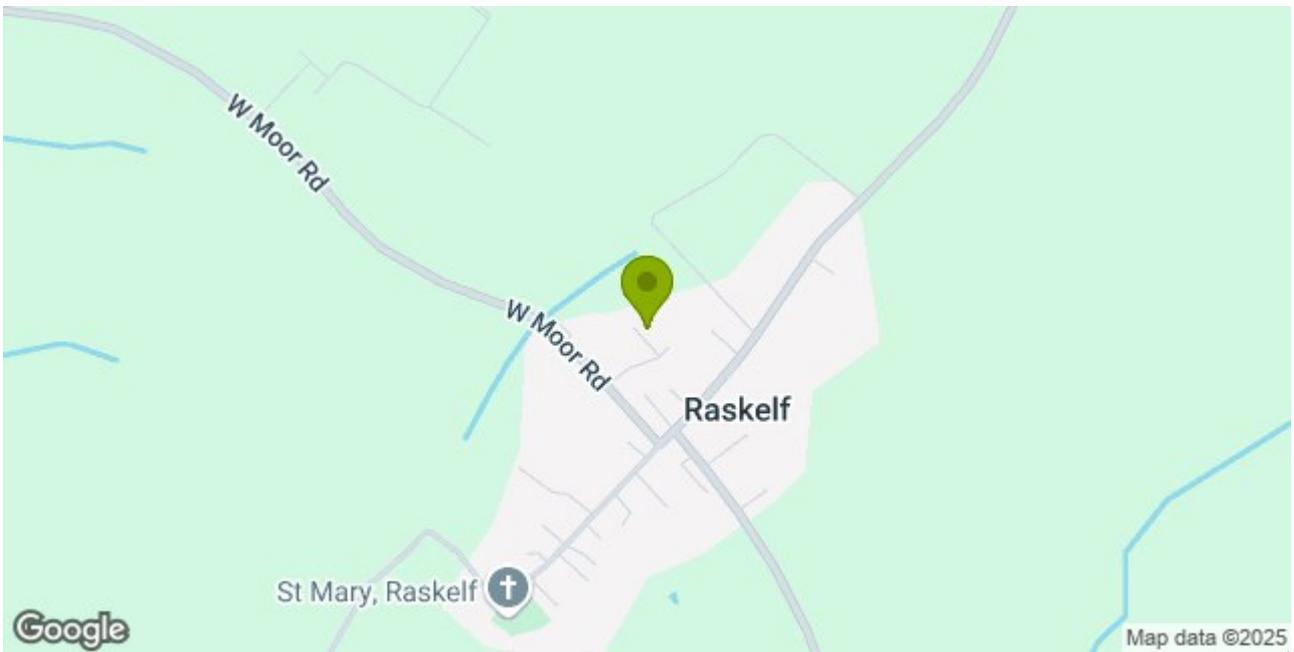
Viewings

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

Moorfields, Raskelf, York, YO61 3UZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 551 SQ FT / 51.18 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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