



Back Lane, Raskelf Guide Price £550,000

An individually designed 2005 built 3 bedroom detached property enjoying an enviable backwater village location and featuring over 1596 sq ft of impressively presented living space, complemented by generous off road parking and double garaging.

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Inside

A spacious reception hall with cloakroom/wc, storage cupboard and dog legged staircase leads off into a study and a 20'1" (6.12m) long living room with rear garden views a contemporary hole in the wall pebble effect electric fire. The impressive 29'0" (8.84m) long dining kitchen features double doors off the dining area out into the rear garden and an attractively appointed kitchen that boasts expansive worktop space and a generous range of based wall storage cupboards complemented by freestanding appliance space.



The first floor landing features a walk-in airing cupboard and doors leading off into a spacious 17'2" (5.23m) long principal bedroom with rural glimpses, walk-in wardrobe and en-suite shower room, 2 further double bedrooms (1 with fitted wardrobes and further rural glimpses) and a bathroom with the original coloured suite comprising of a corner bath and separate walk-in shower.



Other internal features of note include a built-in water softener, double glazing and an air source heat pump serving radiators on the first floor and underfloor heating on the ground floor underneath porcelain floor tiling.

Outside

A gated driveway provides extensive parking and access into double garaging in the form of an attached 29'5" (8.96m) long brick built garage with roller door and a staircase providing access up into a versatile partially boarded loft room with an 8'0" (2.43m) max head height PLUS a further attached 25'10" (7.87m) long timber built garage with metal up and over door.



The delightful rear garden features a lawn, flowerbed borders, greenhouse and a generous paved seating area with a fabulous "log cabin style" summer house (9'2" x 6'0")

Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

Energy Performance

This property's current energy rating is C(78) and has the potential to be improved to an EPC of B(87).

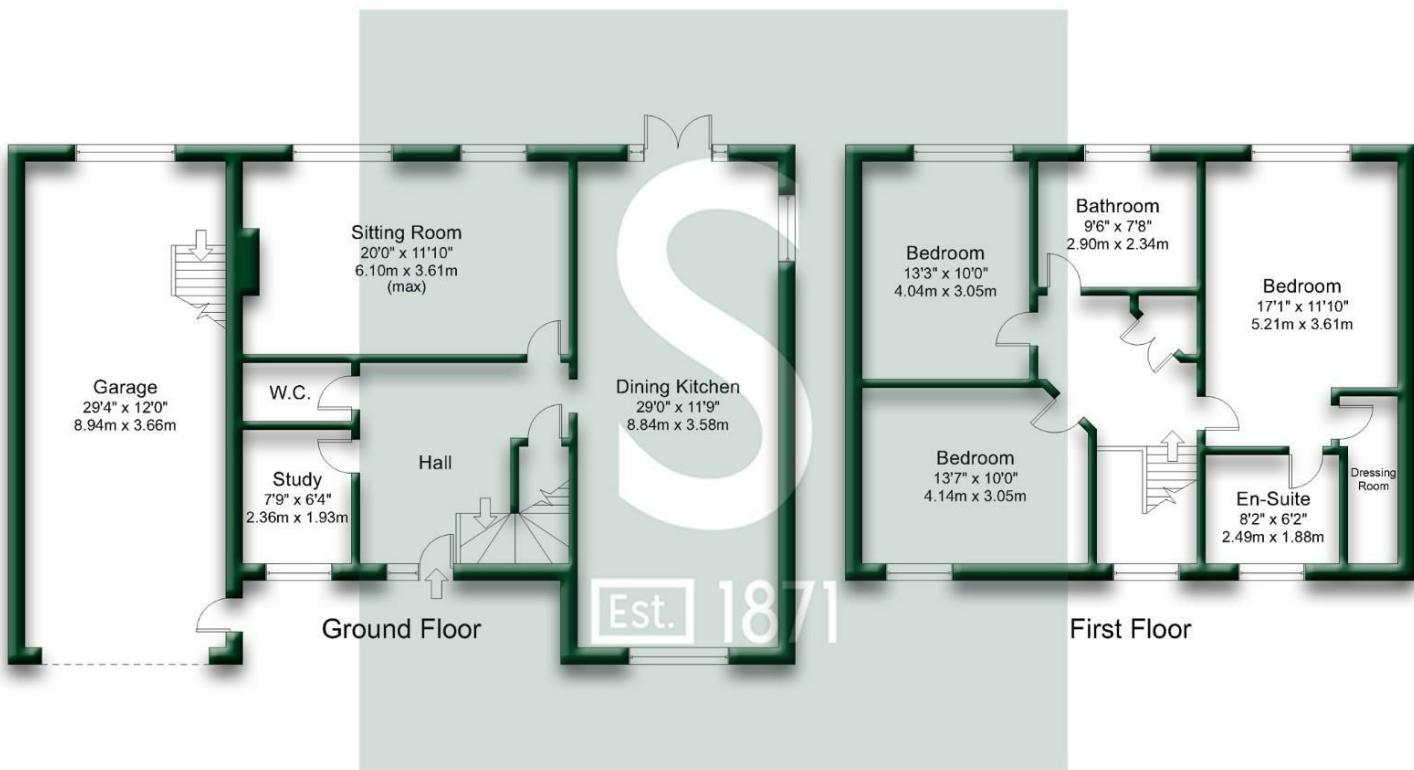
Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of E. The postcode for the property is Y061 3LT.

Tenure

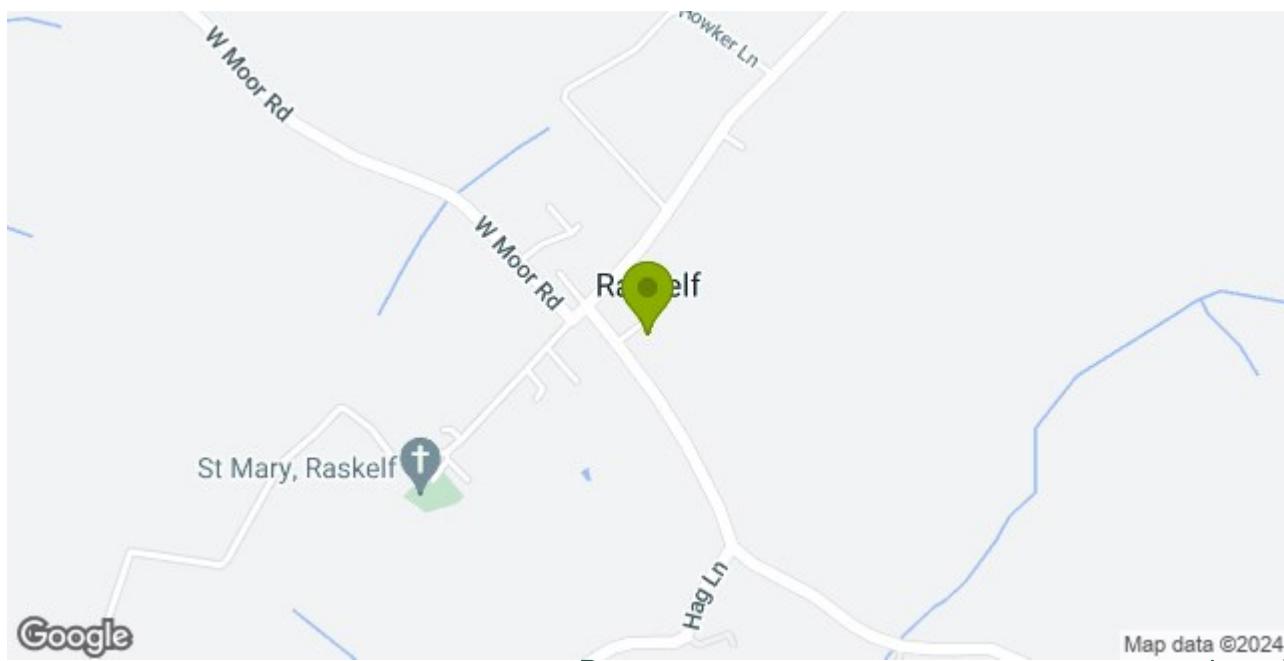
We have been informed by the vendor that the property is freehold.





Gross internal floor area excluding Garage (approx.): 148.2 sq m (1,596 sq ft)

Not to Scale.
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