



**HUNTERS®**  
HERE TO GET *you* THERE

Clay Cottage North End, Raskelf, York, YO61 3LF

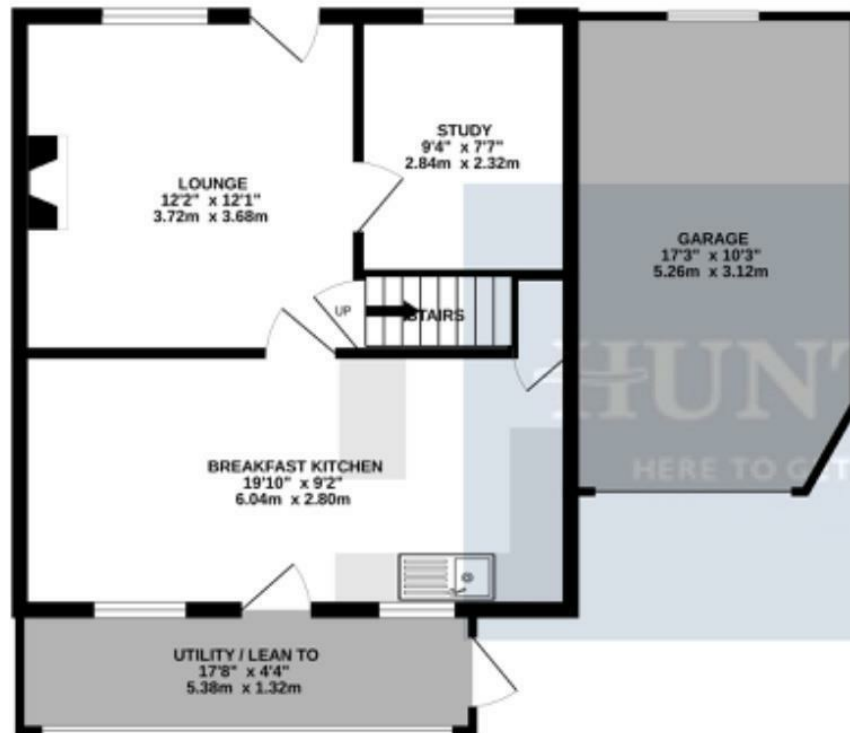
# Clay Cottage North End, Raskelf, York, YO61 3LF

Guide Price £275,000

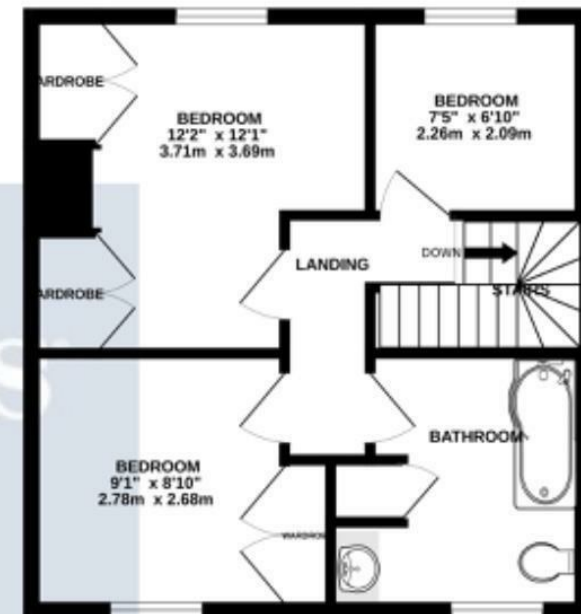
**\*\* UNEXPECTEDLY BACK ON THE MARKET DUE TO A CHAIN COLLAPSE \*\*** Situated in the popular village of Raskelf this three bedroom end of terraced cottage is full of character and charm and is sure to appeal. Benefiting from oil fired central heating and extensive double glazing it comprises: lounge, dining kitchen, study, lean to utility/cloaks. To the first floor are three bedrooms and bathroom. There are gardens front and rear, a couple of outbuildings and a single garage. EPC rating E and Council Tax Band D. Apply Easingwold Office on 01347 823535

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Metropix 6/2024

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>40</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

- **END OF TERRACE**
- **GARDENS FRONT AND REAR**
- **COUNCIL TAX BAND D**

- **THREE BEDROOM COTTAGE**
- **GARAGE**

- **CHARACTER AND CHARM**
- **EPC RATING E**

## **LOUNGE**

Timber front door, feature brick fireplace with stone mantle and hearth and inset cast iron multi fuel stove, window to front access, radiator, door to stairwell

## **STUDY**

Window to front aspect, radiator, fitted shelving

## **BREAKFAST KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, electric cooker, space for under counter fridge, understairs storage cupboard/pantry, radiator, part glazed door to rear aspect, windows x 2 to rear aspect, quarry tiled floor

## **LEAN TO/UTILITY**

Quarry tiled floor, Plumbing for washing machine, space for tumble dryer, door to garden and door to dining kitchen

## **FIRST FLOOR LANDING**

Window to side aspect,

## **BEDROOM ONE**

Fitted wardrobes, window to front aspect, radiator, loft access point

## **BEDROOM TWO**

Fitted wardrobe, window to rear aspect, radiator

## **BEDROOM THREE**

Window to front aspect, radiator

## **BATHROOM**

Suite comprising panelled bath with mains shower over, fitted screen, vanity unit with inset wash basin, low flush wc, ladder style radiator, opaque window, airing cupboard, radiator

## **OUTSIDE**

To the front of the property is an enclosed garden laid mainly to lawn with borders of shrubs and bushes. To the rear of the property is an enclosed garden again laid mainly to lawn with borders of shrubs. There are two outbuildings and a coal shed.

## **GARAGE**

A driveway leads to an attached single garage . The neighbours have legal access over the driveway to get to their properties.

## **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.









