

# MANOR HOUSE GARDENS

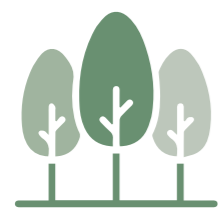
STRENSALL, YORK YO32 5XS



Site layout and amenities

**DANIELGATH**HOMES





# MANOR HOUSE GARDENS

STRENSALL, YORK YO32 5XS



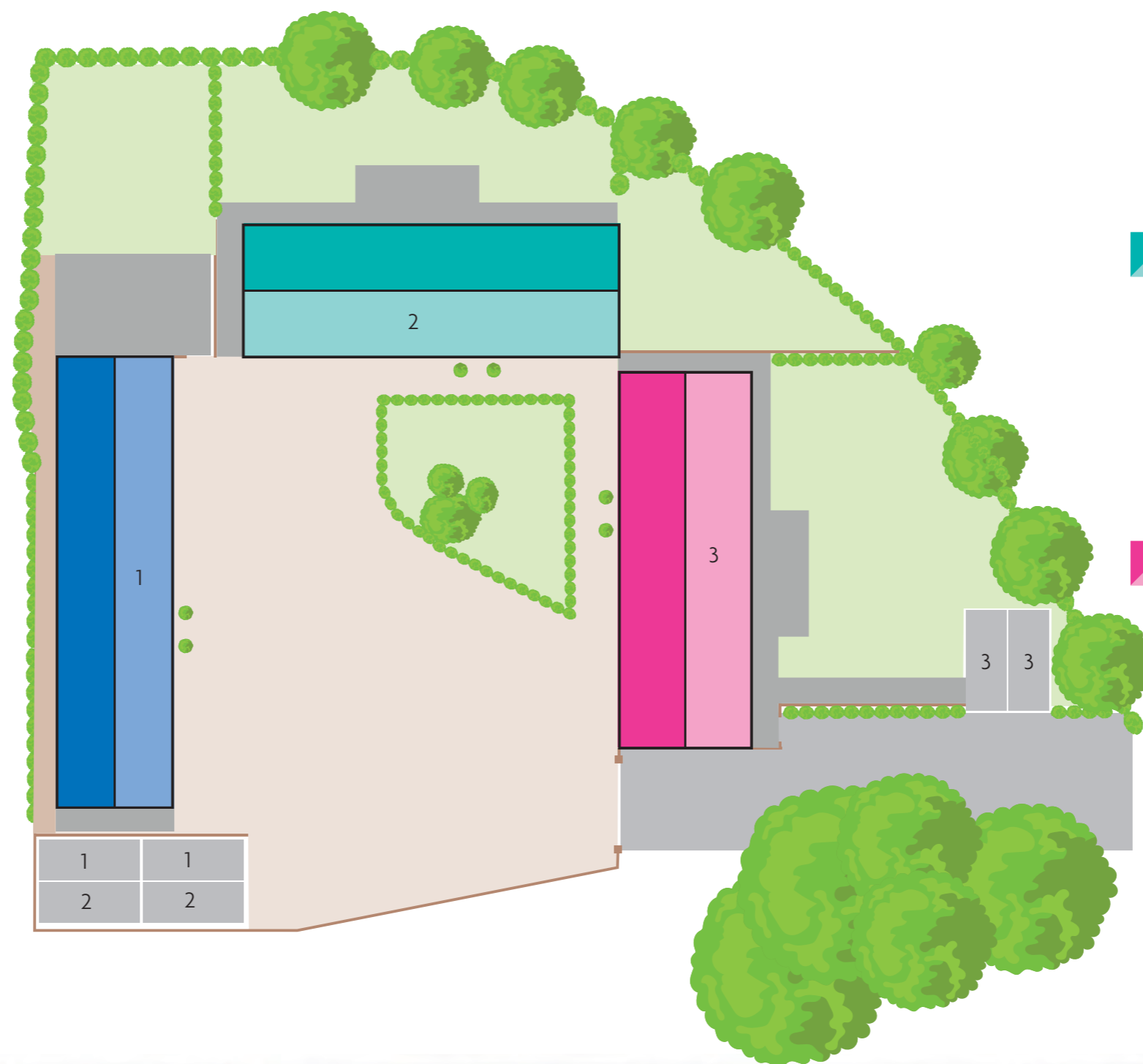
Occupying an enviable situation in this sought after village, Manor House Gardens is a select development of just three substantial detached bungalows offering a choice of highly specified two and three bedroom luxurious accommodation.

Craftsman built to the levels of specification and attention to detail you expect in a home from this award winning local builder, this superb development offers a unique and rare opportunity in this stunning location.

## SITE layout



**Plot 1**  
**Greenacres**  
Three bedroom detached home with double garage



**Plot 2**  
**Tree Tops**  
Three bedroom detached home with garage

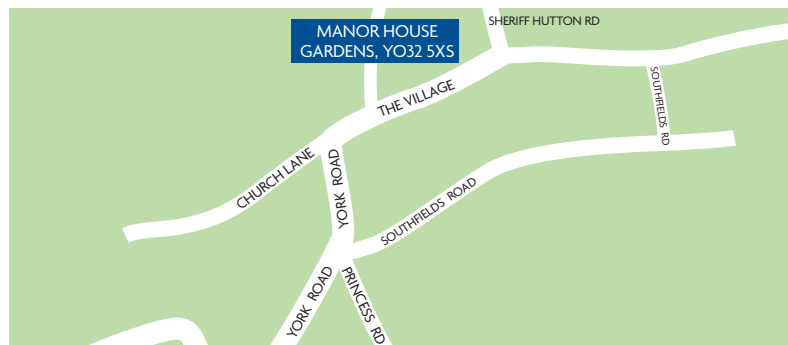


**Plot 3**  
**The Bungalow**  
Three bedroom detached home with garage



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# LOCAL amenities



## Schools

Ralph Butterfield Primary School  
Station Road, York, YO32 3LS  
Tel: 01904 768325

Wigginton Primary School  
Westfield Lane, York, YO32 2FZ  
Tel: 01904 552225

Huntington School  
Huntington Road, York, YO32 9WT  
Tel: 01904 752100

Joseph Rowntree School  
Haxby Road, York, YO32 4BZ  
Tel: 01904 552100

## Hospitals

York Teaching Hospital NHS Trust  
Haxby & Wigginton Health Centre  
The Village, York, YO32 2LL  
Tel: 01904 724676

The York Hospital  
Wigginton Road, York, YO31 8HE  
Tel: 01904 631313

## Pharmacy

Boots Pharmacy  
25b The Village, York, YO32 5XR  
Tel: 01904 492497

## Doctor's Surgeries

My Health Group  
Southfields Road, York, YO32 5UA  
Tel: 01904 490532

Haxby Group Practice  
Haxby & Wigginton Health  
Centre, York, YO32 2LL  
Tel: 01904 724600

## Dentists

Haxby Family Dental  
9 The Village, York,  
YO32 3HS  
Tel: 01904 762757

Wortley House Dental  
70 The Village, York,  
YO32 2HX  
Tel: 01904 763458

## Veterinary

Battle Flatts Veterinary Clinic  
38 The Village, York,  
YO32 5XR  
Tel: 01904 490055

## Post Office

Strensall Post Office  
605 Strensall Road, York,  
YO32 5TB  
Tel: 01904 490238

## North Yorkshire Police

Tel: 101 or 01904 631321

## Shopping

Tesco Express  
40 The Village, York,  
YO32 5XR  
Tel: 0345 026 9332

Sainsbury's  
39 The Village, York,  
YO32 2HU  
Tel: 01904 819222

M&S Monks Cross Simply Food  
Monks Cross Drive, York, YO32 9GX  
Tel: 01904 659099

M&S Department Store  
Unit A, Vangarde Retail  
Park, York, YO32 9AE  
Tel: 01904 454550

John Lewis & Partners  
Unit C, Vangarde Retail  
Park, York, YO32 9GX  
Tel: 01904 557950

## Leisure

Yearsley Swimming Pool  
Haleys Terrace, York, YO31 8SB  
Tel: 01904 552424

Red Goat Leisure Centres  
6 Redeness St, York, YO31 7UU  
Tel: 01904 731548

Emperors Health & Fitness Centre  
52 Skeldergate, York, YO1 6DS  
Tel: 01904 610208

## York Golf Club

Lords Moor Lane, York,  
YO32 5XF  
Tel: 01904 491840

## Airports

Leeds Bradford  
approx. 35 miles

Teesside International  
approx. 38 miles

Doncaster Sheffield  
approx. 60 miles

Manchester  
approx. 80 miles

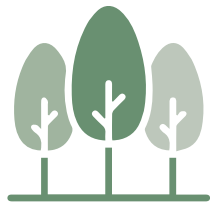


For further details call **01904 479778**  
or visit **www.danielgathhomes.co.uk**

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Audax Road, Clifton Moor, York YO30 4RB  
E-mail: **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 showhomes 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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# MANOR HOUSE GARDENS

STRENSALL, YORK YO32 5XS

## 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.

#### **Wardrobes**

Wardrobes to Bed 1.

#### **Ceilings**

White emulsion.

#### **Loft access**

Pre formed loft access.

#### **Woodwork**

White gloss finish.

#### **Central heating**

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

### Electrical

#### **Fireplace**

Feature log burner to sitting room.

#### **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

#### **Floor tiling**

To kitchen/sitting room, bathrooms and en-suite(s).

#### **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.

#### **Basin/WC**

All walls to be half tiled.

### 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 with chrome mixer. Utility sink to be stainless steel single bowl with chrome mixer (where applicable).



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## Specification continued



### Appliances

#### Hob

NEFF 60cm Induction hob.

#### Oven

NEFF double oven.

#### Dishwasher

NEFF Integrated dishwasher.

#### Extract

NEFF 60cm stainless steel extract with external flue.

#### Fridge/freezer

NEFF Integrated Fridge freezer

### Bathroom and Cloaks

#### Sanitaryware

Villeroy & Boch 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

Old farmhouse.

#### Roof Tiles

Clay Weathered Pantile.

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

Pre finished timber windows. Aluminium bifold doors.

#### External Doors

Oak front door with rear door in GRP with softwood frame.

#### Garage doors

Cedar clad up & over automated doors.

#### Turf

To the 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

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# Greenacres

THREE BEDROOM DETACHED BUNGALOW



## Greenacres

THREE BEDROOM DETACHED BUNGALOW



**Kitchen/Dining/Sitting**  
7.95 x 6.30      26'0" x 20'7"

**Utility/Boot room**

**WC**

**Bedroom 1**  
4.00 x 3.50      13'1" x 11'4"

**En suite**

**Bedroom 2**  
5.00 (max) x 3.15 (max)      16'4" (max) x 10'3" (max)

**En suite**

**Bedroom 3/Study**  
3.05 x 2.25      10'0" x 7'3"

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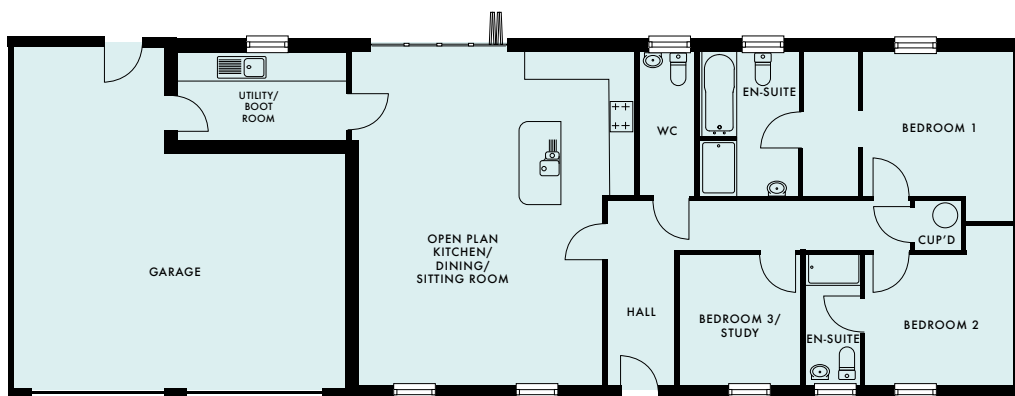
# Tree Tops

THREE BEDROOM DETACHED BUNGALOW



## Tree Tops

THREE BEDROOM DETACHED BUNGALOW



**Kitchen/Dining/Sitting**  
7.30 x 6.05 (max) 23'9" x 19'8" (max)

**Utility/Boot room**

**WC**

**Bedroom 1**  
3.10 x 3.35 10'1" x 10'9"

**Dressing**

**En suite**

**Bedroom 2**  
2.85 x 3.20 9'3" x 10'4"

**En suite**

**Bedroom 3/Study**  
2.85 x 2.65 9'3" x 8'6"

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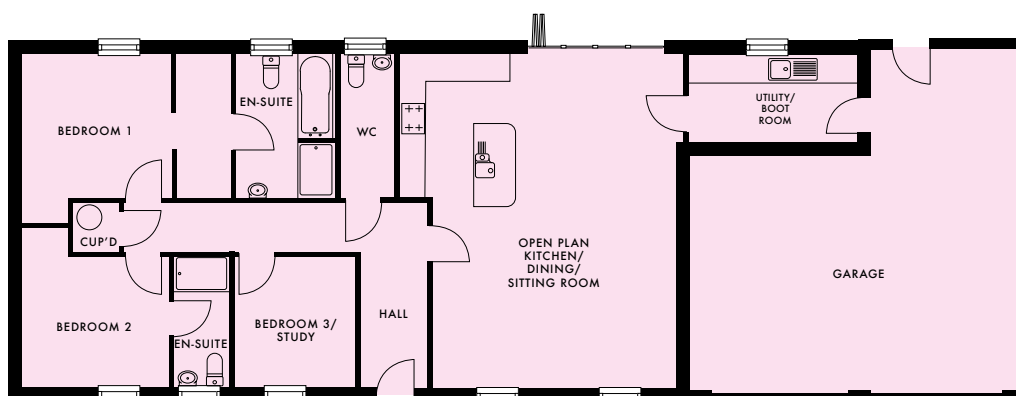
# THE Bungalow

THREE BEDROOM DETACHED BUNGALOW



## THE Bungalow

THREE BEDROOM DETACHED BUNGALOW



**Kitchen/Dining/Sitting**  
7.30 x 6.05 (max) 23'9" x 19'8" (max)

**Utility/Boot room**

**WC**

**Bedroom 1**  
3.10 x 3.35 10'1" x 10'9"

**Dressing**

**En suite**  
**Bedroom 2**  
2.85 x 3.20 9'3" x 10'4"

**En suite**

**Bedroom 3/Study**  
2.85 x 2.65 9'3" x 8'6"

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