

HENWICK HALL GARDENS



BURN YO8 8LS



...a better address

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Site Plan Key:

-  **THOLTHORPE A**
2 Bed Detached Bungalow
-  **THOLTHORPE B**
2 Bed Detached Bungalow
-  **FRIARGATE**
3 Bed Detached Bungalow
-  **FLAWITH**
3 Bed Detached Bungalow
-  **STILLINGTON**
3 Bed Detached Bungalow



...a better address



FLAWITH

3 BED DETACHED BUNGALOW



Ground Floor	Metres	Feet
Lounge	5.6 x 3.6	18'4" x 11'10"
Kitchen/Dining	5.6 x 5.3	18'4" x 17'5"
Utility		
Bed 1	4.1 x 3.2	13'5" x 10'6"
Bed 1 Ensuite		
Bed 2	4.1 x 3.8	13'5" x 12'6"
Bed 3	2.6 x 2.3	8'6" x 7'6"
Bathroom		

Yorvik Homes Ltd. First Floor, 4 Audax Court, Audax Close, Clifton Moor, York, YO30 4RB

Tel: 01969 629353

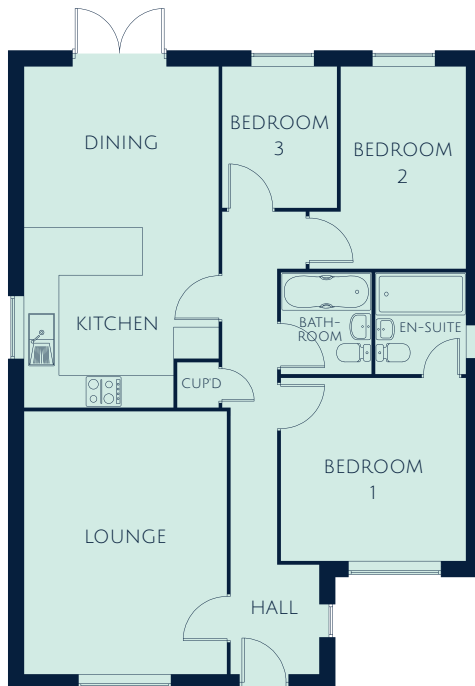
Email: sales@yorvikhomes.co.uk

Website: www.yorvikhomes.co.uk

Yorvik Homes house types are built in a variety of finishes, which may vary from development to development and plot to plot. Yorvik Homes maintain a policy of continuous assessment and improvement; therefore specifications, materials, and sizes are subject to modification. Our illustrations, floor plans, and room sizes have been produced to give you a general guide as to the appearance and layout of our homes. These particulars do not form the basis of any contract. Please ask our sales team for the full details of the home of your choice before purchasing.

FRIARGATE

3 BED DETACHED BUNGALOW



Ground Floor	Metres	Feet
Lounge	5.0 x 3.7	16'4" x 12'4"
Kitchen/Dining	6.5 x 3.7	21'3" x 12'1"
WC		
Bed 1	3.5 x 3.5	11'4" x 11'4"
Bed 1 Ensuite		
Bed 2	3.8 x 3.5	12'4" x 11'4"
Bed 3	2.7 x 2.2	8'10" x 7'2"
Bathroom		

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STILLINGTON

3 BED DETACHED BUNGALOW



Ground Floor	Metres	Feet
Lounge	5.1 x 4.4	16'9" x 14'5"
Kitchen/Dining	5.8 x 5.4	19' x 17'9"
WC		
Bed 1	4.4 x 3.4	14'5" x 11'2"
Bed 1 Dressing Area		
Bed 1 Ensuite		
Bed 2	3.7 x 3.4	12'2" x 11'2"
Bed 3	3.7 x 3.1	12'2" x 10'2"
Bathroom		

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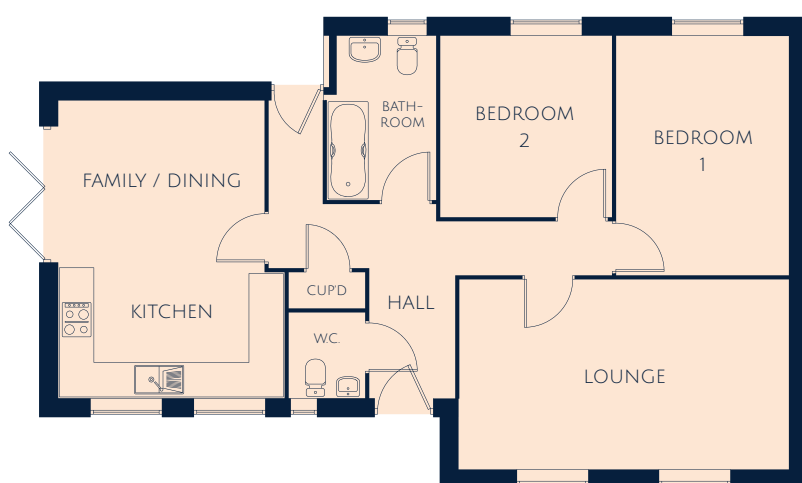
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THOLTHORPE A

2 BED DETACHED BUNGALOW



Ground Floor	Metres	Feet
Lounge	5.8 x 3.3	19' x 10'10"
Kitchen/Dining	5.2 x 4.0	17'1" x 13'11"
WC		
Bed 1	4.2 x 3.0	13'9" x 9'11"
Bed 2	3.2 x 3.0	10'6" x 9'11"
Bathroom		

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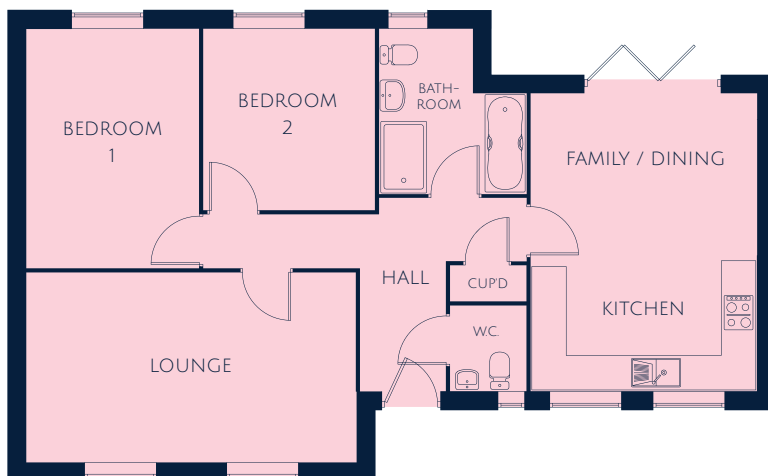
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THOLTHORPE B

2 BED DETACHED BUNGALOW



Ground Floor	Metres	Feet
Lounge	5.8 x 3.3	19' x 10'10"
Kitchen/Dining	5.2 x 4.0	17'1" x 13'1"
WC		
Bed 1	4.2 x 3.0	13'9" x 9'11"
Bed 2	3.2 x 3.0	10'6" x 9'11"
Bathroom		

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SPECIFICATION

Interior Finishes

Ceilings

Smooth plaster finish in Strong White.

Walls

Finished in Strong White.

Woodwork

Contemporary skirting and architraves finished in white gloss.

Doors

Cottage style vertical 5 panel doors.

Ironmongery

Satin chrome.

Staircase

Softwood strings, baserails, balustrades and newel posts finished in white gloss with oak newel caps and handrails.

External Finishes

Lights

Stainless steel light to front and rear.

Windows

Double glazed uPVC.

Door

Front door with multi-point locking.

Drives

Block paved driveways.

Landscape

Landscaping to front gardens in line with approved landscape plan. Turf to rear gardens. Indian sandstone paving.

Fences

Please ask our sales executive for details.

External tap

For all plots.

Kitchen/Utility

Units

Choice of contemporary units with soft door closures, complete with laminate work tops and upstands.

Appliances

Selection of modern appliances - please ask our sales executive for details. Ceramic sink.

Bathrooms & En-Suites

Sanitary Ware

Contemporary sanitaryware by Ideal Standard.

White bath.

Chrome modern brassware.

Aqualisa shower.

Tiling

A selection of Porcelanosa tiles.

Electrical

Down Lights

Flush chrome to kitchen, bathrooms and en-suites.

Sockets

Please ask our sales executive for details.

TV Ariel Point

Please ask our sales executive for details.

BT Point

Please ask our sales executive for details.

Smoke detectors

Smoke detectors - mains and battery connected.

Heating

Air source heat pump.

Garage

Power and lighting.

Electric car charging point.

General

Warranty

10 Year structural.

Tenure

Freehold.

* Please refer to our sales executive for details. Specification varies from plot to plot. Yorvik Homes house types are built in a variety of finishes, which may vary from development to development and plot to plot. Yorvik Homes maintain a policy of continuous assessment and improvement; therefore specifications, materials, and sizes are subject to modification. Our illustrations, floor plans, and room sizes have been produced to give you a general guide as to the appearance and layout of our homes. These particulars do not form the basis of any contract. Please ask our sales team for the full details of the home of your choice before purchasing.

BURN

Henwick Hall Gardens is an exclusive development of 2-3 bedroom bungalows situated in the picturesque village of Burn. With good links to the M62, A1 and A19, the dwellings are ideal for commuters travelling to York, Leeds and surrounding areas. The village has a pub, and the local post office and shop are located a short distance away in the nearby village of Brayton and various other amenities. Burn lies between Barlow Common Nature Reserve and Brayton Barff Reservoir where you can walk to see a mosaic of nature rich habitats for wildlife. The historic City of York is just a short drive away proving an array of leisure activities including shopping centres, restaurants, cinemas, theatres, gyms and tourist attractions. Balance the tranquillity of country living with easy access to all that York has to offer.

GETTING HERE

By Road:

The A19 is 500m and the M62 is 4.5 miles away

By Rail:

The nearest railway station is Selby with Main line connections at York or Leeds

SCHOOLS

Brayton C of E Primary School

Brayton Lane, Selby, YO8 9DZ

Thorpe Willoughby Community Primary School

Londesborough Grove, Selby, YO8 9NX

Brayton Academy High School

Doncaster Road, Selby, YO8 9QS

DOCTORS

Beech Tree Surgery

68 Doncaster Road, Selby, YO8 9AJ

Posterngate Surgery

Portholme Road, Selby, YO8 4QH

HOSPITALS

Selby War Memorial Hospital

Doncaster Road, Selby, YO8 9BX

York District Hospital

Wigginton Rd, York, YO31 8HE

DENTISTS

Park Street Dental Practice

18 Park Street, Selby, YO8 4PW

Market Lane Dental Care

2-3 Market Lane, Selby, YO8 4QA

SUPERMARKET

Sainsbury's

18 Abbey Walk, Selby, YO8 4DZ

LOCAL AMENITIES

Post Office

Ivy House, Doncaster Road, Brayton, Selby, YO8 9HD

LOCAL AUTHORITY

North Yorkshire County Council

Gateforth Lane, Selby, YO8 9HP



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Stephensons Estate Agent

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