



The Green, Raskelf

£675,000

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The Green,
York YO61 3SJ

Est. 1871

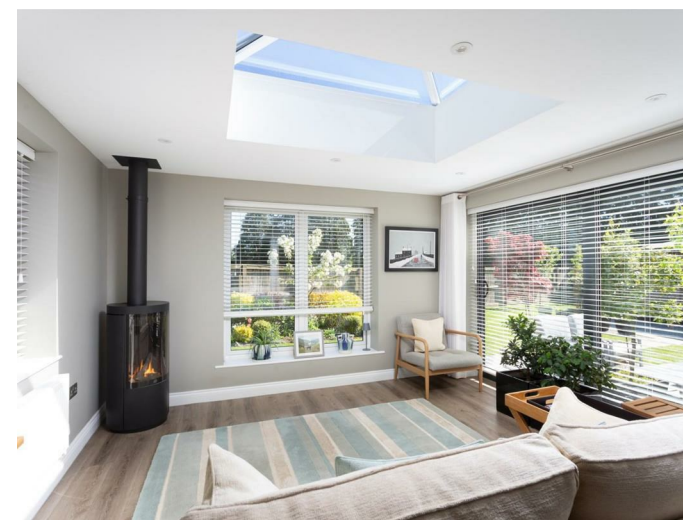
£675,000

A beautifully presented and exceptionally spacious 2 bedroom detached bungalow, built in 2023 and enjoying an enviable cul-de-sac location within a pretty village just 2.5 miles from Easingwold and 14 miles from York. This luxuriously appointed home features 2 elegant reception rooms, a stunning contemporary dining kitchen, 2 stylish shower rooms and an idyllic rear garden.

Constructed by the award-winning local developer Northmead Homes, and forming part of an exclusive development of just 4 contemporary residences on the rural fringes of Raskelf, this exceptional village home offers beautifully designed single-level living accommodation combined with an outstanding level of luxury.

Having been significantly upgraded, enhanced and extended beyond the original build specification, the property welcomes you via a generous reception hall, complete with a practical coat and shoe cupboard, cloakroom/WC, and elegant oak doors leading into the principal living spaces.

The spacious sitting room is a superb focal point of the home, featuring a striking three-sided log-effect gas fire, controllable via the innovative DRU Eco Wave app from a smartphone or tablet. At the heart of the property lies the stunning 21'5" (6.53m) dining kitchen, expertly appointed with an extensive range of base and wall cabinetry, quartz worktops and a substantial central island with matching quartz surface. A comprehensive suite of integrated appliances includes a touch-control induction hob with downdraft extractor, fridge, freezer, dishwasher and eye-level oven, grill and separate microwave. Bi-folding doors from the dining area open into an impressive orangery, enjoying views and direct access to the rear garden, and enhanced by a second contemporary gas fire, operated via remote control or the DRU Fire app.



Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: B - 84
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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



A well-equipped utility room provides additional storage and offers direct access to both the rear garden and the attached single garage.

An inner hallway leads to an outstanding 23'0" (7.01m) principal bedroom suite, thoughtfully created by combining two former bedrooms to provide a spacious and tranquil retreat with views over the rear garden. This suite is complemented by an extensive en-suite dressing room, fitted with a wide range of wardrobes. The guest bedroom also benefits from fitted wardrobes and a stylish en-suite shower room, while the principal bedroom is served by a separate, luxuriously appointed shower room featuring a larger-than-average walk-in shower.

Further internal features include an energy-efficient air source heat pump, double glazing, a security alarm system, and recessed low-voltage lighting throughout. The property also benefits from the remainder of a 10-year structural warranty, offering additional peace of mind.

Externally, the front garden is predominantly laid to lawn, with a driveway and turning bay providing ample parking and access to an attached 18'10" (5.74m) single garage, complete with a remote-controlled roller door.

The idyllic rear garden has been thoughtfully landscaped to create a peaceful and attractive outdoor space, featuring paved pathways and seating areas, a lawn with a central flower bed, greenhouse, and a timber-built storage shed. The garden is further enhanced by a variety of dwarf rootstock fruit trees, including apple, pear, cherry, and plum, alongside three crab apple trees, lilac, golden birch, and an Indian bean tree. A side garden area and a warm water external tap complete this impressive outdoor offering.

AGENTS NOTE

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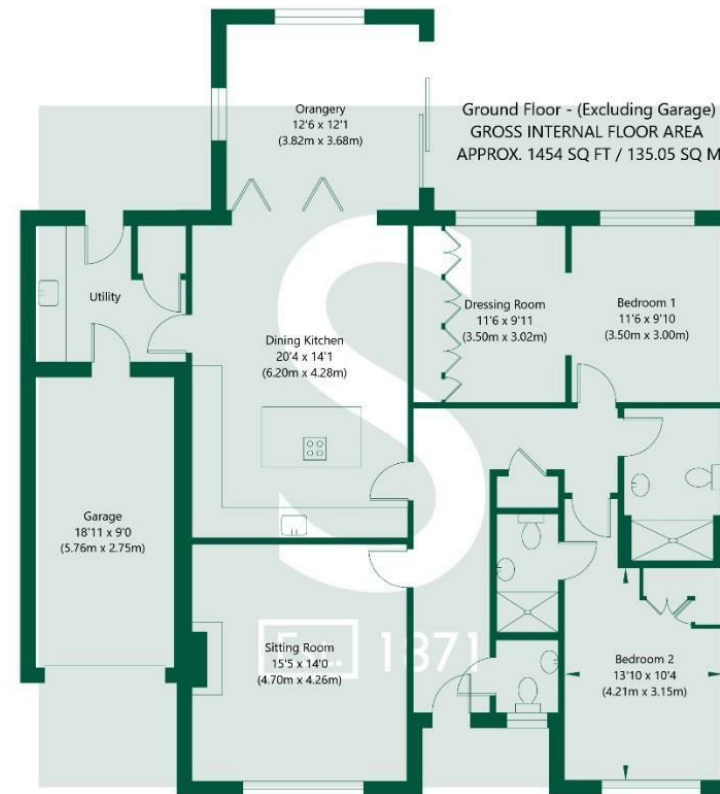
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1454 SQ FT / 135.05 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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