

Little Wood

TWO BEDROOM DETACHED BUNGALOW



Lounge

5.6 x 3.7 18'3" x 12'1"

Kitchen / Dining

5.6 x 3.45 18'3" x 11'1"

Utility

Bedroom 1

5.45 max x 3.65 max 17'8" max x 11'9" max

En-suite

Bed 2

4.65 x 3.1 15'2" x 10'1"

Bathroom

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Illustrations, dimensions, plans and layouts are approximate and are included for general guidance only.

Robins Hedge

TWO BEDROOM DETACHED BUNGALOW



Lounge

5.6 x 3.7 18'3" x 12'1"

Kitchen / Dining

5.6 x 3.45 18'3" x 11'1"

Utility

Bedroom 1

5.45 max x 3.65 max 17'8" max x 11'9" max

En-suite

Bed 2

4.65 x 3.1 15'2" x 10'1"

Bathroom

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Greenacres

TWO BEDROOM DETACHED BUNGALOW



Lounge

5.6 x 3.7 18'3" x 12'1"

Kitchen / Dining

5.6 x 3.45 18'3" x 11'1"

Utility

Bedroom 1

5.45 max x 3.65 max 17'8" max x 11'9" max

En-suite

Bed 2

4.65 x 3.1 15'2" x 10'1"

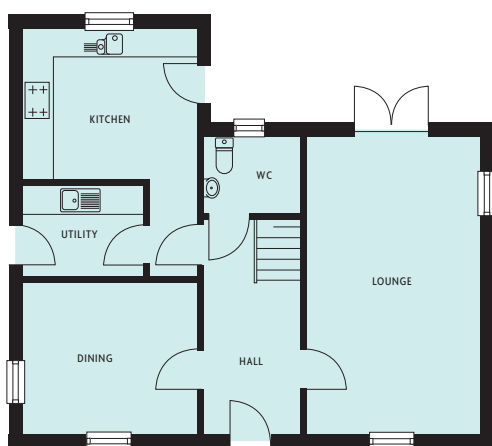
Bathroom

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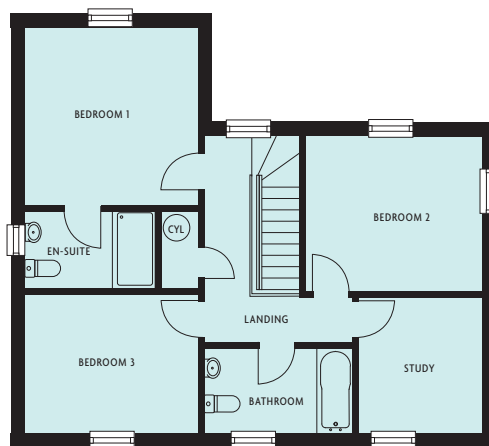
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Wren House

THREE BEDROOM DETACHED HOUSE



ground floor



first floor

Lounge

3.45 x 5.95 11'3" x 19'5"

Dining

3.5 x 3.35 11'4" x 10'9"

Kitchen

3.5 max x 5.05 max 11'4" max x 16'5" max

WC

Utility

Bed 1

3.5 x 3.65 11'4" x 11'9"

En-suite

Bed 2

3.45 x 3.15 11'3" x 10'4"

Bed 3

3.5 x 2.75 11'4" x 9'0"

Bathroom

Study

2.45 x 3.00 8'0" x 9'8"

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Site layout and amenities

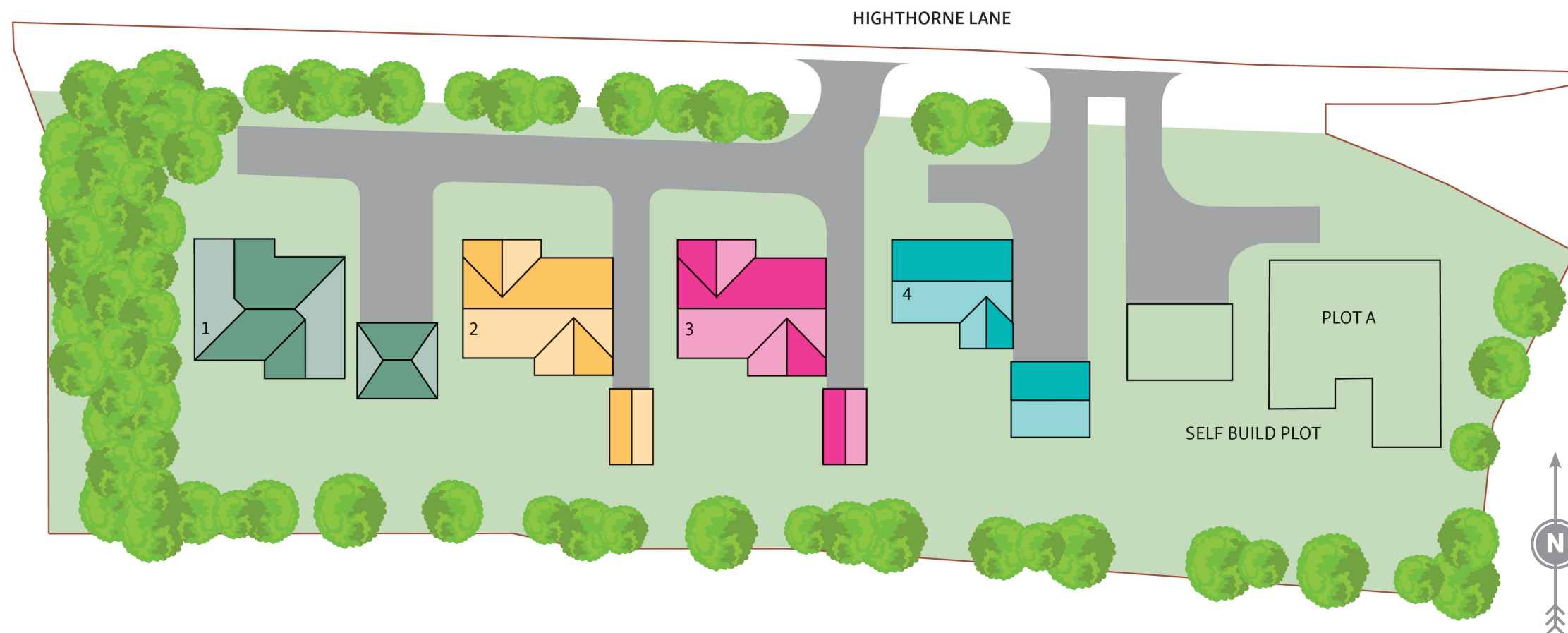
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SITE layout




 Plot 1
Little Wood
Two bedroom
detached bungalow
with double garage




 Plot 2
Robins Hedge
Two bedroom
detached bungalow
with garage

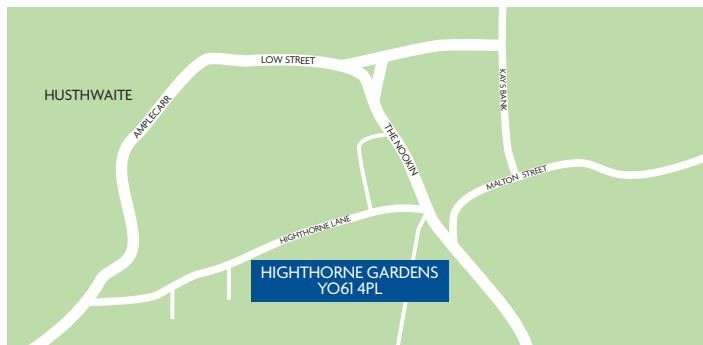


 Plot 3
Greenacres
Two bedroom
detached bungalow
with garage



 Plot 4
Wren House
Three bedroom
detached house
with double garage

LOCAL amenities



Schools

Hustwaite C of E School
Low Street, York, YO61 4QA
Tel: 01347 868371

Easingwold Community Primary School
Thirsk Road, York, YO61 3HJ
Tel: 01347 821282

Crayke C of E Primary School
Easingwold Road, York YO61 4TZ
Tel: 01347 821767

Outwood Academy
York Road, York, YO61 3EF
Tel: 01347 82145

Doctors

Millfield Surgery
Millfield Lane, York, YO61 3JR
Tel: 01347 821557

Ampleforth & Hovingham Surgeries
Back Lane, York, YO62 4EF
Tel: 01439 788215

Dentists

Redlea Dental Practice
1-2 The Crescent, Market Place
York, YO61 3AD
Tel: 01347 821435

Easingwold Dental Care

68 Long Street, York, YO61 3HT
Tel: 01347 821181

Supermarkets

Co-op Food
Market Place, York, YO61 3AG
Tel: 01347 821645

Cost Cutter
31 Long Street, York, YO61 3JB
Tel: 01347 823498

Morrisons
Wetherby Road, York, YO51 9UR
Tel: 01423 323211

Police

North Yorkshire Police
Acomb Road, York, YO24 4HA

Post Office

Easingwold Post Office
Market Place, York, YO61 3AA
Tel: 01347 821283

Local Authority

Hambleton District Council
Civic Centre
Stonecross Rotary Way,
Northallerton, DL6 2UU
Tel: 01609 779977

Leisure

Galtres Centre
Market Place,
Easingwold,
York YO61 3AD
Tel: 01347 822472

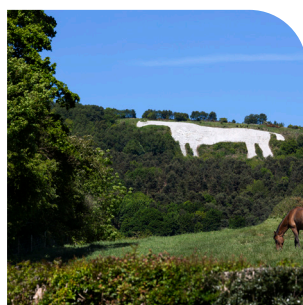
Easingwold Golf Club
Stillington Road,
York, YO61 3ET
Tel: 01347 822474

Ampleforth College Golf Club
Pottergate,
York, YO62 4JJ
Tel: 01439 788274

Train Station

Thirsk Railway Station
Station Road,
Thirsk, YO7 4LS
Tel: 0345 600 1671

York Railway Station
Station Road
York, YO24 1AB
Tel: 0345 722 5333



For further details call **01904 479778**
or visit **www.danielgathhomes.co.uk**

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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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Specification

Interior Features

Walls

Almond white emulsion.

Internal doors

Suffolk oak with clear wax finish.

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. (where applicable).

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. Under floor heating to the bungalows and ground floor at Wren House.

Flooring

Concrete ground floor with 22mm chipboard to first floor. (where applicable).

Fireplace

Fuse spur provided in lounge as per electrical layout

Electrical

Data points

Data 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

All other walls to be half tiled.

WC

Splash back to basin (where applicable)

Kitchen and utility features

Kitchen styles

Choice of Crown Kitchens from the Lifestyle range.

Work surface

Range of granite worktops available 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).





Specification continued



Appliances

Hob

NEFF 60cm electric hob to all house types.

Oven

NEFF Double as per layout.

Dishwasher

NEFF Integrated dishwasher

Extract

NEFF 60cm stainless steel extractor with external flue to all house types.

Fridge/freezer

NEFF Integrated Fridge freezer.

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.

Exterior features

Bricks

Terracotta Jasmine Blend.

Roof Tiles

Red Terracotta Pantile.

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 scheme.

Paving slabs

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

Warranty

White goods: 1 year warranty

DPH: 2 year new home warranty

LABC: 10 year structural warranty

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