



Site layout and amenities

DANIEL**GATH**HOMES







# THE PADDOCKS

NORTH DUFFIELD, YORK YO8 5RU

## SITE layout



**Plots 1 & 7**  
**The Churchill**  
Four bedroom detached home with double garage



**Plot 2 & 6**  
**The Ainsty**  
Four bedroom detached home



**Plot 3 & 4**  
**The Spode**  
Three bedroom semi-detached home with garage



**Plot 8 & 9**  
**The Sedbergh**  
Three bedroom semi-detached home with garage

**Plot 10**  
**The Richmond**  
Four bedroom detached home with double garage



**Plot 14**  
**The Ripon**  
Four bedroom detached home with double garage



**Plot 5 & 11**  
**The Denby**  
Three bedroom detached home with garage

Please note:  
Plots 1, 6 and 10 have alternative brick type and roof covering.

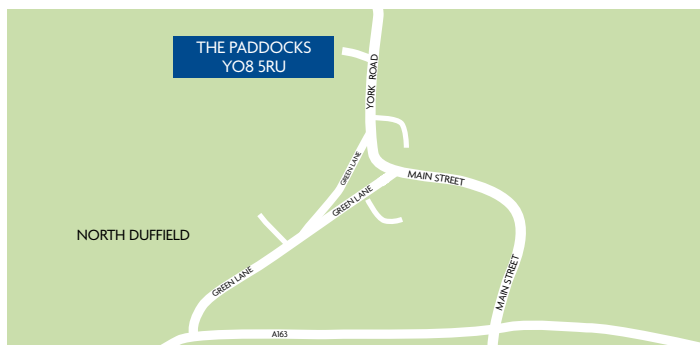
**Plot 12 & 13**  
**Affordable Homes**  
Three bedroom semi-detached home

**Plot 15**  
**Lilac House**  
Four bedroom detached home with double garage





## LOCAL amenities



### Schools

North Duffield Community  
Primary School  
Broadmanor, Selby, YO8 5RZ  
Tel: 01757 288487

Escrick Primary School  
11 Carr Lane, Escrick, YO19 6JQ  
Tel: 10904 728570

Barlby High School  
York Road, Selby, YO8 5JP  
Tel: 01757 706161

Fulford Secondary School  
Fulfordgate, Fulford, YO10 4FY  
Tel: 01904 633300

### Doctors

The Ridings Medical Group  
Bubwith Surgery, Selby, YO8 6LY  
Tel: 01757 288315

Elvington Medical Practice  
54a Main Street, York, YO19 6AB  
Tel: 0845 071 7170

### Supermarkets

Sainsbury's Local  
212-214 Fulford Road,  
York, YO10 4DX  
Tel 01904 623937

Waitrose  
Foss Islands Road, York,  
YO31 7UL  
Tel 01904 653563

Morrisons  
Market Cross, Selby, YO8 4YR  
Tel 01757 210350

### Police

North Yorkshire Police  
Civic Centre, Doncaster Road  
YO8 9FT

### Post Office

North Duffield Post Office  
Derwent House, Main Street,  
Selby, YO8 5RG  
Tel: 01757 288456

### Local Authority

Selby District Council  
Civic Centre, Doncaster Road,  
Selby, YO8 9FT  
Tel: 01757 705101

### Leisure

North Duffield Sports Fields  
and Bowling  
York Road,  
Selby YO8 5RU  
Tel: 01757 288114

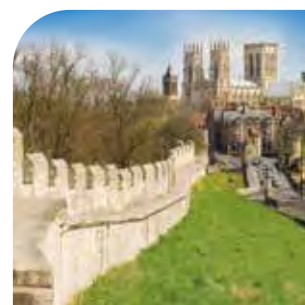
The Bubwith Centre  
Playing Fields, Main Street,  
Selby, YO8 6LX  
Tel: 01757 288299

Fulford Golf Club  
Heslington Lane, York,  
YO10 5DY  
Tel 01904 413579

The Selby Golf Club  
Mill Lane, Brayton,  
Selby, YO8 9LD  
Tel: 01757 228622

### Train Stations

Selby: Station Road, Selby,  
YO8 4NW  
York: Station Road, York,  
YO24 1AB



For further details call **01904 479778**  
or visit **[www.danielgathhomes.co.uk](http://www.danielgathhomes.co.uk)**

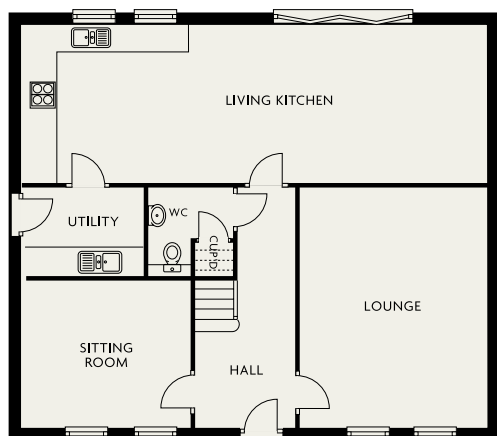
Daniel Gath Homes Limited, 1st Floor, 5 Audax Court,  
Audax Road, Clifton Moor, York YO30 4RB  
E-mail: **[sales@danielgathhomes.co.uk](mailto:sales@danielgathhomes.co.uk)**

IMPORTANT: It is not possible in a publication of this sort to do more than convey a general impression of the variety and quality of the properties available. All illustrations, photography, plans and layouts are included for general guidance only. We operate a policy of continuous product development and consequently there may be material differences evident between the accommodation depicted and that on offer at any particular development (or at any particular stage of the construction schedule). Our w are designed to provide a more tangible impression of what your new home could be like, and you are invited to walk around and inspect these at your leisure. You should bear in mind, though, that they are not a 'blueprint' and that they only illustrate what can be achieved. Showhomes sometimes include non-standard items, for example, and you may wish to add specific furnishings and fixtures to your own home. Our new homes advisors have been fully briefed to deal with any enquiries you may have about the range of properties available. Please do not hesitate to seek further information or clarification directly from them.

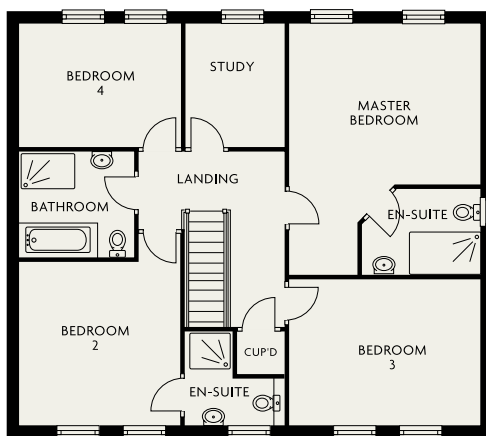
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# THE Churchill

FOUR BEDROOM DETACHED HOME



ground floor



first floor

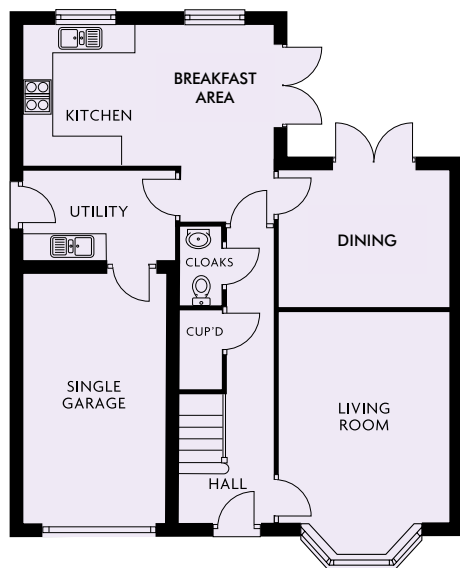
<b>lounge</b>	4.10 x 5.15	13'4" x 16'10"
<b>sitting room</b>	3.05 x 3.45	10'1" x 11'3"
<b>living kitchen</b>	9.95 x 3.35	32'6" x 10'11"
<b>utility</b>		
<b>wc</b>		
<b>master bedroom</b>	4.17 x 5.35 max	13'5" x 17'6" max
<b>en-suite</b>		
<b>bedroom 2</b>	3.45 x 3.45 max	11'3" x 13'5" max
<b>en-suite</b>		
<b>bedroom 3</b>	4.10 x 3.10	13'5" x 10'2"
<b>bedroom 4</b>	3.50 x 2.60	11'5" x 8'6"
<b>study</b>	2.05 x 2.60	6'8" x 8'6"
<b>bathroom</b>		

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# THE Ainsty

FOUR BEDROOM DETACHED HOME



ground floor



first floor

## living room

5.05 max x 3.60 16'6" max x 11'9"

## kitchen/breakfast area

5.25 max x 4.75 max 17'2" max x 15'7" max

## dining room

3.60 x 2.95 11'9" x 9'8"

## utility

## cloaks

## master bedroom

5.25 x 3.50 17'2" x 11'5"

## en-suite

## bedroom 2

3.60 x 3.40 11'9" x 11'1"

## en-suite

## bedroom 3

3.10 x 3.50 10'4" x 11'5"

## study/bedroom 4

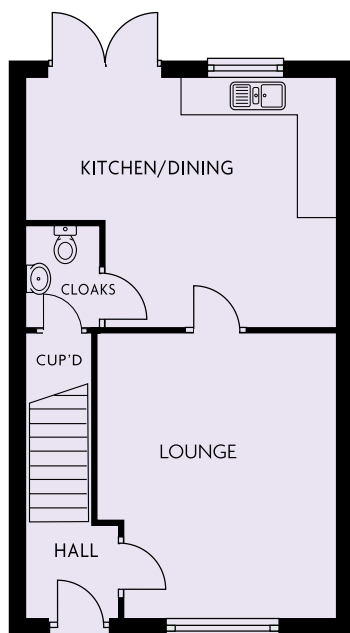
3.60 x 2.65 11'9" x 8'8"

## bathroom

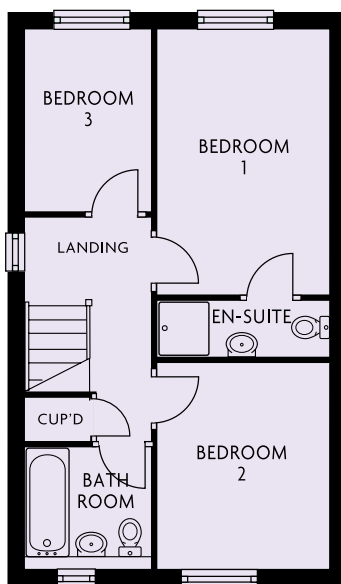


# THE Spode

THREE BEDROOM SEMI-DETACHED HOME



ground floor



first floor

**lounge**

3.65 max x 4.25      11'11" max x 13'11"

**kitchen/dining**

4.71 max x 3.90 max      15'5" max x 12'9" max

**cloaks**

**bedroom 1**

4.00 x 2.70 max      13'1" max x 8'10" max

**en-suite**

**bedroom 2**

3.10 x 2.70      10'2" x 8'10"

**bedroom 3**

2.75 x 1.90      9'0" x 6'2"

**bathroom**

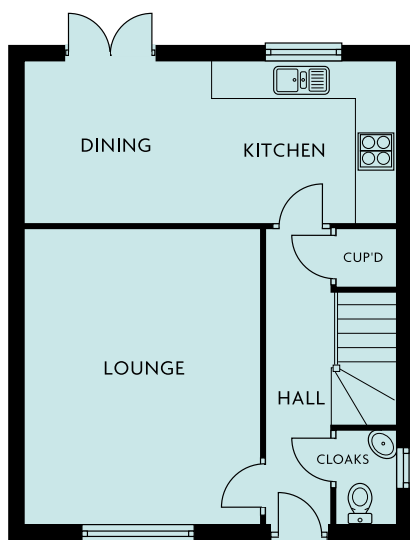
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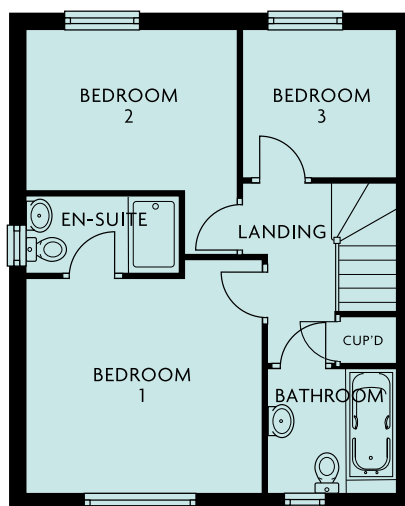


# THE Denby

THREE BEDROOM DETACHED HOME



ground floor



first floor

## lounge

3.60 x 4.50

11'9" x 14'9"

## kitchen/dining

5.70 x 2.40

18'8" x 7'10"

## cloaks

## bedroom 1

3.65 max x 3.50 max

11'11" max x 11'5" max

## en-suite

## bedroom 2

3.25 max x 3.45 max

10'7" max x 11'3" max

## bedroom 3

2.35 x 2.25

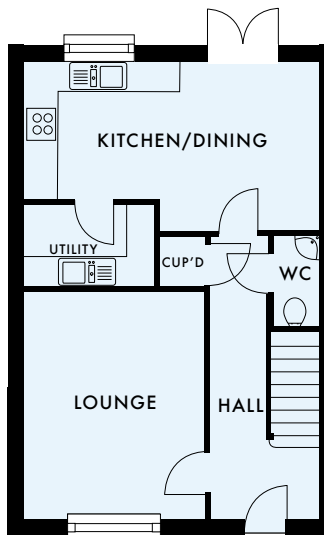
7'8" x 7'4"

## bathroom

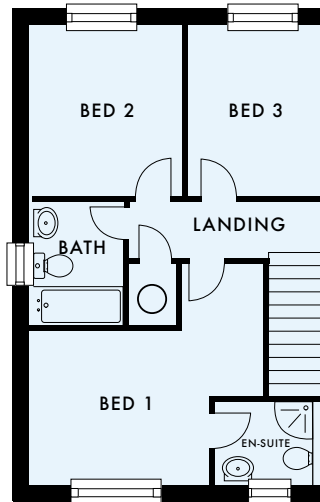


# THE Sedbergh

THREE BEDROOM SEMI-DETACHED HOME



ground floor



first floor

**lounge**

3.40 x 4.30 11'1" x 14'1"

**kitchen/dining**

5.60 max x 3.20 max 18'4" max x 10'5" max

**utility**

**cloaks**

**bedroom 1**

4.50 max x 4.20 max 14'9" max x 13'9" max

**en-suite**

**bedroom 2**

3.15 x 3.20 10'4" x 10'5"

**bedroom 3**

2.35 x 3.20 7'8" x 10'5"

**bathroom**

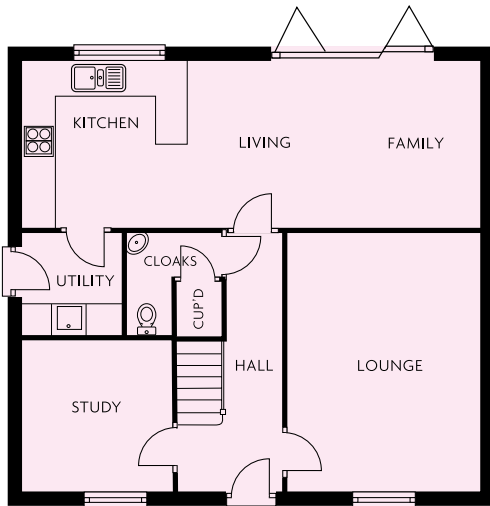
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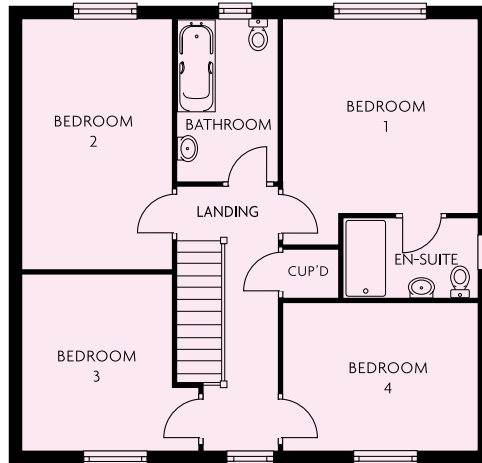


# THE Richmond

FOUR BEDROOM DETACHED HOME



ground floor



first floor

## lounge

3.50 x 4.75 11'5" x 15'7"

## kitchen/dining/living

8.45 x 3.05 27'7" x 10'0"

## study

2.70 x 2.75 8'10" x 9'0"

## utility

## cloaks

## bedroom 1

3.55 max x 4.15 max 11'7" max x 13'7" max

## en-suite

## bedroom 2

2.70 x 4.70 8'10" x 15'5"

## bedroom 3

3.20 max x 3.20 max 10'5" max x 10'5" max

## bedroom 4

3.60 x 2.70 11'9" x 8'10"

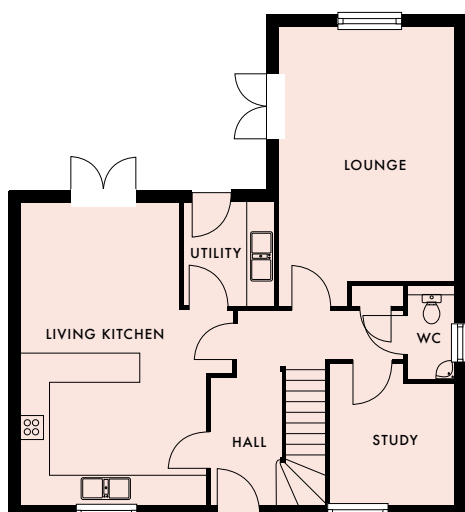
## bathroom

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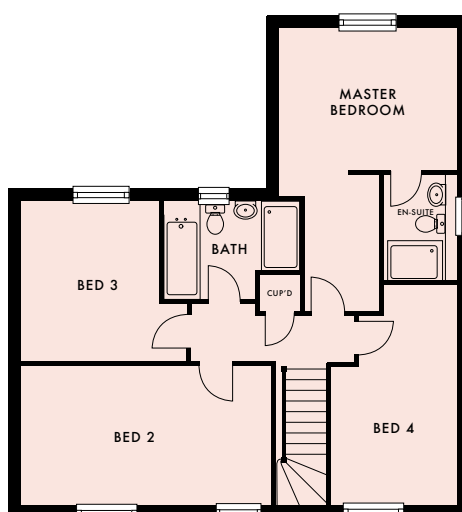


# THE Ripon

FOUR BEDROOM DETACHED HOME



ground floor



first floor

**lounge** 5.15 x 4.15 16'8" x 13'6"

**study** 2.97 x 2.57 9'7" x 8'4"

**living kitchen** 3.75 x 6.15 12'3" x 20'1"

**utility**

**wc**

**master bedroom** 3.64 x 5.86 max 11'9" x 19'2" max

**en-suite**

**bedroom 2** 5.17 x 2.85 max 16'9" x 9'3" max

**bedroom 3** 3.35 x 3.25 10'9" x 10'6"

**bedroom 4** 4.45 x 3.25 14'5" x 10'6"

**bathroom**

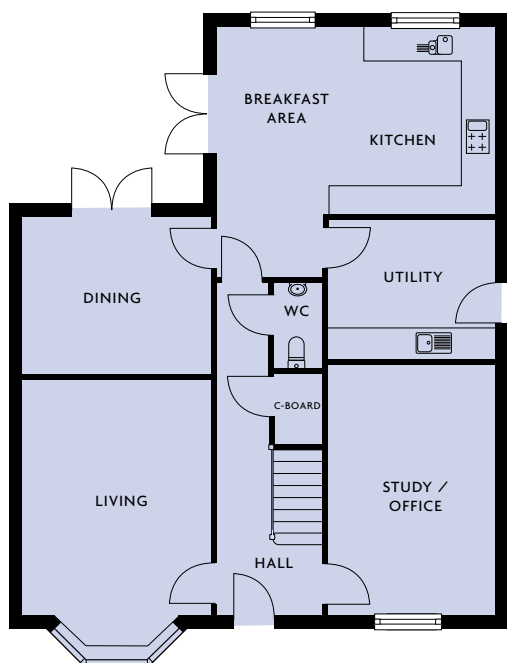
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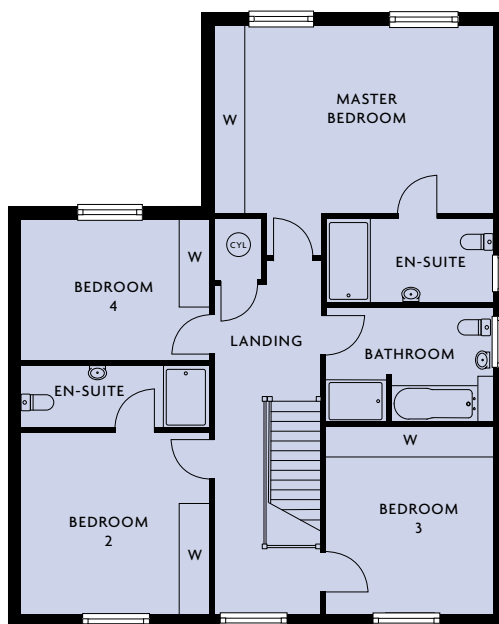


# Lilac House

FOUR BEDROOM DETACHED HOME



ground floor



first floor

<b>living room</b>	5.05 max x 3.60	16'6" max x 11'9"
<b>kitchen/breakfast area</b>	5.25 max x 4.75 max	17'2" max x 15'7" max
<b>dining room</b>	3.60 x 2.95	11'9" x 9'8"
<b>study/office</b>	5.10 x 3.10	16'7" x 10'4"
<b>utility</b>		
<b>cloaks</b>		
<b>master bedroom</b>	5.25 x 3.50	17'2" x 11'5"
<b>en-suite</b>		
<b>bedroom 2</b>	3.60 x 3.40	11'9" x 11'1"
<b>en-suite</b>		
<b>bedroom 3</b>	3.10 x 3.50	10'4" x 11'5"
<b>bedroom 4</b>	3.60 x 2.65	11'9" x 8'8"
<b>bathroom</b>		

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THE PADDOCKS  
NORTH DUFFIELD, YORK YO8 5RU

# Specification

## Interior Features

### Walls

Almond white emulsion.

### Internal doors

Suffolk oak with clear wax finish.  
White painted doors to Spode house type only.

### Internal door furniture

Modern chrome lever with rose and chrome hinges.

### Architrave

MDF architrave in gloss white finish.

### Skirting

MDF skirting in gloss white finish.

### Stairs

Newels and spindles painted in white gloss with oak handrail and newel cap with clear wax finish. (Spode to receive soft wood handrail in white gloss).

### Ceilings

White emulsion.

### Loft access

Pre formed loft access.

### Woodwork

White gloss finish.

### Central heating

Air source heating. Towel rails in bathroom and en-suite(s).

### Flooring

Concrete ground floor with 22mm chipboard to first floor.

### Fireplace

Fuse spur provided in lounge as per electrical layout (depending on house type)..

## Electrical

### Phone points

BT points as per electrical drawing.

### TV points

As per electrical drawing, cable to be provided to loft space only.

### Sockets

White sockets throughout.

## Tiling

### Shower areas

All walls to shower to be full height tiles from Porcelanosa standard range.

### Bath areas

All walls to bath areas to be half tiled (where there is no shower) from Porcelanosa standard range.

### Bathroom / Ensuite

Toilet and basin wall to be half tiled.

### WC

Splash back to basin

## Kitchen and utility features

### Kitchen styles

Choice of Crown Kitchens from the Lifestyle range.

### Work surface

Range of granite worktops available (selected house types only) with upstand. (Laminate worktops in utility).

### Sinks

Kitchen sink to be composite granite bowl and a half (selected house types only) with chrome mixer. Utility sink to be stainless steel single bowl with chrome mixer (where applicable).



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## Specification continued



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### Appliances

#### Hob

NEFF 60cm electric hob to all house types with the exception of The Spode.

#### Oven

NEFF oven to all house types with the exception of The Spode.

#### Dishwasher

NEFF Integrated dishwasher (selected house types only).

#### Extract

NEFF 60cm stainless steel extract with external flue to all house types with the exception of The Spode.

#### Fridge/freezer

NEFF Integrated Fridge freezer (selected house types only).

### Bathroom and Cloaks

#### Sanitaryware

Ideal Standard throughout.

#### Shower doors/Bath screens

Roman shower doors/panels and bath screen fitted where required.

#### Showers

Aqualisa thermostatic shower fitted in

bathroom and en-suite(s).

### Exterior features

#### Bricks

Terracotta Topaz/Flemish Antique.

#### Roof Tiles

Red Terracotta Pantile/Slate.

#### Windows/French Doors/Bi-folding doors

UPVC White with Chrome handles.

#### External Doors

Timber core GRP with softwood frame.

#### Garage doors

White manual roller shutter doors.

#### Turf

To the front and rear, garden, planting as per the landscaping layout.

#### Paving slabs

Indian stone paving with patio area to the rear of the property.

### Warranty

**White goods:** 1 year warranty

**DGH:** 2 year new home warranty

**LABC:** 10 year structural warranty

For further details call **01904 479778** or visit **[www.danielgathhomes.co.uk](http://www.danielgathhomes.co.uk)**

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