



THE GREEN

RASKELF 1 YORK 1 YO61 3LD

Easingwold 4 miles, York 12 miles, Thirsk 8 miles (all distances are approximate)

An exceptional development of three and four bedroom houses in Raskelf.

CROFT

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RAWSON DEVELOPMENT

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PLOT ONE - THE LODGE

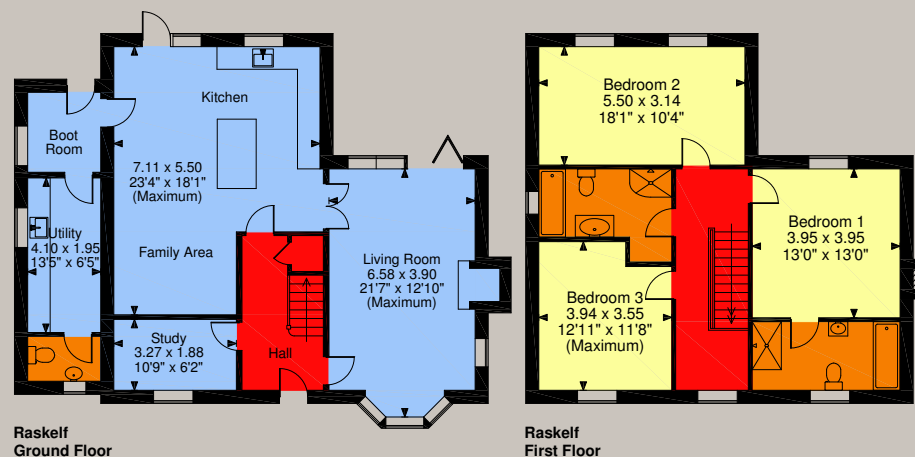
Located at the entrance to the development, The Lodge is a three bedroom detached house with large open plan kitchen/dining area, separate spacious living room with bi fold doors leading to the rear patio, and a study. The utility, Boot room and WC make up the remainder of the ground floor so there is plenty of space to be enjoyed by families. Upstairs the three bedrooms are all doubles with the main bedroom incorporating a large en suite featuring a walk-in shower and separate free-standing bath. The house bathroom services the second and third bedrooms. There is also a staircase to the attic space leaving potential for easy development of further bedrooms/living space on the second floor.

To the exterior of the house there is a double garage and a well sized rear garden with a boundary fence.



THE LODGE, THE GREEN, RASKELF, YORK, YO61 3LD

Main House = 1804 Sq Ft/168 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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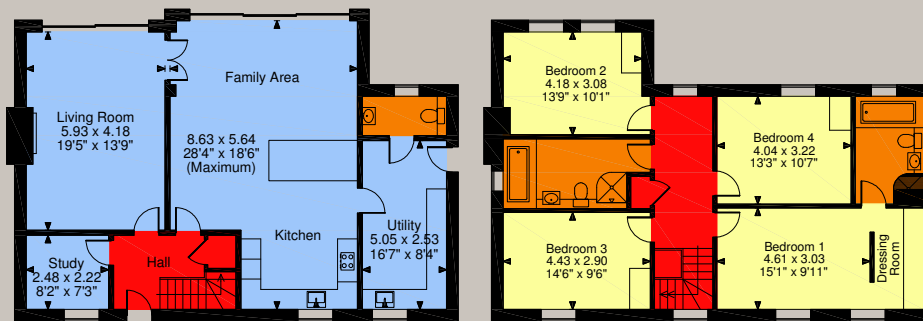


PLOT TWO - THE Paddock

Occupying one of the rear corner plots, the Paddock is the largest of the houses and has an unobstructed south facing rear aspect. The ground floor has a fantastic open plan living kitchen that leads to the back garden. There is also a separate utility, study, WC and generously proportioned living room. The first floor of the house has four large double bedrooms with the master having its own dressing area and en suite. The house bathroom is fully equipped with shower and bath. There is also the potential to have additional accommodation in the loft space, with the staircase to the second floor already being in place. Externally the property offers a good size rear garden and a double garage.

THE Paddock, THE GREEN, RASKELF, YORK, YO61 3LD

Main House = 2021 Sq Ft/188 Sq M



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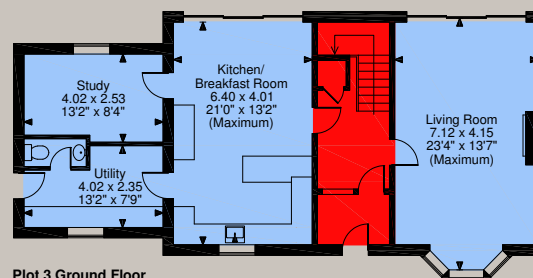
PLOT THREE – SYCAMORE HOUSE

Positioned in the other rear corner plot, Sycamore House is a three bedroomed house with the potential to be easily made into a four bedroom house. Much like the other properties, the house has open plan living kitchen and separate study as well as living room. Upstairs are the three bedrooms, the master coming with a huge dressing room and en suite. The other two bedrooms are doubles and the house bathroom is of ample size. The rear garden benefits from the angle of the plot and extends to a great sized family space. Again, there is also the potential to easily convert the loft space into further accommodation. To the rear of the property there is a generous sized garden and a double garage to the side.

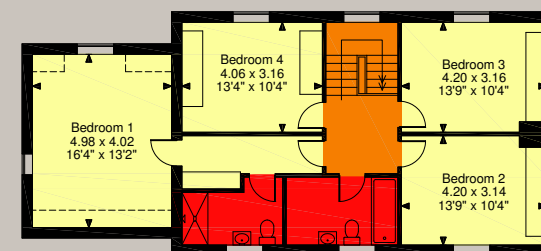


SYCAMORE HOUSE, THE GREEN, RASKELF, YORK, YO61 3LD

Main House = 1857 Sq Ft/172 Sq M



Plot 3 Ground Floor



Plot 3 First Floor

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□ □ □ Denotes restricted head height

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PLOT FOUR - THE LAURELS

The fourth plot and on your left as you enter the site, The Laurels is a large modern dormer bungalow. Another open plan living kitchen opens out onto the back garden and there is a large separate living room. Whilst there is an en suite bedroom on the ground floor, there is potential for this to be used as extra living space downstairs as there are two further double bedrooms and a house bathroom upstairs. The house also has an adjacent double garage and well sized garden protected by existing hedge.

THE LAURELS, THE GREEN, RASKELF, YORK, YO61 3LD

Main House = 1578 Sq Ft/147 Sq M



Plot 4 Ground Floor

Plot 4 First Floor

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GENERAL SPECIFICATION

- Underfloor heating throughout Ground floor
- Radiators to first floor
- Log burning stove in Living Room
- Heating by way of Air Source Heat Pump
- Sliding sash windows
- Oak internal doors
- Aluminium Bi fold doors out from lounge where applicable
- Staircases - painted strings and spindles with Oak newels and handrail
- 100% LED lighting throughout
- All bathroom sanitaryware to be Vitra with Hansgrohe taps and showers
- Carpet to Lounge, study and bedrooms (80/20 Wool twist 50oz with 10mm underlay)
- Porcelain tile to Hall, Kitchen, Utility, WC and bathroom floors and shower walls

KITCHEN

- Shaker style fitted units with built in Oven, Dishwasher and Fridge Freezer.
- Electric ceramic hob and extractor.
- Solid surface worktops with 1 ½ bowl undermount stainless steel sink.

UTILITY ROOM

- Shaker style fitted base units
- Laminate worktop
- Single bowl stainless steel sink.

EXTERNAL

- Detached double garage
- Landscaped garden enclosed behind wood fence
- Flagged rear terrace area



THE DEVELOPMENT

Sitting on the edge of the village as you enter from Easingwold, The Green has four detached houses built to the high specification that Rawson Developments have become well known for. The houses all have good sized gardens and garages as well as spacious internal accommodation. The houses will all be accessed off the central driveway but each one benefits from its own privacy.

ENVIRONS

The village of Raskelf and its nearby neighbour Helperby, between them have a couple of popular pubs and a very good village shop. Easingwold has a vast array of shops and facilities to suit most peoples' day to day needs. The A19 trunk road is 2 miles away making commuting north and south easy as well as national rail connections at York or Thirsk.



ADDITIONAL INFORMATION

Services

We are advised that the property has mains water, electric and drainage. The heating is via an air sourced heat pump.

Local Authority

Hambleton District Council.

Civic Centre, Stone Cross, Northallerton, DL6 2UU

01609 779977

Tenure

We are advised that the properties are freehold and that vacant possession will be granted upon legal completion.

Directions

Travelling on the A19 North passed Easingwold take the left hand turning signed Raskelf. Proceed into the village and at the crossed roads turn left, The Green development is around 200 yards on the junction with Hag Lane, depicted with the sale board.

Viewing

Strictly through the selling agent.

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