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Rice Lane, Flaxton

Guide Price £295,000



*** PERIOD 2 BED SEMI DETACHED HOUSE *** BEEN IN SAME FAMILY SINCE FAMILY LIVING THERE AS RAILWAY WORKERS *** EXTENSIVE SOUTH WEST FACING GARDEN *** DETACHED GARAGE *** OUTBUILDINGS *** 2 GENEROUS BEDROOMS *** 15FT LIVING ROOM *** 13FT BREAKFAST KITCHEN WITH ROOM FOR TABLE *** HEATING VIA BACK BOILER SYSTEM ***

This is a superb opportunity to buy a house with a huge history for the current owners family. Originally occupied by the family as railway workers for the adjacent now closed Flaxton Station the house was subsequently offered to the family to buy and has now been occupied by the extended family for close to 80 years so this is a huge move for them. It is now time for them to downsize to single storey living and it is offered to the market in a tidy condition but ready for the next owners to make their mark on it and update to their taste. Council Tax Band B - EPC Rating F
Call Hunters Easingwold for your viewing on 01347 823535

Property Description

On entering the property you come into the hallway from the side of the house. The inner hall has doors into the Breakfast Kitchen and Sitting Room. The Kitchen has space for a small dining table and a range of fitted base units with space for appliances and sink drainer with a window to the side of the property. The Sitting Room is spacious and is centred upon an open fire feeding a back boiler heating system. There is a window to the front.

The stairs lead to the first floor and has the benefit of two spacious double bedrooms as well as a large bathroom.

The property is ready for some updating work but enjoys a lovely village position with a generous south west facing garden to the rear with a couple of timber sheds and a greenhouse as well as a garage to the front,

Council Tax, EPC Rating and Services

We understand the Property is offered as a Freehold Property

Council Tax Band is B online. North Yorkshire.

EPC Rating is F

Water is Mains supply

Sewerage is via a recently installed Water Treatment Plan

Broadband is via Telephone Line

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



KEY FEATURES

- 2 BED SEMI DETACHED HOUSE
- FORMER RAILWAY COTTAGE
- LONG SOUTH WEST FACING GARDEN
 - 2 DOUBLE BEDROOMS
 - 15FT SITTING ROOM
- 13FT x 9FT BREAKFAST KITCHEN
 - FIRST FLOOR BATHROOM
- IN NEED OF SOME UPDATING
 - COUNCIL TAX BAND B
 - EPC RATING F

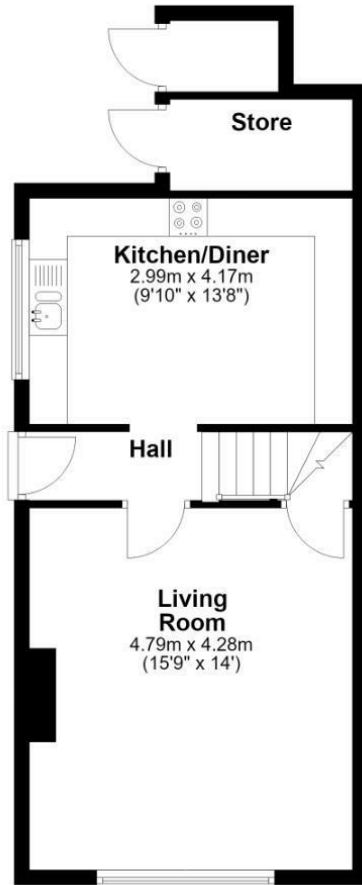






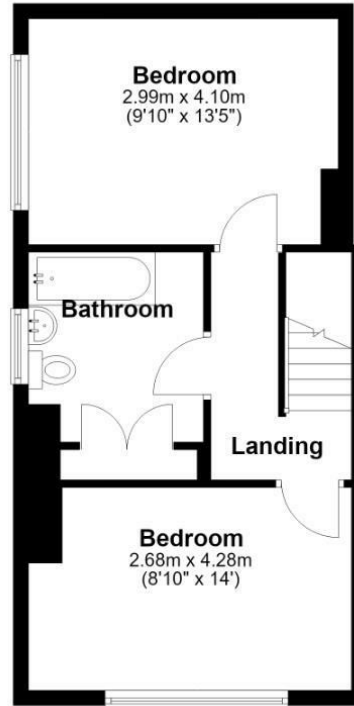
Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



First Floor

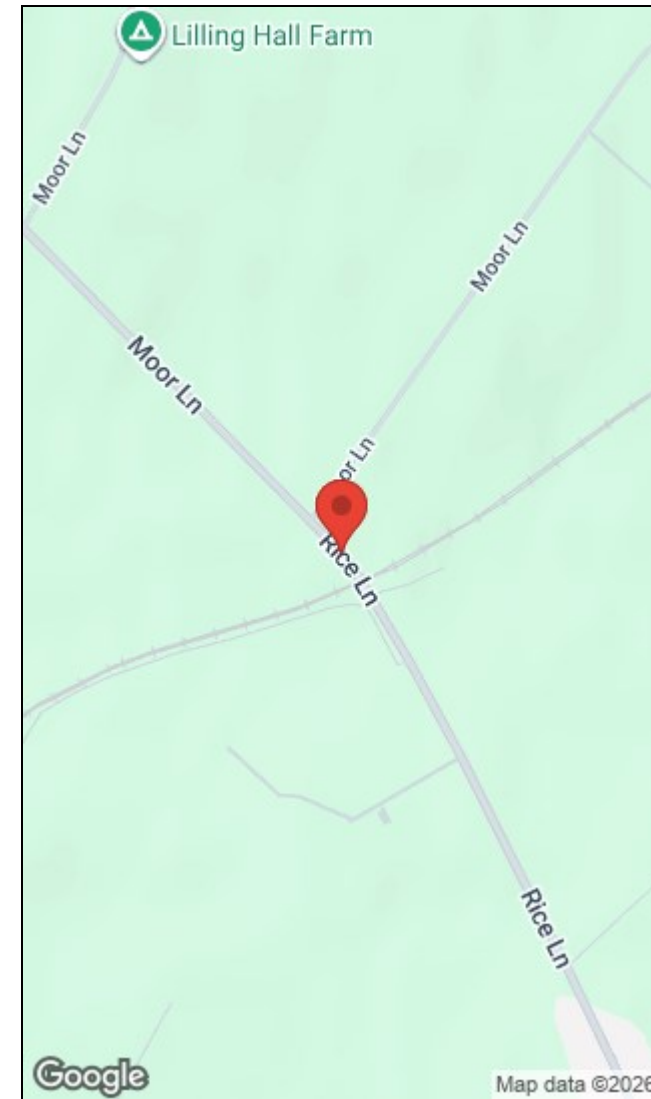
Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 79.8 sq. metres (858.5 sq. feet)

Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.

Prepared by Andrew N Wilson Photography
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		65			
		27			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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