



## Raskelf, York

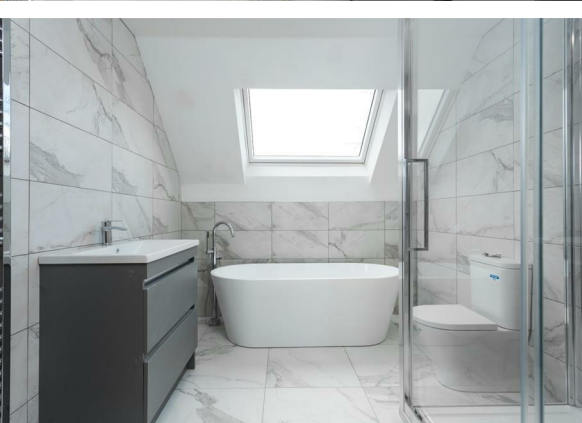
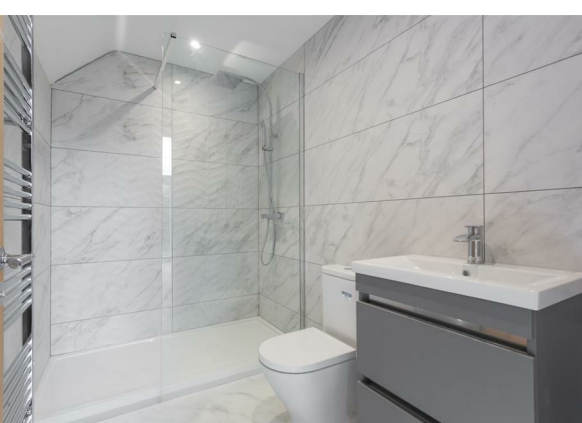
### Guide Price £725,000

A simply stunning new home discretely positioned within a pretty village on the outskirts of Easingwold, around 9 miles south of Thirsk and 13 miles north of York. The high specification interior features a "wow factor" dining kitchen and living area, snug and home office/4th bedroom plus 3 first floor double bedrooms, 4 bathrooms and fantastic views from the principal bedroom.

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## Plot 2

A reception hall leads off into a snug 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 a home office and 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.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

New Build - Speeds not available yet

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

New Build - Not available yet

## Council Tax

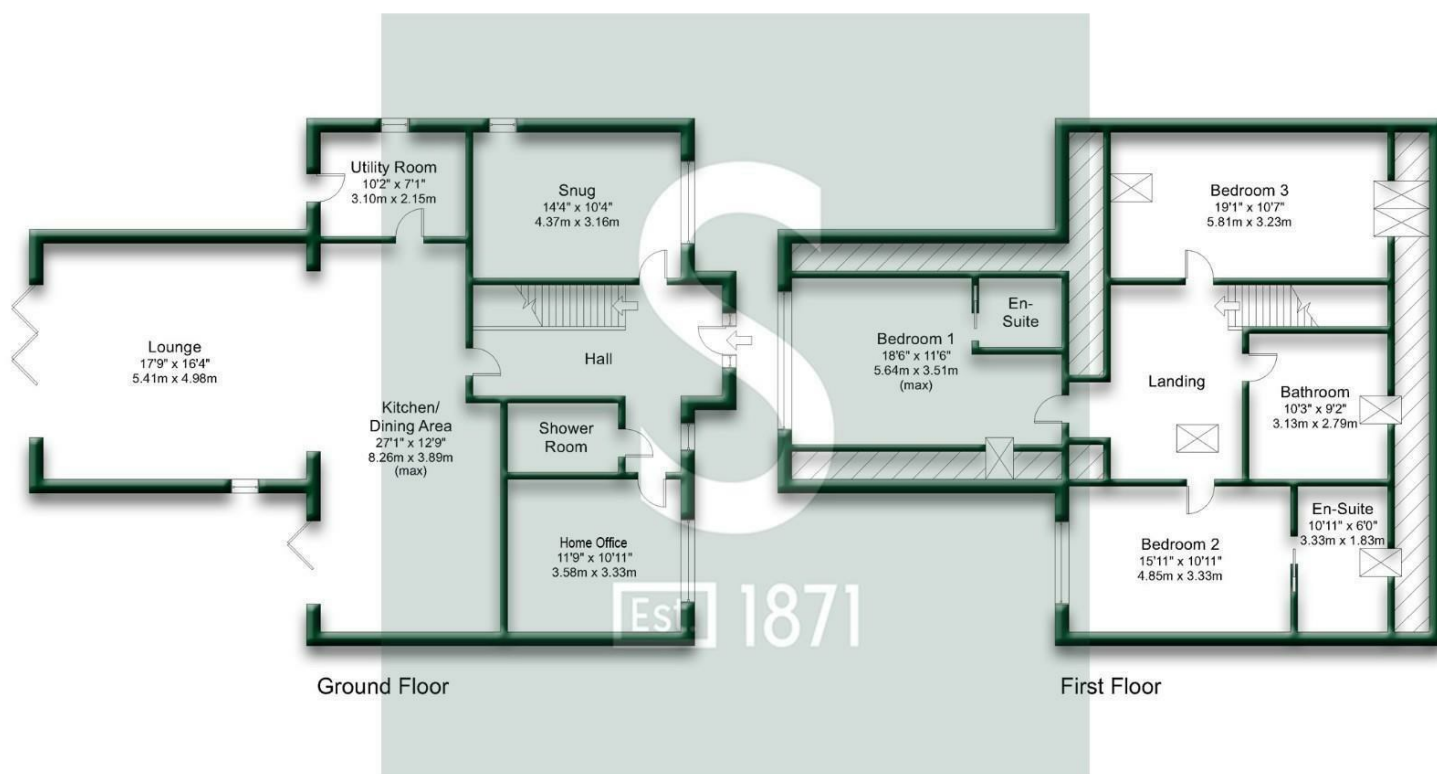
New Build - Rate not available yet - North Yorkshire Council

## Current Planning Permissions

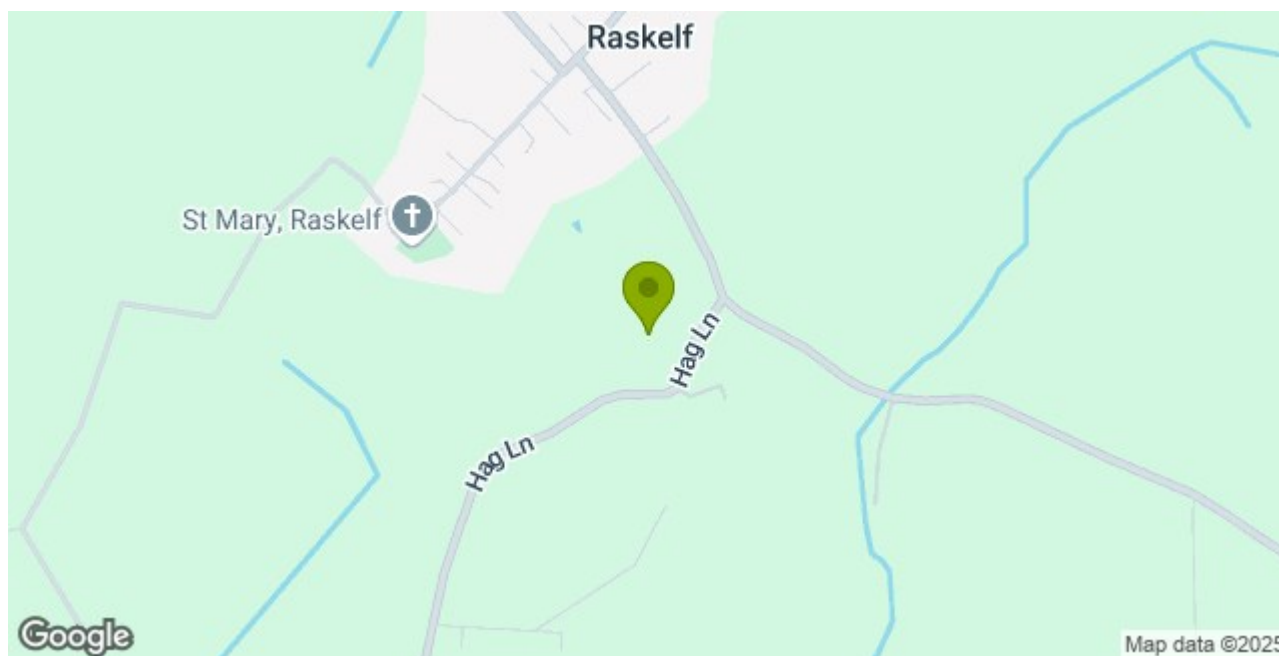
No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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## Associates

N Lawrence

