



Brandsby Street, Crayke, York, YO61 4TB

PLAY WALK THROUGH VIDEO | FOUR BEDROOMS | SEMI DETACHED | DOUBLE GARAGE | SOUGHT AFTER VILLAGE | EPC RATING D

Guide Price: **£475,000**



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DESCRIPTION

Situated in the sought after village of Crayke this four bedroom family home is sure to appeal. It briefly comprises: hallway, lounge, dining room, kitchen, utility room, cloaks/wc and to the first floor are four bedrooms and a bathroom. Outside to the rear is a patio adjacent to the property and a lawned area beyond the double garage. The property benefits from extensive double glazing and oil fired central heating. EPC rating D. Apply Easingwold Office on 01347 823535.



HALLWAY

Stairs to first floor

LOUNGE

Feature fireplace with wooden surround, marble inlay and hearth and an open fire, window to front aspect, fully glazed french doors to rear aspect, radiators x 2

DINING ROOM

Window to front aspect, radiator

KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated fridge, plumbing for dishwasher, electric cooker point, extractor hood, window to rear aspect, door to utility

UTILITY ROOM

Worktop, plumbing for washing machine, space for tumble dryer, tiled floor, fully glazed door to rear garden, windows to three sides

WC

Low flush wc, wall mounted wash basin, radiator, opaque window

FIRST FLOOR LANDING

Radiator, window to front aspect, loft access point

BEDROOM ONE

Windows x 2 to front aspect, radiator

BEDROOM TWO

Window to front aspect, radiator, fitted wardrobe

BEDROOM THREE

Window to rear aspect, radiator, fitted wardrobe, airing cupboard

BEDROOM FOUR

Window to rear aspect with superb views over the surrounding countryside, radiator

BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, tiled floor, heated towel rail, opaque window to rear aspect

OUTSIDE

To the front of the property are steps leading up to the front door. The archway under this and the adjoining property gives shared access to the rear. To the rear is a patio and beyond the double garage a lawned area

DOUBLE GARAGE

Accessed via an up and over door, there are fully glazed french doors to one side and a window to the other, power and light and vaulted roof space

VIEWS

There are south facing views over the surrounding countryside



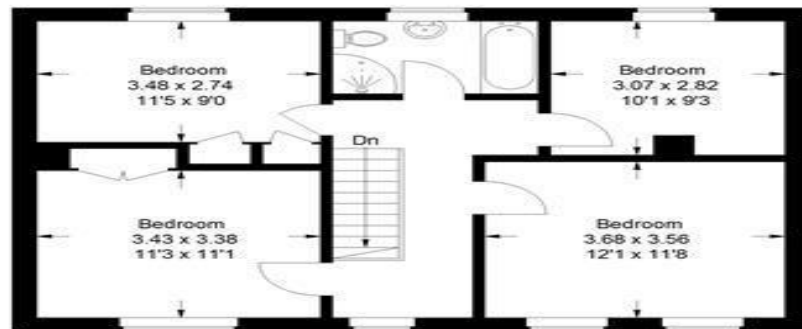
Brandsby Street, YO61

Approximate Gross Internal

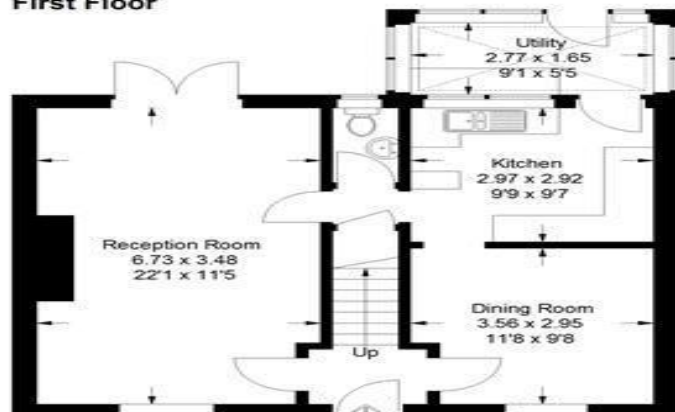
Ground Floor = 57.0 sq m / 613 sq ft

First Floor = 61.4 sq m / 661 sq ft

Total = 118.4 sq m / 1274 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID768980)

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

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OPENING HOURS

9am - 5.30pm Monday to Friday and
Saturday 9am -3.30pm



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