



Plot 4 Oakwood Barns, Healaugh, York Asking Price £450,000

**** PHASE 1 SITE LAUNCH - LUXURY 3 BEDROOM BARN - AVAILABLE TO VIEW ****

A first opportunity to view and reserve one of 7 luxury barn conversions set on the exclusive Oakwood Barns Development, positioned just outside the village of Healaugh, ideal for York, Wetherby & Tadcaster.



Accommodation

An ideal opportunity for young and mature families and retirees to acquire this contemporary barn conversion offering spacious three bedroom living accommodation with a finish to the highest specification.

The property is one of seven brand new units designed and built by renowned local developer JAGA Properties Ltd.

The property enjoys underfloor heating and Oak flooring throughout the ground floor with carpets to be included. Fully wired for a multi-media system in every room, and has the benefit of a ten year new home warranty.

The property is entered from the front into a spacious reception hall with oak flooring, recessed ceiling downlighters and built in understairs cupboard housing the pressurised hot water cylinder.

There is a living room located at the front of the house with floor to ceiling window and television aerial point.

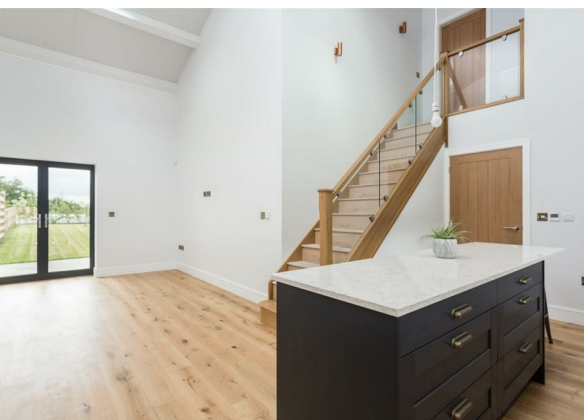
The property enjoys two downstairs double bedrooms in addition to the house bathroom which has a contemporary three-piece white suite comprising a low flush w/c, wash hand basin set in a vanity surround and inset panelled bath. There is an over bath shower with hand held and Waterfall shower attachment in addition to fully tiled surround and Karndean flooring.



Without doubt the feature room of the property is the open plan living kitchen having a range of built in base units to two sides with Caesarstone worktops and inset stainless steel sink unit. There is an additional central serving island with breakfast bar, and included within the kitchen is a built in Neff electric oven and grill with separate 5-point Neff induction hob unit with brushed stainless steel extractor canopy. The kitchen provides a Quooker tap for instant boiling water, plumbing and a purpose made cupboard for an integral washer and dryer, and has a built in Neff automatic dishwasher.



The French doors lead out onto the front patio beyond and there is ample space for a freestanding dining table and sofa and benefits further from twin double glazed Velux roof lights. A staircase with glass balustrade and oak handrail leads to the first-floor accommodation. The master bedroom is located on the first floor enjoying a vaulted ceiling with twin double radiators and built in eaves storage accommodation. The bedroom enjoys a stunning open side aspect and benefits further from a television aerial point.



Finally there is an en-suite shower room which includes a low flush w/c, wash hand basin set in a vanity surround and double fronted shower cubicle with hand held and Waterfall shower attachments. The en-suite includes a heated towel rail, recessed ceiling downlighters and extractor fan.

To The Outside

The property is located centrally within this exclusive development being accessed off a private drive onto a block paved hardstanding which provides off street parking for up to two motor vehicles.

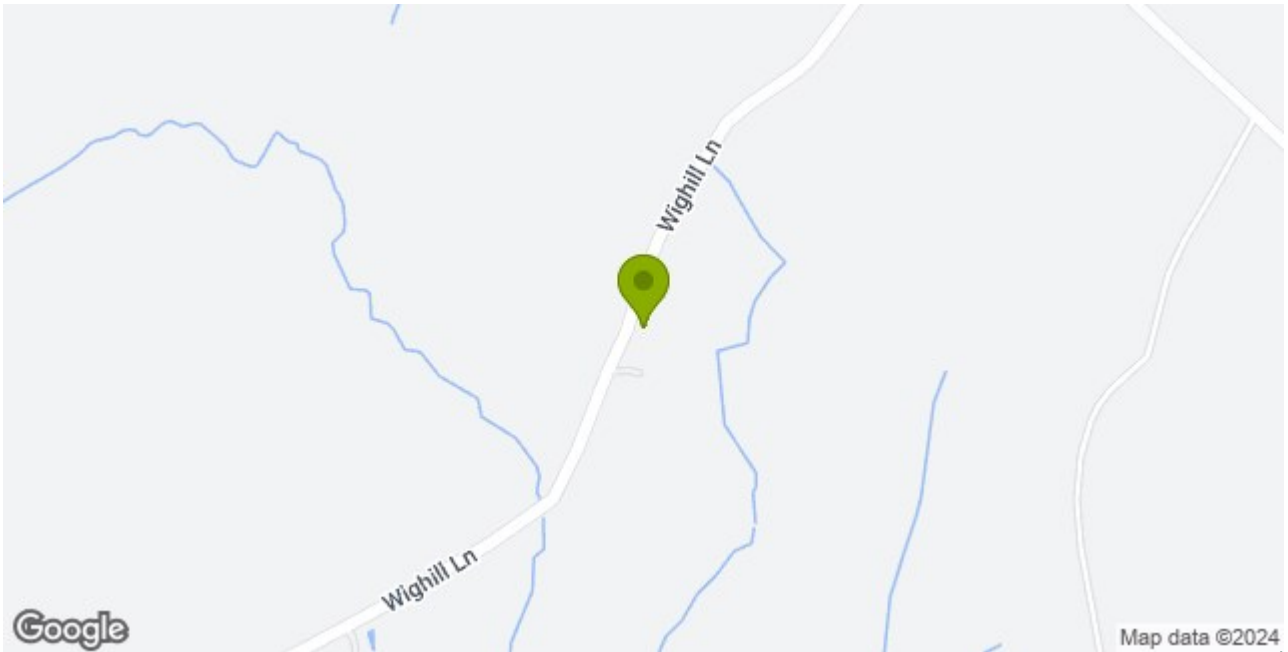
The property is allocated a lawned front garden with a flagged pathway and patio adjoining the front and side elevations. An area of "paddock" adjoining the side elevation is included within the sale and additional land on the site is available by separate negotiation.

The site has full Fibre optic broadband installed and available for each of the 7 properties with heating and hot water through an air source heat pump. The Doors and windows are all aluminium double glazed casements.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1367 SQ FT / 126.98 SQ M - (Excluding Void & Eaves Storage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

N Lawrence

