



## Raskelf Road, Easingwold Guide Price £275,000

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.

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## Inside

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.

## Outside

A block paved driveway at the front of the property provides parking 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.

## Tenure

Freehold

## Services/Utilities

Mains gas, 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

C

## Council Tax

D - North Yorkshire Council

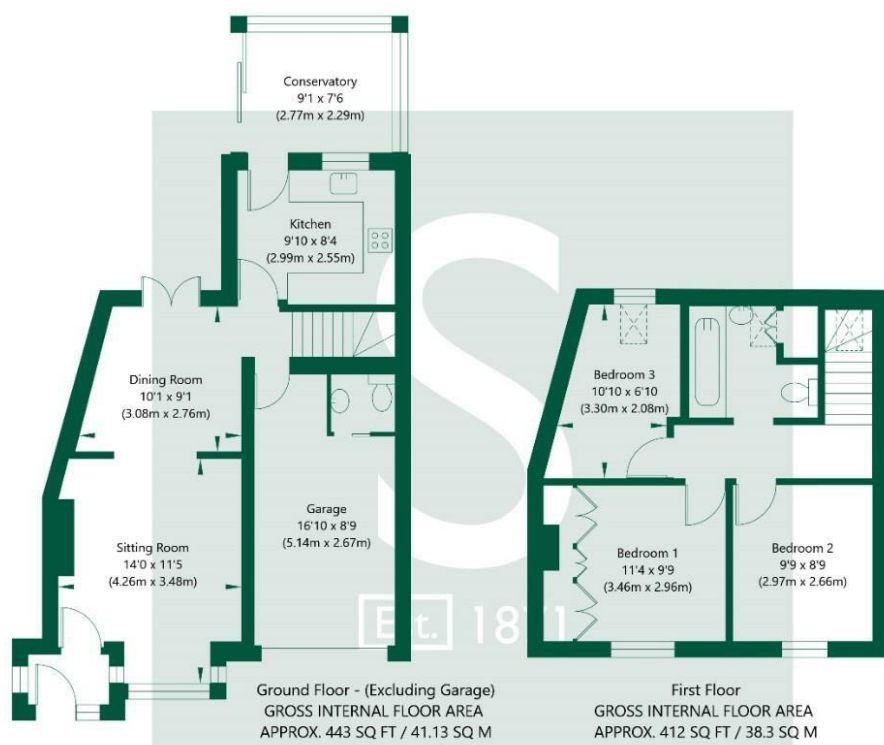
## Current Planning Permissions

No current valid planning permissions

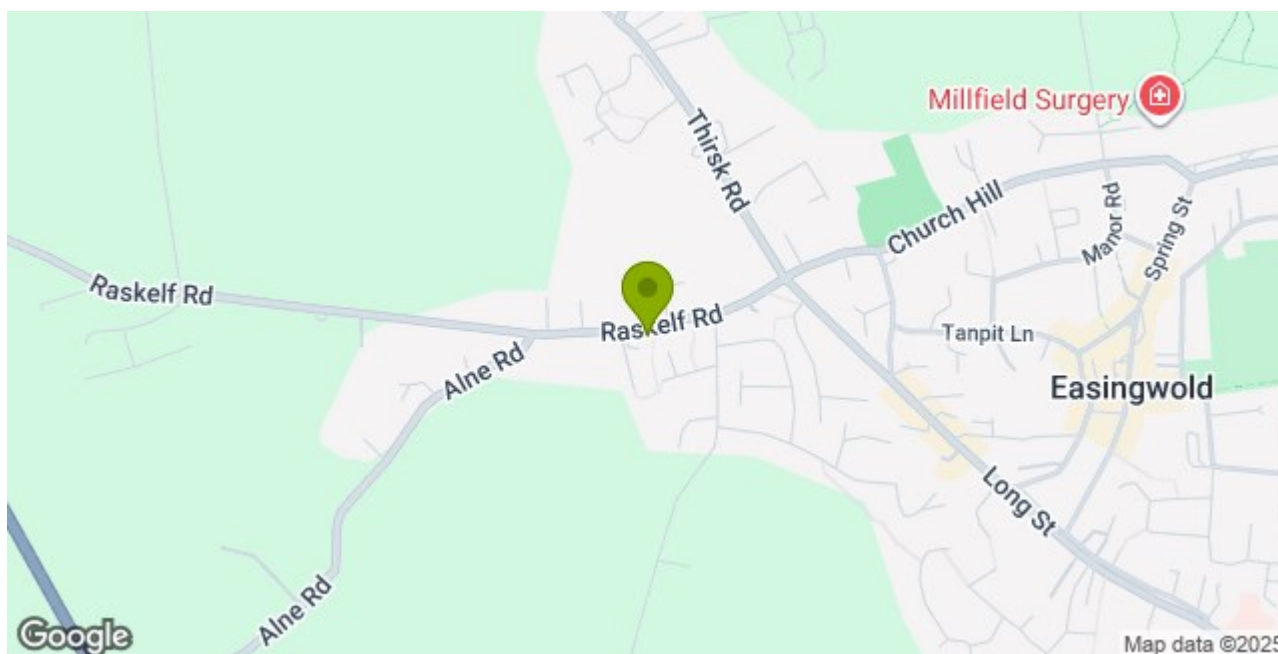
## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

# 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.  
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