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Northallerton Estate Agency

FOR SALE BY INFORMAL TENDER

THE COTTAGE **RASKELF, NR YORK YO61 3LF**



**A Unique & Exciting Development Opportunity Extending to Two
Bedroomed Detached Village Residence Situated in 0.11 Acres of
Grounds & Gardens in the Centre of the Much Sought After & Highly
Desirable North Yorkshire Village**

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Convenient for Easingwold, York, Boroughbridge, A.1 / A.19

Scope for Updating, Modernisation & Extension

Scope for Complete Redevelopment Subject to Planning Permissions

Highly Sought After North Yorkshire Village Location

**FOR SALE BY INFORMAL TENDER- TENDER FORMS TO BE
RETURNED TO OUR OFFICES BY 12 NOON ON FRIDAY 29TH
APRIL 2022**

Guide Price: £200,000

The Cottage, Raskelf, Nr York YO61 3LF

SITUATION

Easingwold	2 ½ miles	Thirsk	8 miles
Boroughbridge	10 miles	Northallerton	18 miles
A.19	1 mile	A.1	10 miles
York	14 miles	Weatherby	22 miles

(all distances are approximate)

The Cottage, Raskelf is very pleasantly and conveniently situated in this much sought after and highly desirable, traditional North Yorkshire village within easy travelling distance of the A.19 trunk road being only a mile away and offering excellent access to Boroughbridge, Easingwold, York, Thirsk, Northallerton, Wetherby and the A.1 making this a much sought after area for commuting, taking advantage of the excellent arterial road networks of the UK. Additionally there are main line train stations at York and Northallerton on the East Coast line linking London to Edinburgh and providing a journey time from York of some 2 hours or thereabouts. Additionally via the Transpennine Line that calls at these stations there is direct access to Newcastle, Middlesbrough, Leeds, Manchester, Manchester Airport & Liverpool.

The village of Raskelf enjoys the benefit of village pub, shop/café and Church which is notable for being the only Church in Yorkshire to have a wooden tower.

The local market towns of Thirsk, Easingwold and Northallerton provide a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and weekly markets.

AMENITIES

Schools - the area is well served by good state and independent Primary Schools. The property is within easy travelling distance of approximately village / larger Primary schools. Comprehensive schools are to be found at York, Easingwold, Thirsk, Boroughbridge and surrounding areas. Independent schools can be found at Ampleforth, Queen Mary's Baldersby, Harrogate and surrounding centres.

Leisure Activities - the property sits in an area with excellent walking, cycling and riding. It has good access to local rivers and ponds and a full and comprehensive range of amenities are available in Easingwold, York, Thirsk and surrounding areas. There are also many golf courses in the area.

Racing – Ripon, York, Thirsk, Beverley, Doncaster, Newcastle.

DESCRIPTION

The property comprises a two bedroomed brick built with slate tile roof, detached cottage which is in need of full updating and modernisation. It has tremendous scope for extension subject to purchasers requirements and the necessary planning permissions / building regulations and stands on a plot of approximately 0.11 acre offering tremendous scope for redevelopment of the whole site subject to PP's.

Internally the property has a number of architectural features but is in need of full updating. Externally it stands on grounds which have been cleared ready for redevelopment or landscaping and additionally there are two outbuildings to the rear of the property which could be integrated for use to convert to offices, studios etc.

The offering of **The Cottage, Raskelf** presents an all too rare opportunity for the discerning purchaser to acquire a substantial site in a village centre location suitable for redevelopment or refurbishment subject to purchasers requirements.

Early inspection is recommended.

In through front door into:

Entrance Vestibule

1.11m x 1.16m (3'8" x 3'10")

With door to:

Living Room

3.76m x 3.50m (12'4" x 11'6")

With an original cast range set into a broad chimney breast with original oven and grate with stone surround and mantel shelf. Shelved chimney breast alcove cupboard. Centre ceiling light point. TV point. Door to rear gives access to:

Rear Entrance

2.69m x 1.44m (8'10" x 4'9")

With monopitch ceiling. Wood panelled walls. Rear Door. Door to:

Bathroom

2.64m x 2.23m (8'8" x 7'4")

Monopitch ceiling. Laminate panelled walls. Dated suite comprising enamelled bath, pedestal wash basin and WC. Light point.

Inner Hallway

1.95m x 0.81m (6'5" x 2'8")

Quarry tiled floor. Door to:

Shelved Pantry

1.80m x 1.72m (5'11" x 5'8")

Monopitch ceiling. Fitted shelving. Concrete floor.

Kitchen

2.71m x 1.83m (8'11" x 6')

With a base unit having inset stainless steel sink. Secondary base unit with cupboards and drawers. Space for cooker. Dimplex electric heater. Ceiling light point.

Sitting Room

2.99m x 3.57m (9'10" x 11'9")

With part wood panelled walls. Feature fireplace wooden surround and mantel shelf. Tiled inner and open grate. Chimney breast alcove former cupboards and storage.

Stairs to First Floor with balustrade, part wooden panelled wall leading up to:

First Floor Landing

1.32m x 1.03m (4'4" x 3'5")

With sash window to front. Steps up left and right into bedrooms.

Bedroom No. 1

3.22m x 3.52m (10'7" x 11'7")

Chimney breast with opening for a fire surround. Door to overstairs airing cupboard housing lagged cylinder and immersion heater.

Bedroom No. 2

3.55m x 3.01m (11'8" x 9'11")

Chimney breast with space for fireplace.

From the Entrance Vestibule & Hallway is door through to:

Workshop

Brick built with clay pantile roof.

GENERAL REMARKS & STIPULATIONS

VIEWING

Viewing strictly by appointment through Northallerton Estate Agency – Tel: 01609 771959. There will be certain viewing days which we will adhere to due to the distance from the office. Please ring for details.

We strongly advise that all persons viewing do not allow children to run loose in the house.

SERVICES

Mains Water, Electricity and Drainage.

PLAN

The property is shown edged red on the attached plan.

TENURE

Freehold with Vacant Possession upon Completion.

COUNCIL TAX

The Council Tax for the property is Tax Band **D**.

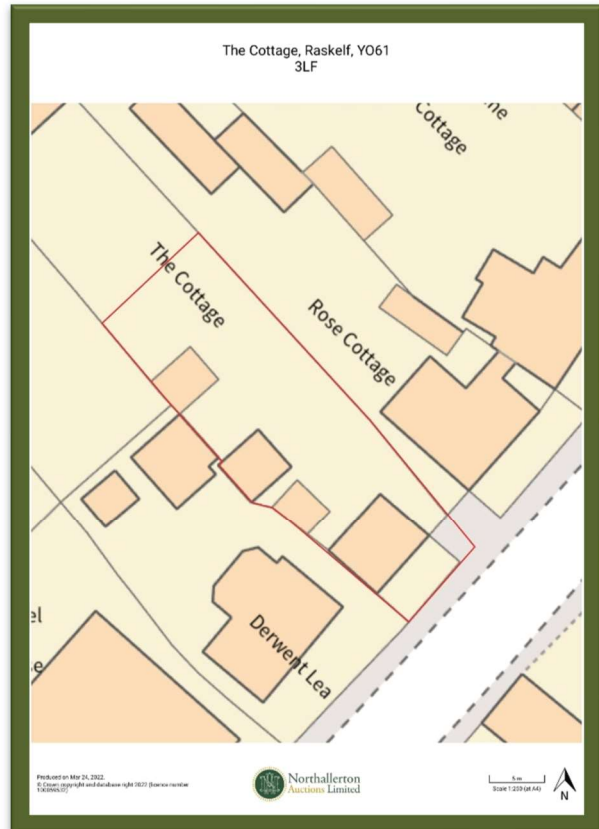
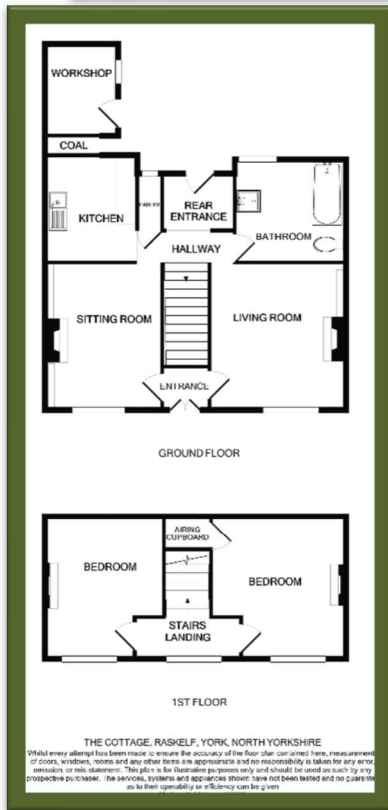
LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel (01609) 779977.

METHOD OF SALE

The property will be sold by Informal Tender. Tender forms are available from the office. All tenders should be returned to Northallerton Estate Agency by 12 noon on Friday 29th April 2022.





COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.