



The Ruslings Brandsby Street Crayke

York, YO61 4TB

£395,000



A DECEPTIVELY SPACIOUS DOUBLE FRONTED, THREE BEDROOM DETACHED BUNGALOW, SKILFULLY EXTENDED WITH SCOPE TO FURTHER IMPROVE AND ENHANCE, ENJOYING A DELIGHTFUL TUCKED AWAY AND SECLUDED POSITION IN THE HIGHLY SOUGHT AFTER VILLAGE OF CRAYKE, THE PROPERTY STANDS WITHIN GENEROUS, ATTRACTIVELY LANDSCAPED PART WALLED GARDENS EXTENDING TO APPROXIMATELY 0.11 OF ACRE OR THEREABOUTS

Mileages: York - 14 miles, Easingwold - 3 miles (Distances Approximate).

With UPVC Double Glazing and Oiled Fired Central Heating.

Reception Hall, Sitting Room, Fitted Kitchen/Breakfast Room, Garden Room.

Principal Bedroom, 2 further Bedrooms, House Bathroom.

Landscaped Front Garden and Side Gardens, Driveway and Garage

Approached beneath a sheltered STORM PORCH, a timber framed, part glazed entrance door opens into a L-SHAPED RECEPTION HALL.

From the hall, a loft hatch with pull down ladder provides access to an impressive fully boarded loft, extending to in excess of 50FT, complete with power and lighting. This substantial space offers excellent potential for further enhancement or development, subject to the necessary consents.

A four panel timber door leads through to the SITTING/DINING ROOM centred around a feature cast iron multi fuel burning stove, set within a stone hearth and surround crowned with a timber mantel. A PVC double glazed window to the side, while aluminium sliding doors open to;

South facing GARDEN ROOM light space enjoys floor to ceiling glazing on all four elevations and French doors that lead directly onto a side patio.

KITCHEN/BREAKFAST ROOM is fitted with a comprehensive range of shaker style wall and base units, complemented by oak effect work surfaces and tiled mid range. A composite charcoal sink with chrome mixer tap sits beneath a PVC double glazed window overlooking the front garden. Fitted electric hob and oven to the side, freestanding appliances include a washing machine and fridge/freezer. Floor mounted oil fired boiler., while a breakfast area to the side offers space for informal dining. A timber part glazed door opens into a side storm porch with power, lighting and a fitted storage cupboard and leads down to a brick set pathway connecting the side gardens and front approach.

To the side, an extension has created an impressive full width PRINCIPAL BEDROOM measuring over 20 feet in length and benefits from dual aspect glazing and PVC French doors opening onto a side patio and the gardens beyond.

Adjacent is a neatly appointed en-suite shower room, fitted with a corner shower with aqua panel walls and a mains plumbed thermostatic shower, pedestal wash basin, low-level WC, shaving point and a rear aspect window.

BEDROOM TWO is a well-proportioned double bedroom enjoying a front aspect and decorative ceiling coving.

BEDROOM THREE overlooks the rear elevation and features coving and a fitted floor to ceiling cupboard.





Fully tiled FAMILY BATHROOM, featuring a panelled bath with chrome mixer tap and a Mira thermostatic mains plumbed shower. Contemporary vanity unit with modern gloss fronted cupboards and fitted wash basin above, complemented by a concealed cistern WC and a frosted PVC window to the front elevation.

OUTSIDE to the front of the property, a central stepped pathway leading to the entrance door, complimented by a traditional, low-level natural stone boundary wall and attractively landscaped gardens with mature shrubs, trees and vegetable planters.

To one side, a brick set driveway provides off street parking for two vehicles along with bin storage, framed by mature planters, extensive rockery and an ornamental square pond with raised planters.

A brick set pathway continues around the property to the side gardens, where a south facing patio adjoins the garden room, creating an ideal space for outdoor entertaining. The gardens continue to be well stocked with mature borders, trees and planters, and include a useful timber shed.

Steps lead down to a personal door into the GARAGE (19'11 x 11'1), which is fitted with a metal up and over door and further parking in front.

LOCATION - The village of Crayke is one of the most desirable residential areas in North Yorkshire, with excellent local facilities including the widely renowned pub, The Durham Ox, a cricket field and a highly regarded primary school. Easingwold is a short distance away, where there is an extensive range of shops and facilities, and the historic City of York is approximately 14 miles.

POSTCODE - YO61 4TB
COUNCIL TAX BAND - D
TENURE - Freehold
SERVICES - Mains water, electricity and drainage, with oil fired central heating.

DIRECTIONS - From our central Easingwold office, proceed through Uppleby towards Crayke, and at the junction in Crayke, turn left and proceed up the hill past the Durham Ox public house, over the brow, and continue down the hill, turn right where the property is positioned on the right hand side.

VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822 800 Email: easingwold@churchilsyork.com

AGENTS NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of individual rooms and overall areas are approximate. Room sizes are approximate. No measurements have been taken of recessed areas, doorways, or stairs. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

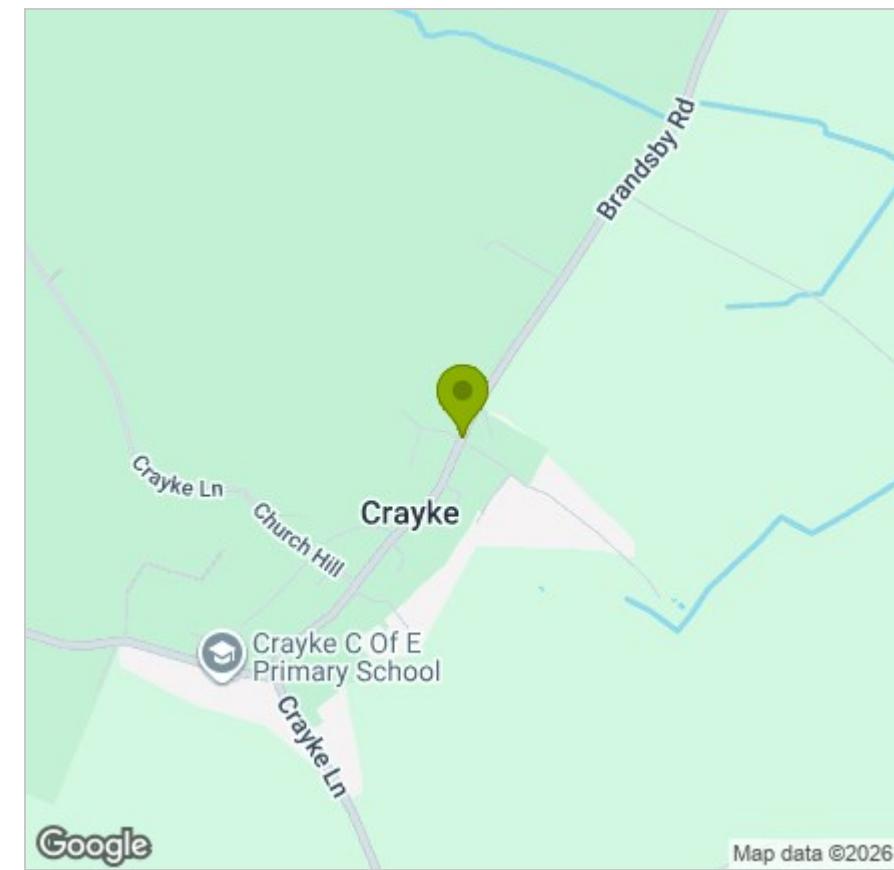
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FREE VALUATIONS
NO SALE NO FEE
COMPETITIVE FEES



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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