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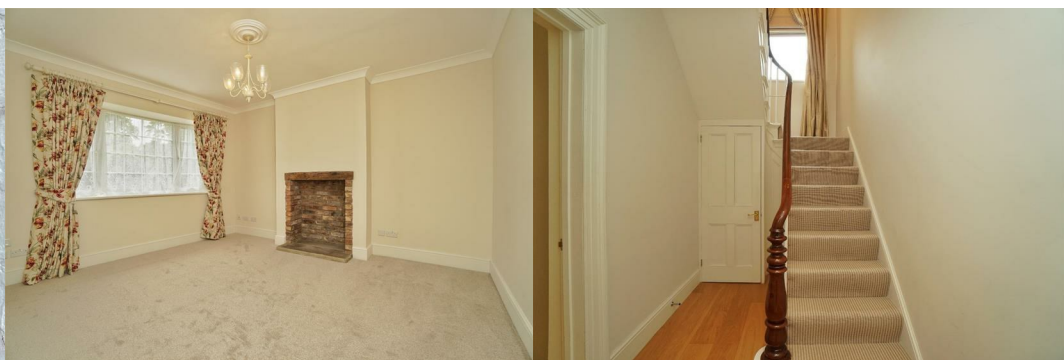


Flaxton, York, YO60 7RP

£1,595 Per Month



Discover the perfect rental opportunity in the picturesque village of Flaxton. This charming three-bedroom character property offers a comfortable and spacious living experience. The ground floor presents a welcoming living room, a generously sized dining kitchen, a utility room, and a shower room. The first floor boasts two double bedrooms, one of which includes an ensuite bathroom, while the second floor reveals an additional double bedroom with its own ensuite shower room. Outside, the property has a well-maintained enclosed rear garden, complete with a summer house and greenhouse. With the added convenience of off-street parking and a double garage, viewings are a must to appreciate the accommodation on offer. Council Tax Band C (Ryedale) - EPC Rating C Available early April.



Entrance Hall

On entering the property you are welcomed into an entrance hall that has doors to the living room, dining kitchen, downstairs shower room and stairs to the first-floor accommodation.

Living Room

The living room is located to the front elevation of the home, there are television and telephone points and a window to the front elevation.

Dining Kitchen

The well-appointed dining kitchen is a stunning room. The kitchen area has a range of fitted base and wall units, complemented by coordinated quartz worktops, a ceramic sink with a mixer tap, and a host of integrated appliances, including a ceramic hob, electric oven and grill, microwave, and dishwasher. The dining area boasts a vaulted ceiling which has four powered skylight windows equipped with rain sensors, allowing natural light to flood the space. There is also a log burner. To the rear elevation, there are bi-fold doors, providing access and views into the garden. Additionally, there is a further door into a useful utility room.

Utility Room

Accessed from the kitchen and located to the rear elevation is this useful utility room which is fitted with a worktop with an integrated sink, there is an under-counter freezer and space and plumbing for a washing machine. There are windows to 2 elevations and a door providing access to the rear.

Downstairs Shower Room

The downstairs shower room comprises a step-in shower cubicle, a toilet and a hand wash basin, and a heated towel rail. There is also access to an understairs storage cupboard

First Floor Landing

The first-floor landing has doors to two bedrooms, a useful linen cupboard and stairs to the second floor.

Bedroom Two

This double bedroom is located to the front elevation and is fitted with a range of built-in furniture (wardrobes & drawers). There are also two windows to the front. There is also access to an ensuite bathroom.

Ensuite Bathroom

The ensuite bathroom is fitted with a jacuzzi bath with a shower over and a glass shower screen, a hand wash basin set on a vanity unit, and a toilet. There is also a heated towel rail, a window to the side elevation, and access into a cupboard that houses the hot water cylinder.

Bedroom Three

This double bedroom is located to the rear elevation and there is also a window to the rear.

Second Floor

There is a further staircase providing access to the second floor, on the staircase there is a skylight window.

Bedroom One

This double bedroom benefits from having access to an ensuite shower room. There is also a built-in wardrobe and access to eaves storage. To the rear elevation is a skylight balcony window with views across the gardens to the rear.

Ensuite Shower room

The ensuite shower room comprises a step-in corner shower cubicle, a hand wash basin, and a toilet. There is also a skylight window.

External

The enclosed rear garden is mainly laid to lawn with the addition of established borders and flower beds. A paved seating area sits directly behind the property, while a timber summer house and greenhouse are positioned further into the garden. There is a paved path and additional paved areas throughout the garden. At the end of the garden is access to the parking area and a double garage which has electric roller doors. There is also power and lighting and a W.C with a toilet and wash basin.

Please be advised that the parking area is shared with the neighbour who is also able to access their own garage which is attached to the double garage of this property.

Additional Information

- Council Tax Band: C (Ryedale District Council)
- EPC Rating: C
- Heating: Air Source Heat Pump - The ground floor benefits from underfloor heating throughout.

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.

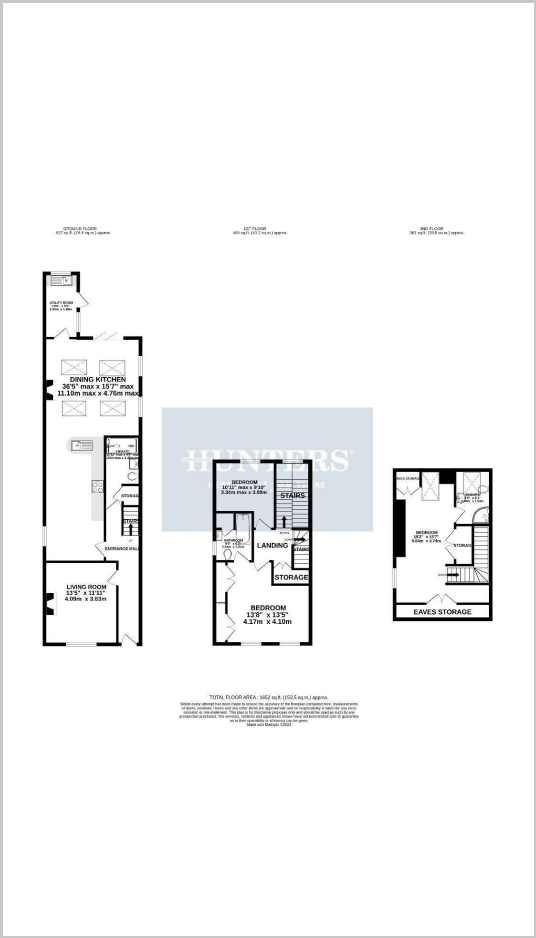
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Area Map



Floor Plans



Energy Efficiency Graph

