

Flawith, Easingwold, York

£385,000

Stephensons
land & new homes

Flawith, York YO61 1SF

Est. 1871

£385,000

A choice of 2 high specification 3 bedroom semi-detached new homes in a charming rural hamlet only 10 miles north of York. Combining contemporary design with modern comfort, these energy efficient homes feature underfloor heating, sleek dining kitchens, stylish bathrooms and en-suite shower rooms plus single garages with remote control roller doors for secure parking.

Built by a highly regarded local developer, this exclusive development comprises just 6 contemporary new homes, set amidst beautiful rolling countryside. Ideally positioned for commuters, the development is within 3.5 miles of the A19 and just 10 miles from the A1(M), providing excellent connectivity to York, Thirsk and the wider region.

The vibrant Georgian market town of Easingwold is only 5 miles away, offering an excellent range of amenities, independent shops, cafés, restaurants and schooling, making this an attractive location for both families and professionals alike.

A welcoming entrance hall immediately sets the tone, with a staircase rising to the first floor and an oak door leading off to the principal living accommodation. The elegant sitting room is centred around a feature fireplace with slate hearth and provision for a wood burning stove, while the heart of this fabulous home is a luxuriously appointed dining kitchen, combining refined finishes with exceptional practicality.

Quartz worktops sit alongside a stylish range of contemporary cabinetry, complemented by an inset stainless steel one and a quarter bowl sink and drainer and a comprehensive suite of integrated appliances that includes a touch control induction hob, eye-level fan assisted oven and grill, fridge, freezer and dishwasher with additional provision for a freestanding washing machine. Double doors off the dining area provide direct access out into the rear garden and a generous walk-in storage cupboard and a contemporary cloakroom/WC complete the ground floor.

The first floor landing benefits from a useful storage cupboard and a highly effective sun tunnel, bringing an abundance of natural daylight into the space. The principal bedroom features a stylish en-suite shower room with a generous walk-in shower, heated towel rail and contemporary vanity unit incorporating a wash basin and







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

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











useful storage while 2 further bedrooms are served by a superbly appointed family bathroom with a shower over the bath, heated towel rail and contemporary vanity unit with wash basin and integrated storage.

Behind the stylish interiors, the homes have been thoughtfully designed to provide exceptional comfort and modern energy efficiency. Features include an air source heat pump, underfloor heating on the ground floor, traditional radiator heating to the first floor and double glazing throughout.
Adding to the carefully considered specification, Plot 2 (Hawthorn House) is presented ready carpeted throughout, allowing the purchaser to move in and enjoy their new home from day one.

For those seeking a more personalised finish, Plot 1 (Alder House) offers the purchaser the opportunity to select their own floor coverings. The developer will provide an allowance towards the cost, enabling the purchaser to choose from a selection of flooring options through the developer's nominated suppliers and create a finish that reflects their individual style and taste.

Externally, both properties benefit from "cottage style" front gardens, while the enclosed rear gardens provide a private outdoor space ready to be landscaped and personalised to individual tastes.

Timber pedestrian gates provide convenient direct access from the rear gardens onto the driveways with each property benefiting from a brick-built single garage.

Combining contemporary designs with sophisticated finishes, energy-efficient technology and an idyllic countryside setting, this exclusive development offers a distinctive opportunity to enjoy modern country living without compromising on connectivity.

All 6 new homes will come with a 6 year Professional Consultant's Certificate (PCC) for added "peace of mind" and they are currently scheduled for completion and ready for occupation during the first quarter of 2027.

Please note that the CGI images are intended to provide an indication of how the completed properties may look and are for illustrative purposes only. The floor plans, including individual room dimensions, have been prepared using the developer's original working drawings and are provided as a guide to the anticipated layout and proportions. While every effort has been made to ensure their accuracy, both the images and floor plans are indicative only and may be subject to change as the development progresses.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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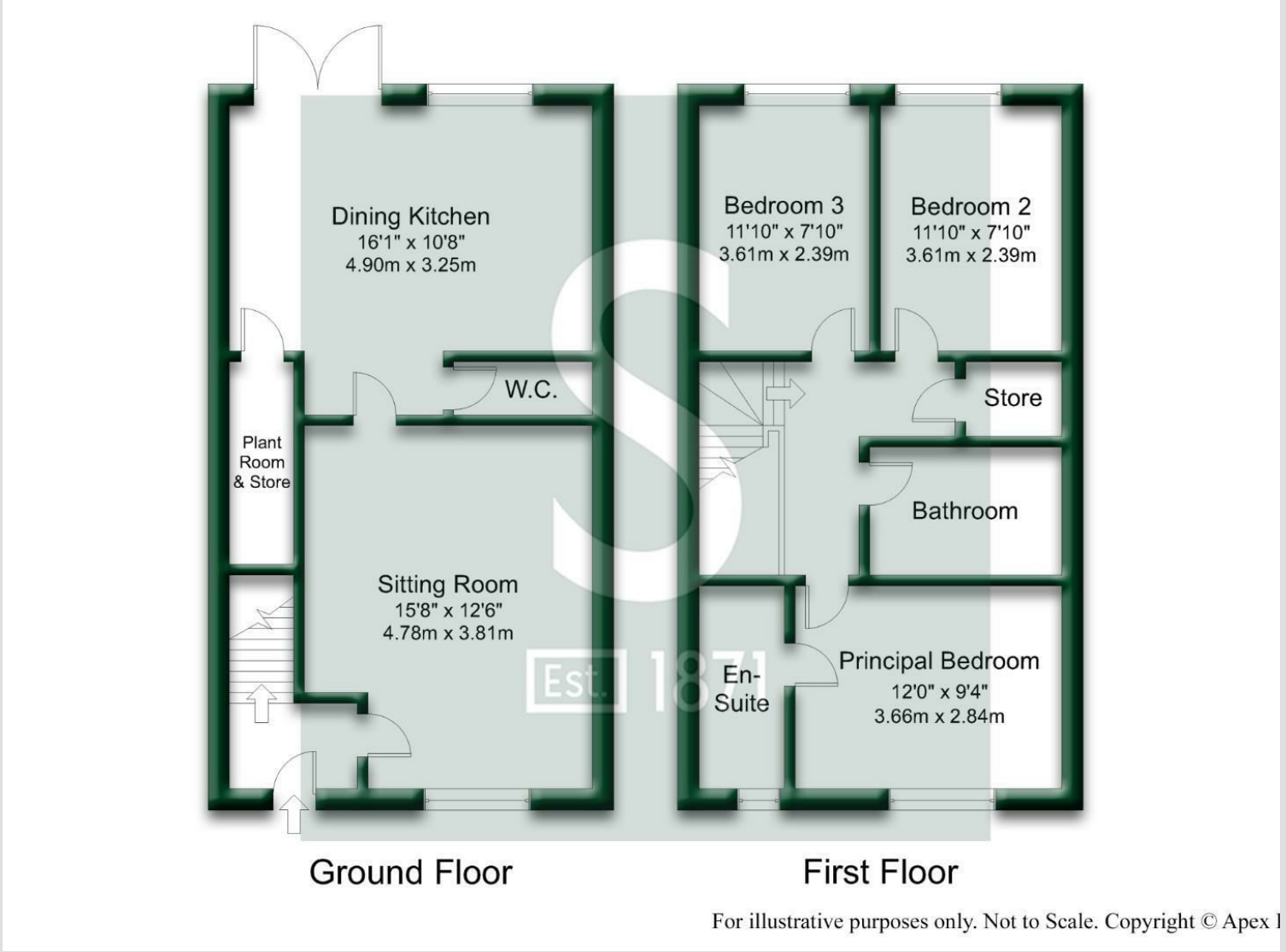

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