

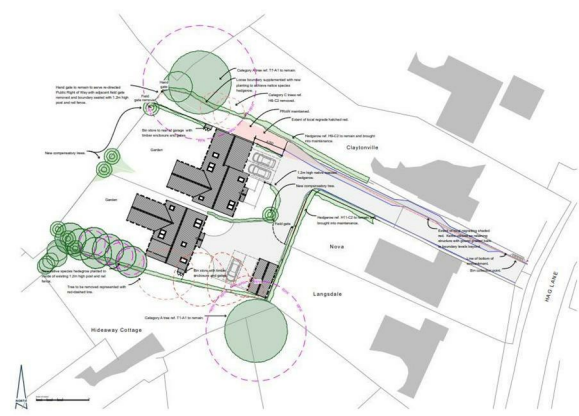


The Green, Raskelf, York Guide Price £725,000

A choice of 2 stunning brand new 4 bedroom detached homes with glorious views to the rear, discretely positioned within a pretty village on the outskirts of Easingwold, around 9 miles south of Thirsk and 13 miles north of York. Both properties will feature a "wow factor" dining kitchen and living room, home offices and the option of having a ground floor en-suite guest bedroom.

*** ESTIMATED TO BE COMPLETED BY SEP/OCT 2024 ***

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](https://www.stephensons1871.com).



Plot 1

A reception hall leads off into a snug/home office and a magnificent open plan dining kitchen and living room with 2 sets of bi-folding doors out into the rear garden. Buyers currently having a choice of kitchens and the option to upgrade against the developer's allocated allowance.

The ground floor also features a utility room plus the 4th bedroom with an option for an en-suite facility by way of a "Jack & Jill" door off the ground floor shower room/wc.

The first floor landing leads off into a principal bedroom with en-suite shower room and Juliet balcony with paddock views, 1 further en-suite double bedroom with Juliet balcony and paddock views, the 3rd double bedroom and a bathroom with buyers currently having a choice of bath/shower rooms and the option to upgrade against the developer's allocated allowance.

Externally this particular plot comes with an attached tandem length garage.



Plot 2

A reception hall leads off into a snug/home office and a magnificent open plan dining kitchen and living room with bi-folding doors out into the rear garden. Buyers currently having a choice of kitchens and the option to upgrade against the developer's allocated allowance.

The ground floor also features a utility room with access into the attached garage plus the 4th bedroom with an option for an en-suite facility by way of a "Jack & Jill" door off the ground floor shower room/wc.

The first floor offers a spacious landing/lounge area, a principal bedroom with en-suite shower room and Juliet balcony with paddock views, 2 further bedrooms and a bathroom with buyers currently having a choice of bath/shower rooms and the option to upgrade against the developer's allocated allowance.

Externally this plot comes with a gated driveway and a detached garage.



Kitchens & Bathrooms - Schedule of Allowances

For a limited period of time only, the developer is offering a buyer the opportunity to have a choice of kitchens, bathrooms and en-suites along with an option to upgrade your choices against an agreed schedule of allowances. Further details are available upon request.

Specification Overview

Both properties will feature double glazing and an air source heating system providing underfloor heating on the ground floor and radiators on the first floor.

Buyers will also have the optional upgrade of a wood burning stove plus the option to upgrade further with the installation of solar panels with battery storage to supplement energy bills.

Services

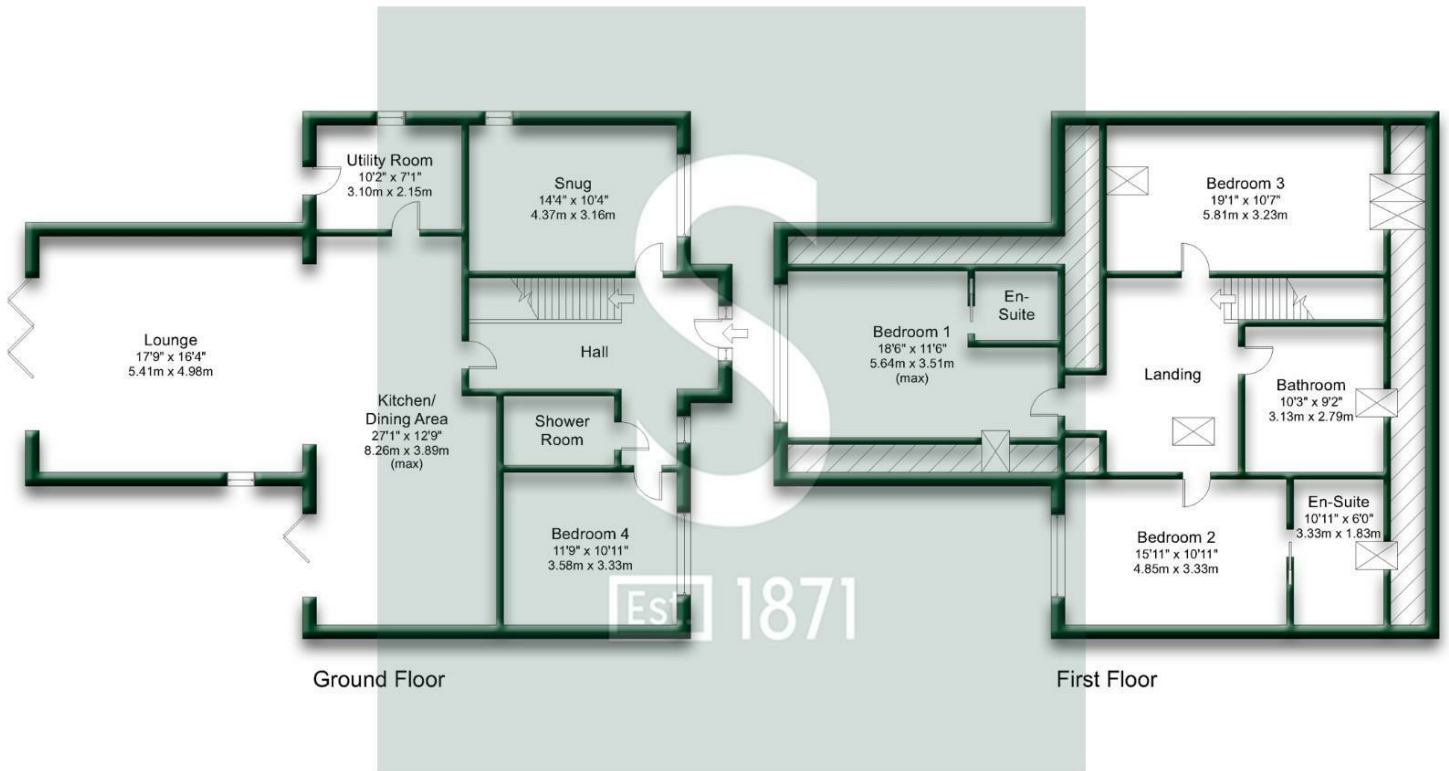
We have been advised by the developer that all main services will be connected to the property with the exception of mains gas.

Council Tax & Postcode

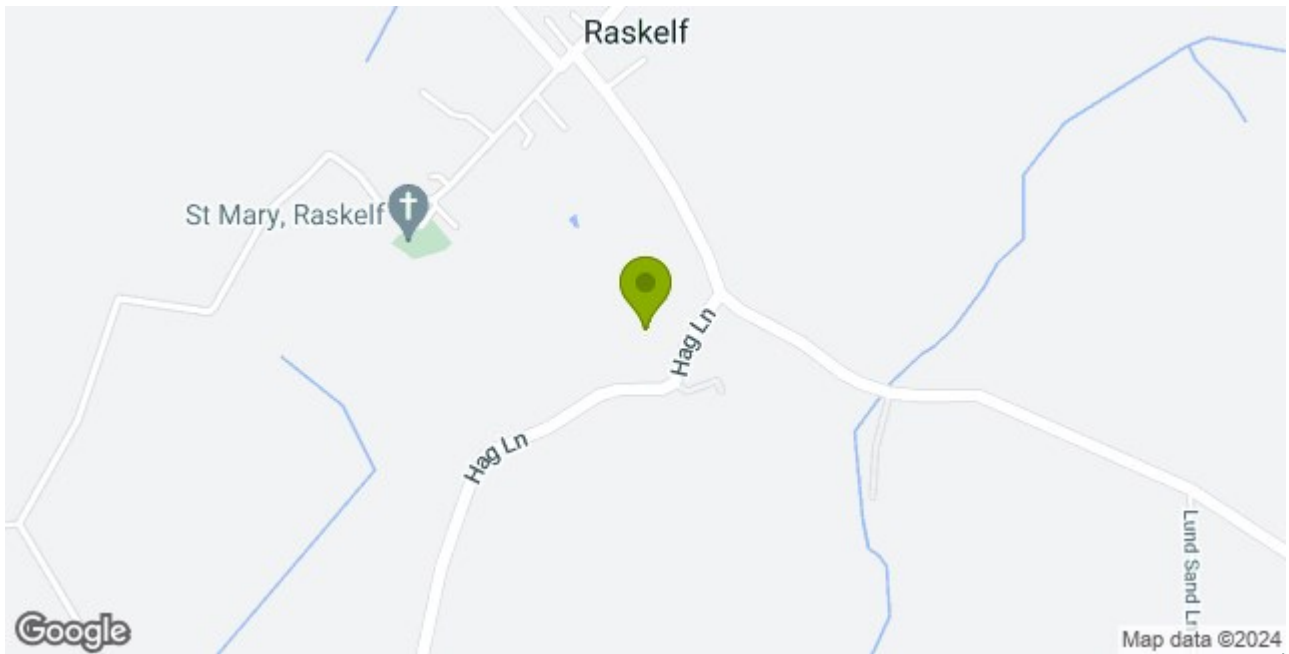
This property sits within North Yorkshire Council. The postcode for the property is YO61 3LD.

Tenure

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



For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

- N Lawrence

