



## The Green, Raskelf Guide Price £585,000

An impressive 4 bedroom home built in 2019 by the highly regarded local developer Northmead Homes. Located in a small village just outside Easingwold and within a 20 minute drive north of York the property features 2 formal reception rooms and a stunning 28'1" (8.56m) long dining kitchen and living area.

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## Inside

A reception hall with cloakroom/wc and understairs storage leads off into a 16'10" (5.13m) long sitting room, formal dining room/snug and stunning 28'1" (8.56m) long dining kitchen and living area that features a central island with dining bar, generous storage, integrated appliances and bi-folding doors off the living area complemented by a useful utility room leading off.



The first floor landing leads off into a generous 16'0" (4.88m) long principal bedroom with en-suite shower room, 3 further double bedrooms and a stylish bathroom with a shower over the bath.

Other internal features of note include the residue of a 10 year structural warranty, central heating by way of an air source heat pump, double glazing, oak interior doors throughout, drop down ladder off the landing allowing access up into partially boarded loft storage space.

## Outside

A generous gravel driveway provides ample parking and access down the side of the property to a detached larger than average garage (18'6" x 13'0") with remote control door and both light and power connected.



The delightful south facing rear garden provides a lawn and features a paved seating area, well stocked flower and shrub bed borders and a pathway leading to a timber built garden store and an additional gravelled area for storage.

## Services

We have been advised by the vendor that all mains services are connected to the property with the exception of gas.

## Energy Efficiency

This property's current energy rating is B (87) and has the potential to be improved to an EPC of A (95).

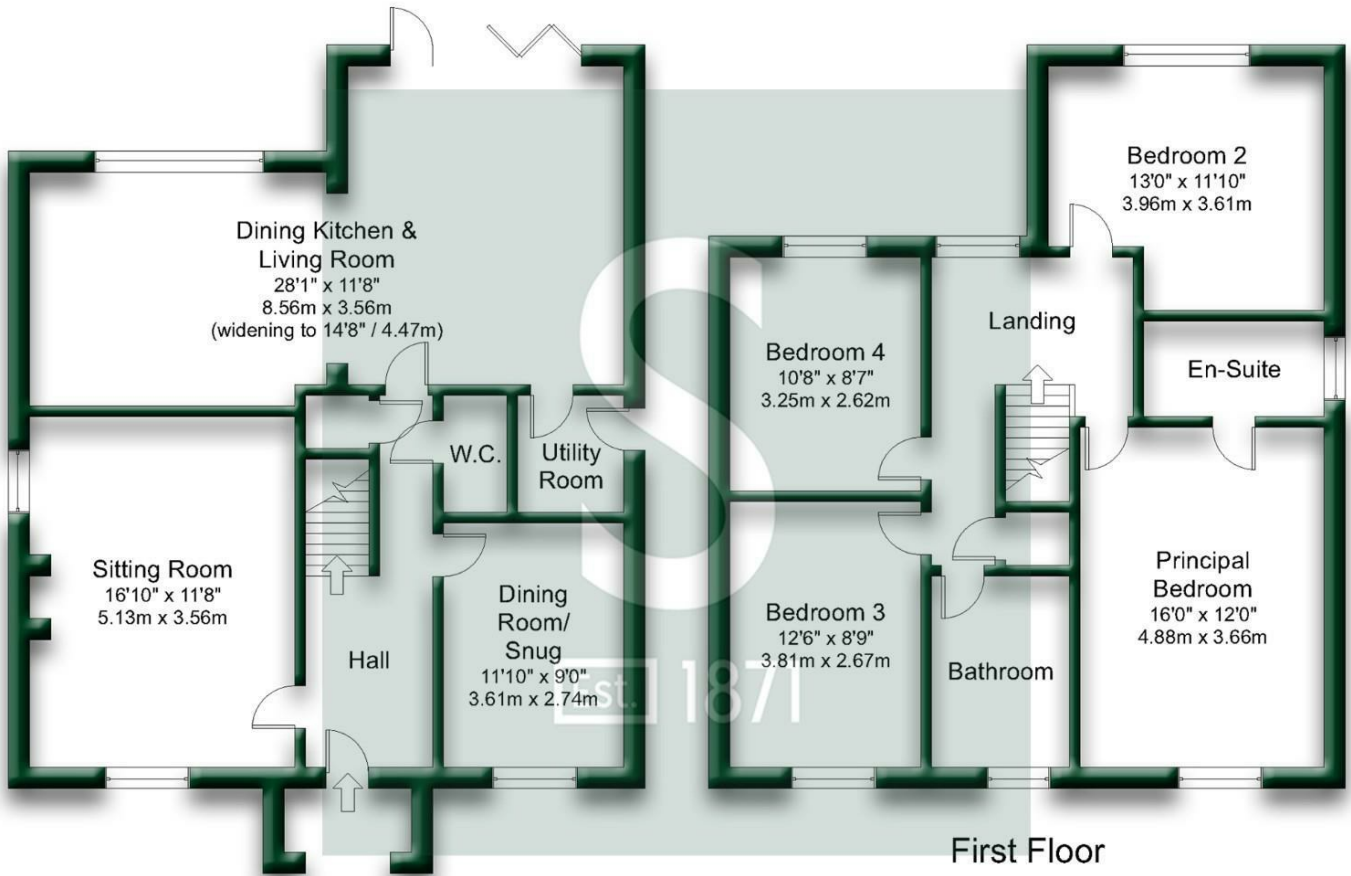
## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO61 3LD.

## Tenure

We have been informed by the vendor that the property is freehold.

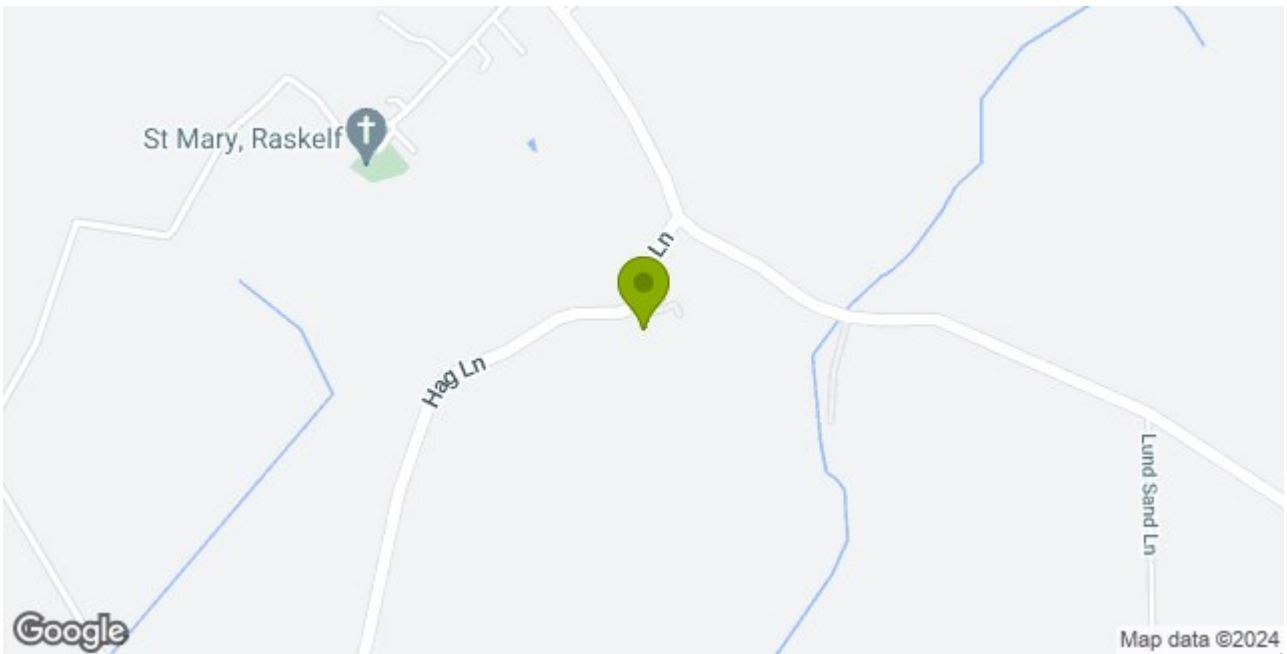




Ground Floor

First Floor

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