



Swallows Nest, Glebelands Developments Marton Cum Grafton
York, YO51 9HF

Offers in excess of £850,000



Exclusive Development Of Just 4 Homes

Huge 'wow' factor kitchen Private development of just 4 large properties 5 large double bedrooms all with en-suite facilities Excellent location for access to road and rail networks

10 Year Warranty Air Source Heating

EV Charge Points Large Open Site Communal Green Space

Stunning Views Great Location SOUGHT AFTER VILLAGE EPC B approximately



Description

Each property is meticulously finished to high standards, showcasing underfloor heating powered by air source heat pumps, which come with a seven- year warranty. The kitchens are designed by Design House Interiors, based in Wetherby, whereas Harps Bathrooms, Tiles & Design in Colne provides the bathrooms. Additional noteworthy features consist of bi- folding doors with integrated blinds, EV charging points, composite cladding, and terraces and driveways paved with Indian stone, all of which are covered by a ten- year building warranty.

These exceptional bespoke homes are priced from £850,000 and there exists an exciting opportunity for early interest, facilitating immediate possession upon the completion of each unit.

Swallows Nest, which offers nearly 3, 3,500 square feet of living space with five en- suite bedrooms, represents the first property available in this development, with a guide price of £ 900, 000.

Glebelands is a close- knit community consisting of just four homes, each exceeding 3, 3,000 square feet. This development is situated on a spacious lot complemented by a generous central green area, surrounded by expansive, unblemished views.

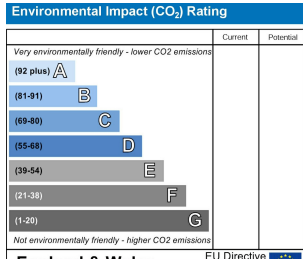
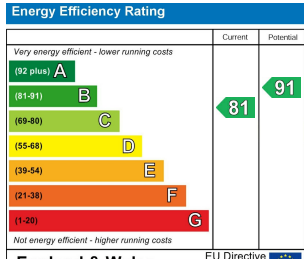
Location

This exclusive development is ideally positioned just 1. 1.5 miles from the A 1 (M) and is within walking distance of Aldborough and Marton- cum- Grafton. Approximately two miles away lies the vibrant town of Boroughbridge, which offers an array of daily amenities. A broader spectrum of facilities can be found in the historic city of York and the spa town of Harrogate. The area is served by highly regarded public and private schooling options. Local railway stations in Kirk Hammerton and Cattal provide direct links to mainline stations at York and Leeds, ensuring swift and frequent services to both London and Edinburgh. Furthermore, Leeds/Bradford International Airport and Teesside Airport facilitate regular domestic and international flights. Services The properties are connected to mains water and electricity, as well as private drainage systems leading to individual treatment plants.

They feature air source heat pumps and fully underfloor heated ground floors, with radiators on the upper levels. Freehold with vacant possession.







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