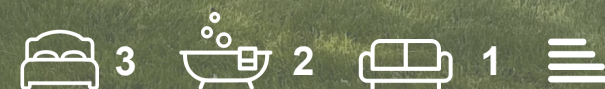




Plot 4 The Green Raskelf

York, YO61 3LD

£550,000



LAST REMAINING PLOT - STYLISHLY APPOINTED DETACHED 3 BEDROOMED FAMILY HOME UNDER CONSTRUCTION TO AN EXCEPTIONAL SPECIFICATION ON THIS SMALL EXCLUSIVE DEVELOPMENT BY QUALITY LOCAL BUILDERS P K HOMES LTD, SET WITHIN GOOD SIZED GARDENS, AND ENJOYING EASE OF ACCESS TO EASINGWOLD AND THE A19 FOR TRAVEL FURTHER AFIELD.

Mileages: Easingwold – 3 miles, York – 15 miles, A19 – 2 miles, Boroughbridge – 9 miles (Distances Approximate).

LAST PLOT REMAINING!!

Stylishly appointed detached 3 bedroomed family home under construction to an exceptional specification on this small exclusive development by Quality Local Builders P K Homes Ltd, set within good sized gardens, and enjoying ease of access to Easingwold and the A19 for travel further afield.

With 10 Year Home Proof Structural Warranty. Air Source Heating and Underfloor Heating (GF), UPVC Double Glazed Windows and Quality Appointments throughout.

Ground Floor;
Covered Porch, Reception/Staircase Hall, Cloakroom/WC, Lounge, Fitted Kitchen with Dining Area, Ground Floor Bedroom, En Suite Dressing Room, En Suite Bathroom/WC.

First-Floor Landing;
Bedroom 2, En Suite Shower Room/WC, Bedroom 3, En Suite Shower Room/WC.

Outside;
Attached Garage, Driveway, Landscaped Gardens front and rear.

Enjoying a delightful position within this attractive North Yorkshire rural village, with ease of access on to the A19, A168 and A1m for travel further afield.

A small exclusive development of just 5 individually designed detached 3, 4 and 5 bedroomed homes under construction by P K Homes Ltd, renowned for their attention to detail and each having a layout designed for modern day living, with a well-equipped living kitchen forming the hub of the home, stylish fittings to complement including; oak internal doors, bespoke kitchen fittings, air source heating and underfloor heating (GF), quality sanitary ware and set within generous landscaped gardens adjoining farmland.

ACCOMMODATION:

Ground Floor;
Covered Porch,
Reception/Staircase Hall
Cloakroom/WC
Lounge – 4.65m x 3.44m (15'3 x 11'3) bi fold doors.
Kitchen/Diner – 8.27m x 3.10m (27'2 x 10'2) bi fold doors.
Ground Floor Bedroom – 3.44m x 2.9m (11'3 x 9'6).
En Suite Dressing Room.
En Suite Bathroom/WC.

First-Floor Landing;
Bedroom 2 – 6.25m x 3.44m (20'6 x 11'3).
En Suite Shower Room/WC.
Bedroom 3 – 6.25m x 3.1m (20'6 x 10'2)
En Suite Shower Room/WC.

Outside;
Attached Single Garage – 5.46m x 2.7m (17'10 x 8'9)
Driveway
Generous Landscaped Gardens.

SPECIFICATION

KITCHEN

Choice of high quality contemporary and traditional units with soft door closures, complete with quartz work tops and upstands
Inset stainless steel sinks.
Appliances to include large induction hob, oven, combi oven/microwave, extractor hood, dishwasher, fridge freezer, 3-in-1 hot water tap.
Chrome LED downlighting
Space and plumbing for a washing machine

BATHROOM/EN-SUITES

Contemporary sanitary ware and vanity units to all bathrooms/en-suites
Chrome brassware
Half tiled walls, selection of porcelain tiles
Chrome LED downlighting





FLOORING

LVT flooring to kitchen, hallway and WC

Porcelain tiled bathrooms/en-suites

All other rooms carpeted

All flooring included

HEATING

Air source heat pump

Downstairs underfloor heating

Upstairs radiators with towel rail in bathrooms/en-suites

GENERAL

Ceilings smooth plaster finish in matt white emulsion

Walls Almond White matt emulsion

Painted staircase finished in satin white with feature oak handrail

Contemporary skirting and architraves finished in satin white

Oiled oak doors with satin chrome ironmongery, choice of rose or backplate

Satin chrome sockets to ground floor, white sockets to first floor

Hard wired security alarm

EXTERNAL

UPVC double glazed sliding sash windows

Composite door with multi point locking

Stainless steel lights to front and rear

Electric garage doors

Waterproof electric socket

Patio and paths in sandstone paving

Gardens turfed front and rear

Gravelled drive

All boundary fences 1800mm close boarded

Hot and cold outside taps

OTHER

10 Year Home Proof warranty

Freehold Tenure

LOCATION

Raskelf is a small rural village, conveniently located 3 miles to the west of Easingwold and readily accessible onto the A19, A168 and A1(M) for travel further afield.

The nearby market towns of Thirsk and Boroughbridge are equidistant and the historic City of York is 15 miles to the south.

Local amenities in Raskelf include a public house, 15th century church, village hall and sporting facilities including active tennis and cricket clubs.

Primary and Secondary schooling is available in the nearby Georgian market town of Easingwold which is linked by a regular bus service.

Extensive shopping facilities with individual shops and a weekly market are also available in Easingwold.

POSTCODE - YO61 3LE

TENURE - Freehold.

SERVICES

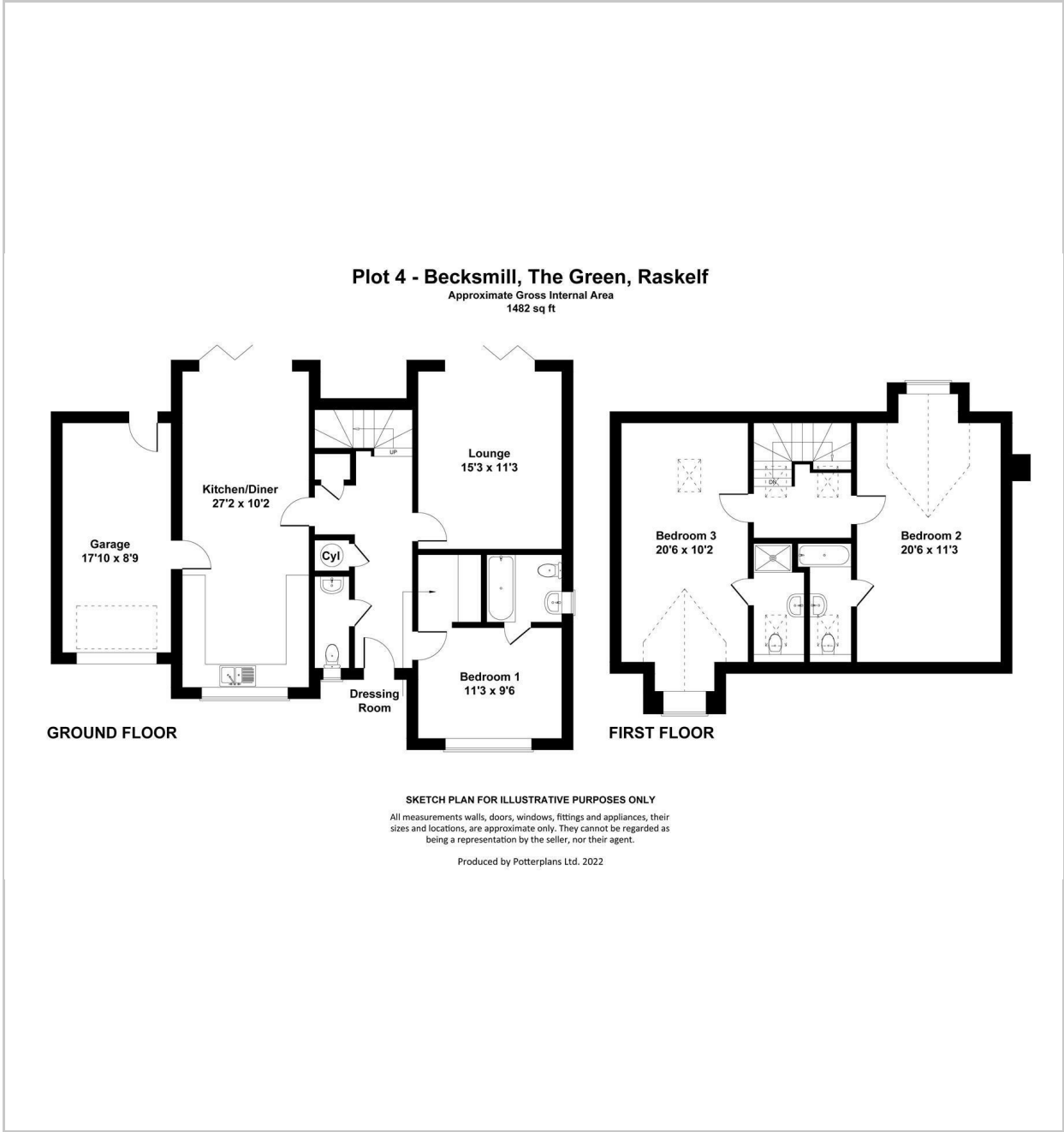
Mains water, electricity and drainage, with Efficient Air Source Heating & underfloor heating to the downstairs.

DIRECTIONS - From Easingwold, proceed along Long Street and turn left at the mini roundabout onto Raskelf Road. On entering the village, turn left onto The Green, whereupon Becksmill is positioned on the right-hand side, identified by the Churchills of Easingwold 'For Sale' board.

AGENTS NOTE - The photos taken are of Plot 5 next door which is now built, the layout and room sizes are similar. Outside the rear garden photo is that of Plot 4 whilst the front will look similar to Plot 4 the only main it will have a slate roof and not pantiles like the photo.

VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.