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# Raskelf Road, Easingwold, York, YO61 3JY

£1,050 Per Month

Available to rent for immediate occupation is this well-presented two-bedroom detached bungalow located in the popular Market Town of Easingwold. The bungalow briefly comprises; entrance hallway, living room, kitchen master bedroom, single bedroom, and shower room. Outside there is off-street parking for two vehicles, and outdoor seating space. This property is offered UNFURNISHED and AVAILABLE NOW. EPC Rating: C Council Tax Band: D

On entering the property from the rear, you are welcomed into an entrance hall where there are doors to the living room, kitchen, two bedrooms and a shower room.

The living room has 2 windows and double-glazed French doors meaning this room receives ample natural light. There is space in this room for both living and dining furniture if required. There is also a fireplace with an electric fire in situ and also a central heating radiator.

The kitchen is fitted with a range of base and wall units with coordinating worktops, there is also a stainless steel sink with a mixer tap and an integrated electric ceramic hob and oven and also space and plumbing for additional appliances. To the front elevation there is an external glazed door providing access to the parking area.

The main bedroom is located at the front elevation and benefits from built-in wardrobes. There is also a central heating radiator. To the rear elevation is the second bedroom which is a single room and also has a central heating radiator.

The shower room is fitted with a step-in shower cubicle with a glass shower screen, a pedestal hand wash basin and a toilet. There is also an opaque window to the rear elevation.

Externally to the front of the property is a paved driveway that offers off-street parking for two cars. The rear of the property has been paved for ease of maintenance and also provides a pleasant seating area.

## Additional Information

Heating: Gas Central Heating

Council Tax Band: C (North Yorkshire Council)

EPC Rating: C

## 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.



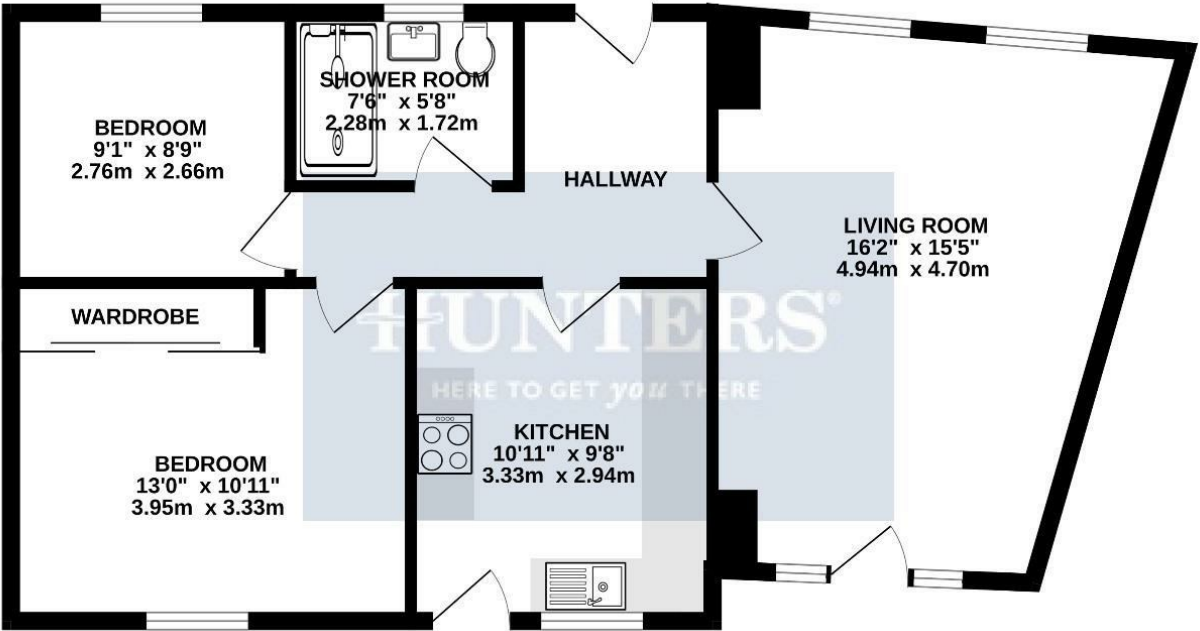






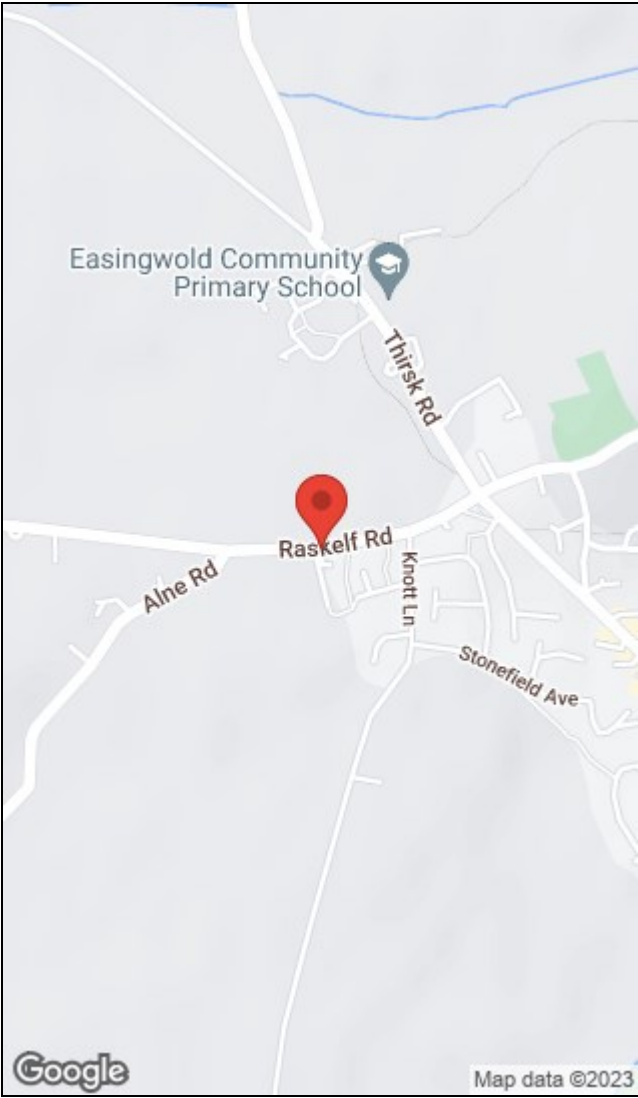


GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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