



LAMBERT HOUSE RASKELF ROAD



GSC GRAYS

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LAMBERT HOUSE RASKELF ROAD

Brafferton, York, YO61 2PG

READY FOR OCCUPATION IN JULY - An exceptional detached 4 bedroom home having the largest plot on 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.

- Superb newly built family home
- Open aspect to the rear
- Spacious 4 bedroomed accommodation
- Wonderful open plan ground floor
- Highly desirable village location
- Eco-friendly credentials
- Air source heating and solar panels
- August completion



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15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



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 Hawkridge, 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 this enticing scheme. 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, glass balustrades to Lambert House and Rymer House, 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.

The Accommodation

An impressive detached 4 bedroom house, Lambert House added benefit of substantial gardens areas to both the front and rear. The property offers large spacious rooms including a sitting room with double doors to the rear terrace and garden, and a generous kitchen and dining area with wide patio doors and glazing also leading to the terrace and garden. There is a separate study, cloakroom and utility room that connects to the garage. There are 4 double bedrooms all leading off an impressive galleried landing, and including a lovely proportioned principal bedroom with en-suite, a guest bedroom also with en-suite plus a spacious house bathroom. Approx floor area: 1950 sq ft (plus integral double garage)

Tenure

Freehold with vacant possession on legal completion. There will be a management company for the long term maintenance of the communal roadway and path, plus roadside hedging.

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 plans are indicative only.

What3Words

///thousands.slurs.troubled

Agents Note

The development has now been officially named as Townend Way, Brafferton, York YO61 2QW

Disclaimer

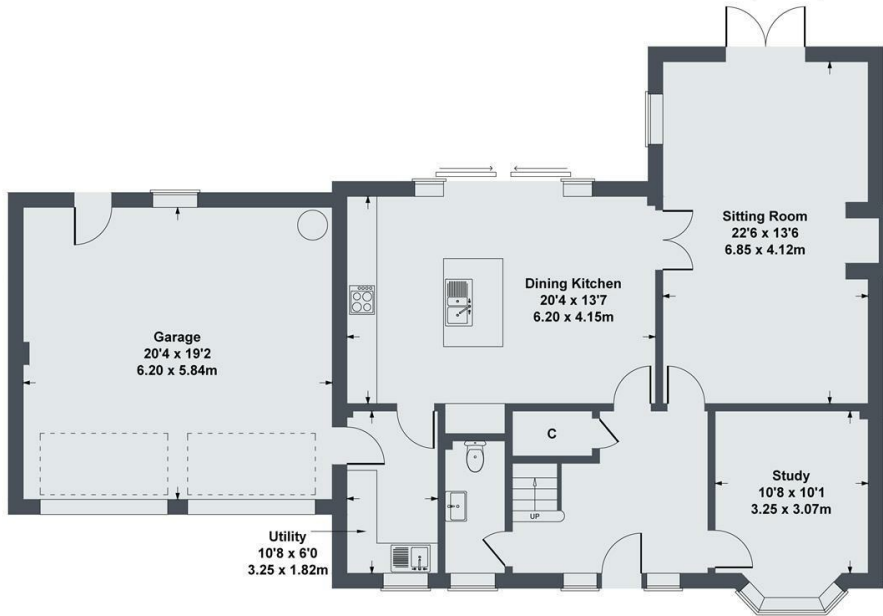
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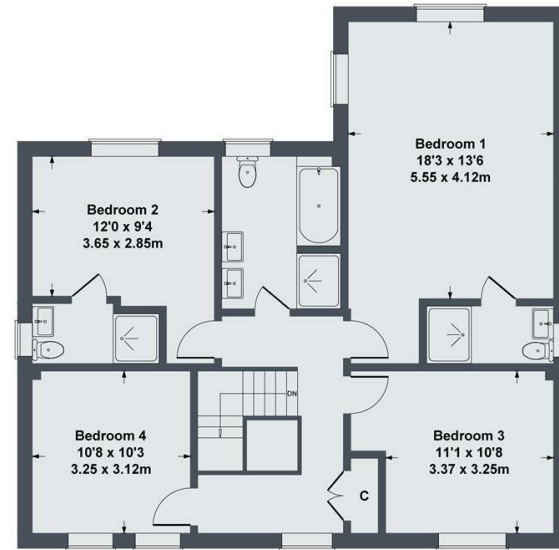


Plot 4, Rowan Garth, Brafferton Near Boroughbridge

Approximate Gross Internal Area
 Main House = 1948 sq ft - 181 sq m
 Garage = 388 sq ft - 36 sq m
 Total = 2336 sq ft - 217 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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