



COATES HOUSE BASKELFE ROAD



GSC GRAYS

PROPERTY • ESTATES • LAND



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# COATES HOUSE RASKELF ROAD

Brafferton, York, YO61 2PG

COATES HOUSE - BUILDING WORKS WELL ADVANCED - An impressive 3 bedroom detached house forming part of a bespoke development of only five high specification eco-friendly homes, comprising two spacious 4 bedroom family houses, two stylish 3 bedroom village houses and an individual 2 bedroom bungalow on the edge of a popular village between Boroughbridge and Easingwold, convenient for the A1(M) motorway.



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### Situation

The combined villages of Brafferton and Helperby are noted for their individual homes with amenities including two public houses, village hall, two churches, surgery, a butcher shop and public transport all being equi-distant from a wide range of amenities in both Boroughbridge and Easingwold. There is also a variety of private and public schooling options in the area. Whilst offering the best of North Yorkshire village living, the location is increasingly noted for its accessibility with the A1 (M) motorway to the west and A169/A19 to the north and east, providing accessibility to the region's commercial centres, including the likes of York and Harrogate as well as the Teeside and West Yorkshire conurbations. There are connections to the East Coast mainline rail service at Thirsk and York with airport options at Teeside and Leeds/Bradford.

### The Development

Specialist residential developers Sullivan Homes are again working in conjunction with highly respected local builders, AJ Hawkrigde, combining their skills at Rowan Garth to construct a range of exceptional new homes that on the one hand respect the semi-rural setting and on the other exceed the high expectations of modern day living. The result is a development of only five homes that are each different in design whilst complimentary and situated on a private driveway that will be jointly owned to enhance the exclusive nature of the Rowan Garth development. There has been close attention to specification throughout the design process with air source heating and solar roof panels together with the benefits of traditional cavity wall construction. The same attention applies internally with purchasers also offered the opportunity to specify kitchen and sanitaryware choices (depending on the stage of construction).

### The Specification

As one would expect with a bespoke development of this calibre, the specification throughout cannot fail to impress. Traditionally built with external design detailing that is individual to each of the five properties, these superb new homes, which face south-east, will benefit from air source heating and individual solar panels. Subject to the build program, purchasers will have the opportunity to personalise with allowances for kitchen fitments, sanitaryware and tiling. The internal attention to detail includes oak handrails and the choice of emulsion wall colour, again subject to the build program. The electrical design reflects the practical uses of the individual rooms with chrome wall switches and sockets internally. Externally, immediate front gardens will be turfed, with rear gardens seeded with appropriate fencing and/or hedging to delineate boundaries. All properties are offered with a 10 year major defect warranty plus manufacturer warranties on fittings where appropriate

### Accommodation

Offering the same size, layout and flexibility as its neighbour, Lawson House, but handed in design. Other notable features include wide patio doors off both the family room and dining room and leading onto a full width terrace. There is a formal sitting room plus a snug/study that could also be used as an additional bedroom on an occasional basis. Approx floor area: 1636 sq ft (plus single garage)

### Tenure

Freehold with vacant possession on legal completion

### Services

Mains water, electricity and drainage. Air source heating and solar panels.

### Viewings

As this is an active building site, viewings are strictly by appointment with the agent.

### Selling Agents

GSC Grays Boroughbridge 01423 590500 (tajw@gscgrays.co.uk).

### Layouts

The internal fitment layouts on the plan are indicative only.


### what3words

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### Agents Note

The development and individual house names are being used for marketing purposes and are yet to be formally approved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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