



22 West Moor Lane Raskelf
York, YO61 3UZ

£425,000

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TUCKED DISCREETLY BEHIND MATURE HEDGING IN THIS SOUGHT AFTER VILLAGE, THIS CHAIN FREE FOUR BEDROOM FAMILY HOME HAS BEEN THOUGHTFULLY ENHANCED AND EXTENDED TO CREATE ALMOST 1,500 SQ FT OF CONTEMPORARY FAMILY LIVING, OFFERING GENEROUS PROPORTIONS A SOUTH FACING REAR GARDEN WITH GOOD COMMUTER ACCESS TO EASINGWOLD, YORK AND BOROUGHBRIDGE.

Mileages: Easingwold - 3 miles, York - 16 miles, Boroughbridge - 9 miles (Distances Approximate).

A composite, part glazed entrance door below a small canopy porch opens into a RECEPTION LOBBY, with a central straight staircase rising to the first floor. A window to the side elevation window, while a series of oak part glazed internal doors lead to the principal ground floor rooms.

The SITTING ROOM is of generous proportions, arranged around a feature wood burning stove set on a stone hearth with a floating timber mantel. A wide PVC double glazed window frames views across the mainly lawned front garden. Twin glazed timber doors open through an archway into;

A delightful GARDEN ROOM, this superb addition benefits from Velux roof lights and dual aspect glazing. French doors, flanked by glazed side panels, provide direct access to the rear and side patio terraces.

Returning to the reception lobby, a part glazed timber door leads into a well proportioned KITCHEN/ BREAKFAST DINING ROOM extending to over 25ft in length. Dual aspect PVC windows overlook the front and rear elevations.

The dining area flows into a beautifully appointed Shaker style KITCHEN, fitted with cream fronted wall and base units complemented by solid oak work surfaces, one of which extends to form a useful breakfast bar. A central induction hob with splash back and chimney style extractor above and a double oven below. A composite sink with chrome mixer tap sits below a window overlooking the rear aspect, full size dishwasher, and a free standing American style fridge freezer.

A useful under the stairs cupboard provides further storage.

REAR LOBBY gives access to a practical UTILITY AREA, fitted with matching cupboards work surfaces to that of the kitchen, plumbing for a washing machine, and a Belfast sink with chrome mixer tap.

CLOAKROOM/WC completes the ground floor, fitted with a low suite WC, wash hand vanity unit with chrome mixer tap with storage below., tiled splash back.

From the entrance lobby, the staircase rises with a timber handrail to a FIRST FLOOR LANDING.

A panelled door leads into the PRINCIPAL BEDROOM, enjoying an outlook to the front elevation. The room benefits from a modern chrome double USB integrated socket.

To one side a door leads to a contemporary EN SUITE BATHROOM comprising P shaped bath with thermostatically controlled rain shower and handheld attachment above. a vanity unit with useful storage below, low suite WC, part tiled walls, shaving point, and a vertical chrome towel radiator.

The SECOND DOUBLE BEDROOM also enjoys front elevation views and includes a freestanding wardrobe with





sliding doors which benefits from shelving and hanging space, along with a useful airing cupboard with shelves for linen.

To the rear are TWO FURTHER BEDROOMS, each with pleasant garden views through PVC double glazed windows.

FAMILY BATHROOM features a modern white suite with panelled bath and chrome mixer taps, thermostatically controlled rain shower and handheld hose with adjoining shower screen stand above. A floating wash hand vanity unit with useful drawers below, low suite WC, vertical chrome towel radiator, shaving point, and part tiled walls.

OUTSIDE, the property is approached via a generous driveway leading to a **SINGLE GARAGE** (18'7 X 9'8) with metal up and over door, power, lighting and valuable roof void storage. To the rear a workbench is complimented by aluminium shelving. A timber window flanked by a personal side door opens to the rear patio and gardens.

The front garden is enclosed by mature beech hedging providing high degree of privacy to the side, with a neatly clipped hedge and adjoining fence to the opposite side. A personal double timber gate leads through to the rear fully enclosed child and pet friendly south facing rear garden.

REAR GARDEN a stone pathway and outside tap connect to an L shaped, generous stone patio. There is a useful hard standing storage area running down the side of the property. The rear garden is mainly laid to lawn, south facing, and enclosed by fencing to two sides and hedging to the third, with maturing planted borders and a timber Wendy House.

POSTCODE - YO61 3UZ
COUNCIL TAX BAND - E
SERVICES - Mains water, electricity and drainage, with oil fired central heating

LOCATION - The amenities in the village of Raskelf include a public house, restaurant and a Village Hall with sporting facilities including active tennis/cricket clubs. Primary and secondary schooling is available in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are also available in Easingwold. There is quick and easy access to the A19 running through Thirsk to the north east and linking to the A1237 York outer ring road, the A64 to the south, and the A1.

DIRECTIONS - Proceed out of Easingwold along Raskelf Road. Proceed through the village of Raskelf in the direction of Boroughbridge, and take the last turning right into West Moorfields, where No 22 can be identified on the right hand side by the agents 'For Sale' board.

VIEWING Strictly by prior appointment through the selling agent Churchill of Easingwold 01347 822800 or email - easingwold@churchillsyork.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

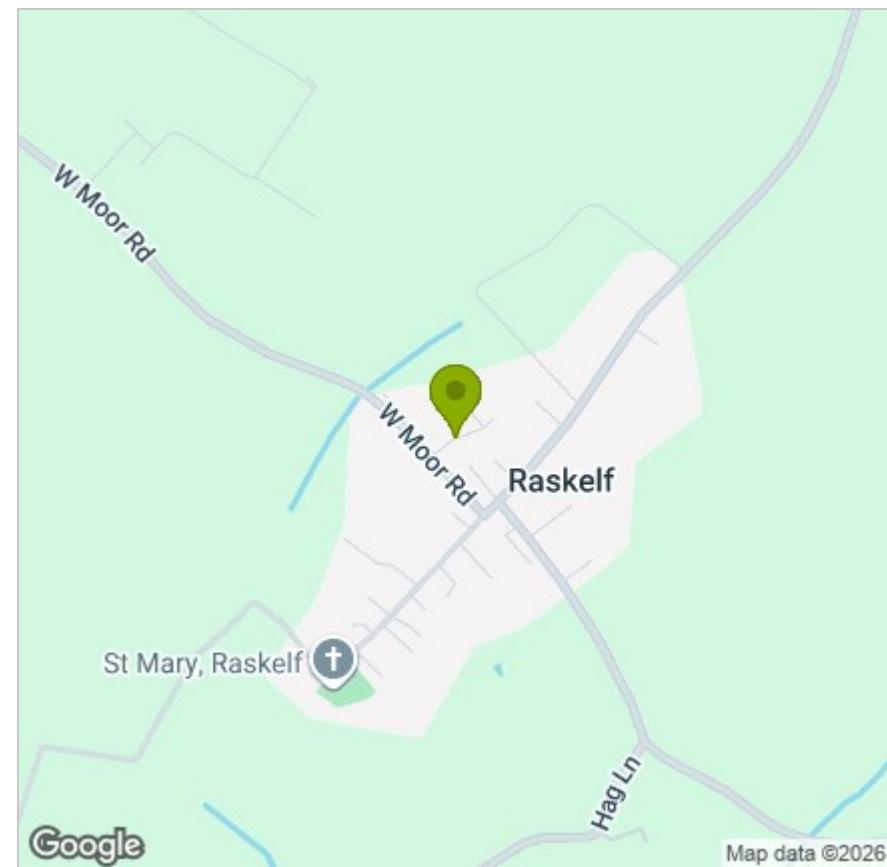


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LOCATION



EPC

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

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