



LAWSON HOUSE, RASKELF ROAD
Brafferton near Boroughbridge



LAWSON HOUSE, RASKELF ROAD

Brafferton near Boroughbridge YO61 2PG

A FABULOUS NEWLY BUILT 3 BEDROOM DETACHED HOUSE - Forming part of a bespoke development of only five high specification eco-friendly homes, comprising two spacious 4 bedroom family houses, two stylish 3 bedroom village houses and an individual 2 bedroom bungalow on the edge of a popular village between Boroughbridge and Easingwold.

ACCOMMODATION

READY FOR IMMEDIATE OCCUPATION

Flexible layout with 3 reception rooms

Impressive open plan living space

High eco- friendly specification

3 Double bedrooms, 2 bath/shower rooms

Popular convenient village location

Bespoke development of only 5 homes

Air source heating and Solar panels



GSC GRAYS

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation

The combined villages of Brafferton and Helperby are noted for their individual homes with amenities including two public houses, village hall, two churches, surgery, a butcher shop and public transport all being equi-distant from a wide range of amenities in both Boroughbridge and Easingwold. There is also a variety of private and public schooling options in the area. Whilst offering the best of North Yorkshire village living, the location is increasingly noted for its accessibility with the A1 (M) motorway to the west and A169/A19 to the north and east, providing accessibility to the region's commercial centres, including the likes of York and Harrogate as well as the Teeside and West Yorkshire conurbations. There are connections to the East Coast mainline rail service at Thirsk and York with airport options at Teeside and Leeds/Bradford.





Development

Specialist residential developers Sullivan Homes are again working in conjunction with highly respected local builders, AJ Hawkrige, combining their skills at Rowan Garth to construct a range of exceptional new homes that on the one hand respect the semi-rural setting and on the other exceed the high expectations of modern day living. The result is a development of only five homes, each being of different design whilst complimentary, and situated on a private driveway and overlooking a green that will be jointly owned to enhance the exclusive nature of the Rowan Garth development. There has been close attention to specification throughout the design process plus air source heating and solar roof panels which together with the benefits of traditional cavity wall construction justify a high B rated energy performance prediction.



Specification

As one would expect with a bespoke development of this calibre the specification throughout cannot fail to impress. Traditionally built with external design detailing that is individual to each of the five properties, these superb new homes which face south-east, benefit from air source heating and individual solar panels and high specification double glazing. Kitchens have been designed and supplied by David Charles including Bosch appliances with the sanitary ware equally impressive. The internal attention to detail includes oak handrails and the electrical design reflects the practical uses of the individual rooms with chrome wall switches and sockets internally. Externally, the immediate front gardens are turfed, with rear gardens seeded with appropriate fencing and/or hedging to delineate boundaries. All properties are offered with a 10 year major defect warranty plus manufacturer warranties on fittings where appropriate

Accommodation

Lawson House is an attractive 3 bedroom house detached house arranged to offer flexible living with a strong open plan feel on the ground floor combining the family room, kitchen and dining room into one overall space, plus a sitting room and separate study that could be an occasional additional bedroom. There is also a cloaks/WC and separate utility room. The first floor offers 3 double bedrooms and 2 bath/shower rooms (one en-suite), with the 2 main bedrooms each having a Juliet balcony. There is an attached single garage, additional double parking, an electric vehicle charging point. The garden is predominantly to the rear, with generous paved terracing.

Tenure

Freehold with vacant possession on legal completion.

Services

Mains water, electricity and drainage. Air source heating and solar panels.

Viewings

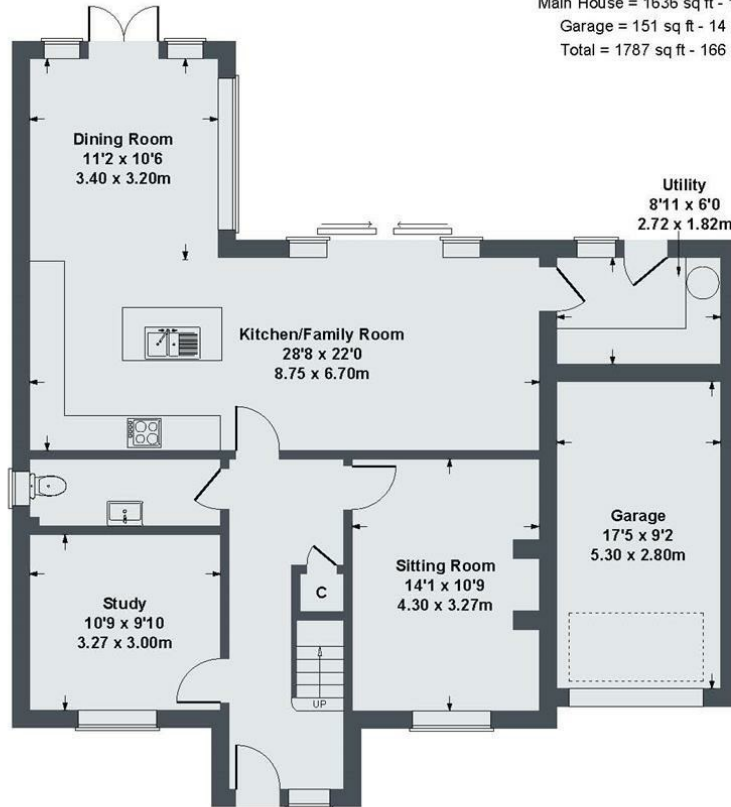
Strictly by appointment through the selling agents GSC Grays 01423 590500
tajw@gscgrays.co.uk

Agents Note

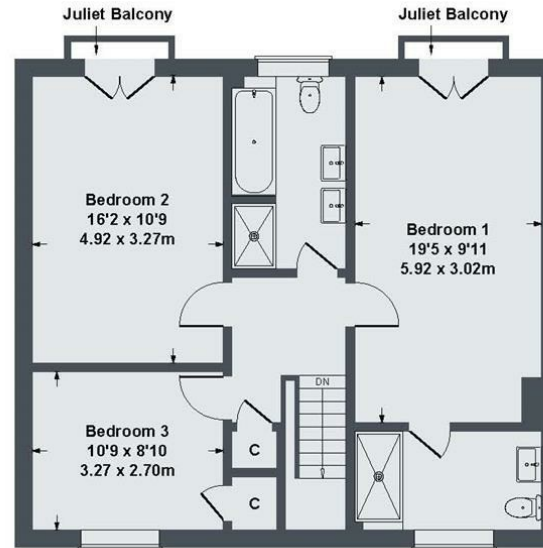
The development has now been officially named as Townend Way, Brafferton, York YO61 2QW. The five respective owners will jointly own, and maintain, the roadway together with the associated pathways, the mature boundary hedge that fronts the highway, as well as the open areas of grass to the front of the development. Particulars written and photographs taken Summer 2024.

Plot 2 Rowan Garth, Brafferton Near Boroughbridge

Approximate Gross Internal Area
 Main House = 1636 sq ft - 152 sq m
 Garage = 151 sq ft - 14 sq m
 Total = 1787 sq ft - 166 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	88	88
	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.