



## The Oak, Plot 2, Maple Court, Meadow Lane, Tholthorpe, York YO61 1SY Guide Price £689,950

A stunning new village development of just 3 luxuriously appointed 2 and 3 bedroom detached bungalows and a 4 bedroom detached contemporary barn style family home built by the award-winning Yorkshire based developer, Mulgrave Properties.

Plots 2 and 3 are superb 3 bedroom detached bungalows featuring a generous living room, an outstanding 28'3" (8.60m) long dining kitchen and a principal bedroom with en-suite shower room, complemented by a double garage and turfed gardens.

\*\*\* AVAILABLE TO MOVE INTO TODAY WITH THE £24,997 STAMP DUTY PAID \*\*\*

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## Plots 2 & 3 - The Oak

A reception hall with built-in cloaks cupboard leads off into a generous living room with rear garden views and a stunning 28'3" (8.60m) long dining kitchen with an 11'3" (3.43m) high vaulted ceiling featuring a central island, integrated AEG appliances, rain sensor skylights and 8'0" (2.44m) wide bi-folding doors off the dining area opening out to the rear garden. The principal bedroom features a luxurious en-suite shower room and bedrooms 2 and 3 are served by a stylish bathroom. Other internal features of note include a high performance air source heating system, double glazing and neutral decoration throughout.

Externally, a double width driveway with EV charging point provides parking for 2 cars and access into a detached double garage with both the front and rear gardens already turfed.

PLEASE NOTE - Mulgrave Properties are offering buyers a full package of extras when purchasing this particular property which include covering the cost of your Stamp Duty, legal fees, wool carpets plus a packing and removal service

### Reception Hall

#### Sitting Room

15'1" x 12'10" (4.60m x 3.91m)

#### Dining Kitchen & Living Area

28'3" x 16'1" (8.61m x 4.90m)

#### Principal Bedroom

17'9" x 11'6" (5.41m x 3.51m)

#### En Suite Shower Room

#### Bedroom 2

11'10" x 9'2" (3.61m x 2.79m)

#### Bedroom 3

12'10" x 9'2" (3.91m x 2.79m)

#### Bathroom

### About Mulgrave Properties

We are an independent and award-winning Yorkshire-based developer with a small but steadfast team who truly care about making your real estate journey as seamless as possible - supporting you every step of the way and always on-hand to answer any questions you may have. Our aim is to build developments that have been designed with the utmost attention to detail front of mind (both externally and internally), incorporating features that not only enhance the functionality of each property, but give our homes an entirely unique character of their own. We strive to offer exceptional customer service throughout the entire property procurement process, priding ourselves on always going that extra mile and are proud to subscribe to the New Homes Quality Code.

We build new homes without compromise; designed to combine forward-thinking construction with a nod to the local landscape and unwavering attention to detail. Blending outstanding craftsmanship with contemporary touches. All of our homes are completed to the highest standard, featuring top quality fixtures and fittings throughout and you can rest assured the finish of your property will be second-to-none

### Quality Over Quantity

Volume is not for everyone. So instead, our smaller-scale communities showcase only a handful of exclusive, energy-efficient homes. Blending contemporary construction methods with deluxe finishing touches and money saving features including high-performance heating systems as well as a 10 year NHBC warranty.

Each new home is forward-thinking in its construction, blending country-inspired architecture and locally driven workmanship across a limited collection of detached properties, complete with ample outdoor space to soak up the surrounding scenery.

Mulgrave homes are built to meet a minimum EPC rating of band B, which can not only reduce gas guzzling utility bills, but unlocks unique lending opportunities with lower rate green mortgages. Our homes also feature low-carbon air source heat pumps, which can cut back your energy consumption and come in handy all year-round, warming during colder months and cooling through summer.

### Service Charge

Please note that each of the 4 properties will contribute approximately £912.00 per annum for the maintenance and upkeep of the road and landscaped areas within Maple Court.

### Tenure

Freehold

### Services/Utilities

Electricity, water and sewerage are understood to be connected.

### Broadband Coverage

To be confirmed

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

### EPC Rating

B

### Council Tax

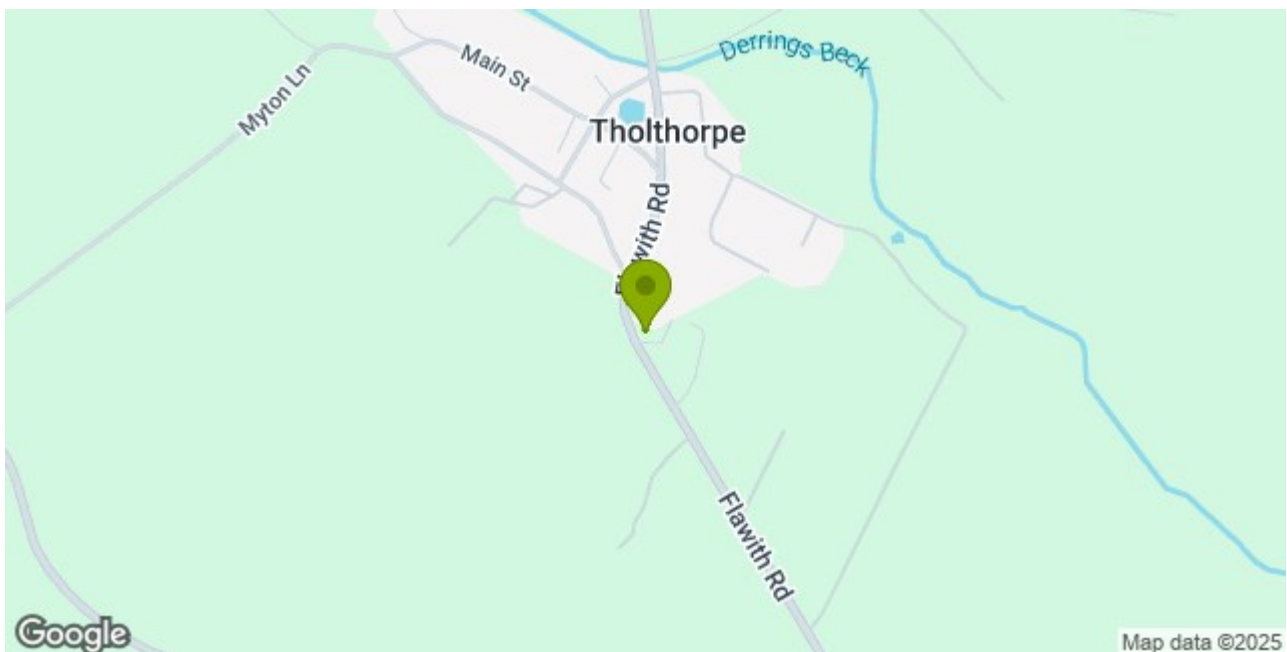
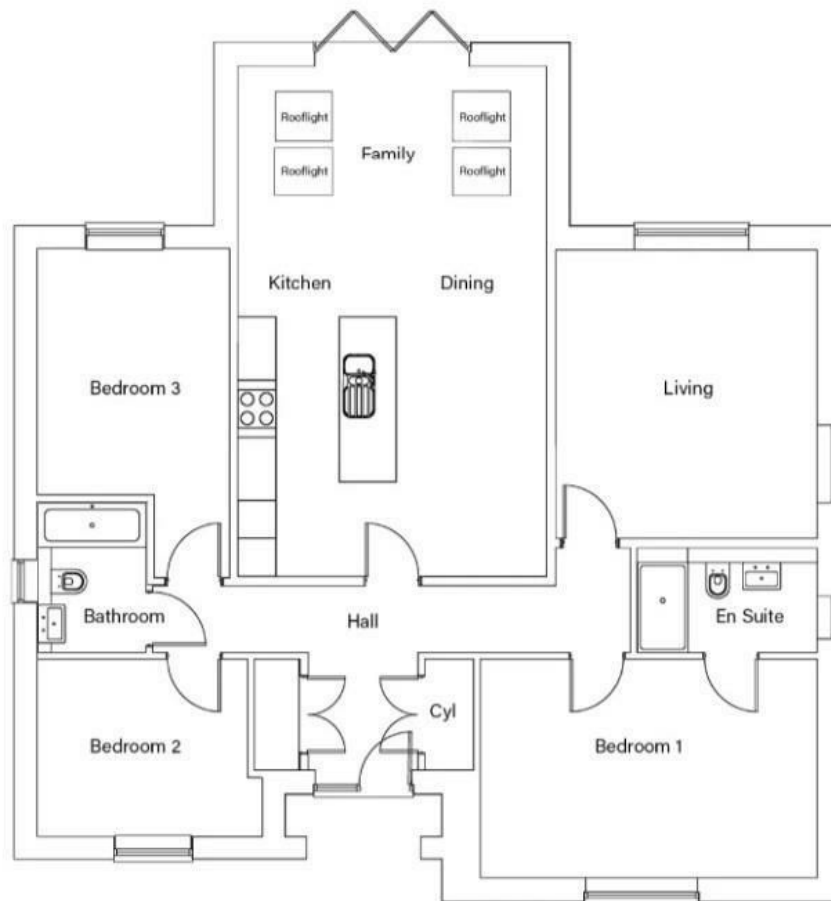
New Build - To be confirmed - North Yorkshire Council

### Current Planning Permissions

No current valid planning permissions

### Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



## Stephensons

York	01904 625533
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Selby	01757 706707
Boroughbridge	01423 324324
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## Partners

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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

