

# ALLANFIELD GRANGE

WETHERBY



A STYLISH NEW DEVELOPMENT  
OF TERRACED & SEMI-DETACHED HOMES



ST ROBERT'S HOMES  
a cfk company



## WELCOME HOME

A development of six, three and four bedroom town houses and two, three and four bedroom semi-detached homes developed by St Robert's Homes.

Conveniently located, Allanfield Grange sits approximately one mile walking distance from the centre of the delightful market town of Wetherby, close to local shops and Deighton Gates Primary School.

These spacious and well designed properties are arranged over two and three floors, each having their own garden and private parking facilities. The names of plots 4-9 are inspired by James Harry 'Ginger' Lacey, a Wetherby born, top scoring Royal Air Force pilot of the Second World War.



ALLANFIELD GRANGE

### PLOTS

- |                             |                |                   |
|-----------------------------|----------------|-------------------|
| ① 2 Allanfield Grove (SOLD) | ④ Filton House | ⑦ Fairfield House |
| ② 4 Allanfield Grove        | ⑤ Yeadon House | ⑧ Spitfire House  |
| ③ 6 Allanfield Grove        | ⑥ Linley House | ⑨ Lacey House     |

# AN IDYLIC LOCATION

Wetherby is a wonderful place to live and has lots to offer. With impressive scenery, walks along the River Wharfe, a host of cafés and bars, plus an array of retail amenities, everything is on your doorstep.

Discover the perfect blend of town living and rural beauty, benefitting from being at the heart of it all with easy access to York, Harrogate and Leeds; The 'Golden Triangle' at its best.

## PUBS/BARS/CAFÉS

- ① Swan & Talbot
- ② The Mews
- ③ Bar Three
- ④ The Royal Oak
- ⑤ Sant' Angelo Italian

## SCHOOLS

- ⑥ Twinkles Wetherby
- ⑦ St Joseph's Catholic Primary School
- ⑧ Crossley Street Primary School
- ⑨ St James' C of E Primary School
- ⑩ Wetherby High School
- ⑪ Stagecoach Performing Arts
- ⑫ Deighton Gates Primary School


## SUPERMARKETS

- ⑬ Aldi
- ⑭ Co-op Food
- ⑮ M&S Simply Food
- ⑯ Morrisons
- ⑰ Sainsbury's Local

## PLACES OF INTEREST

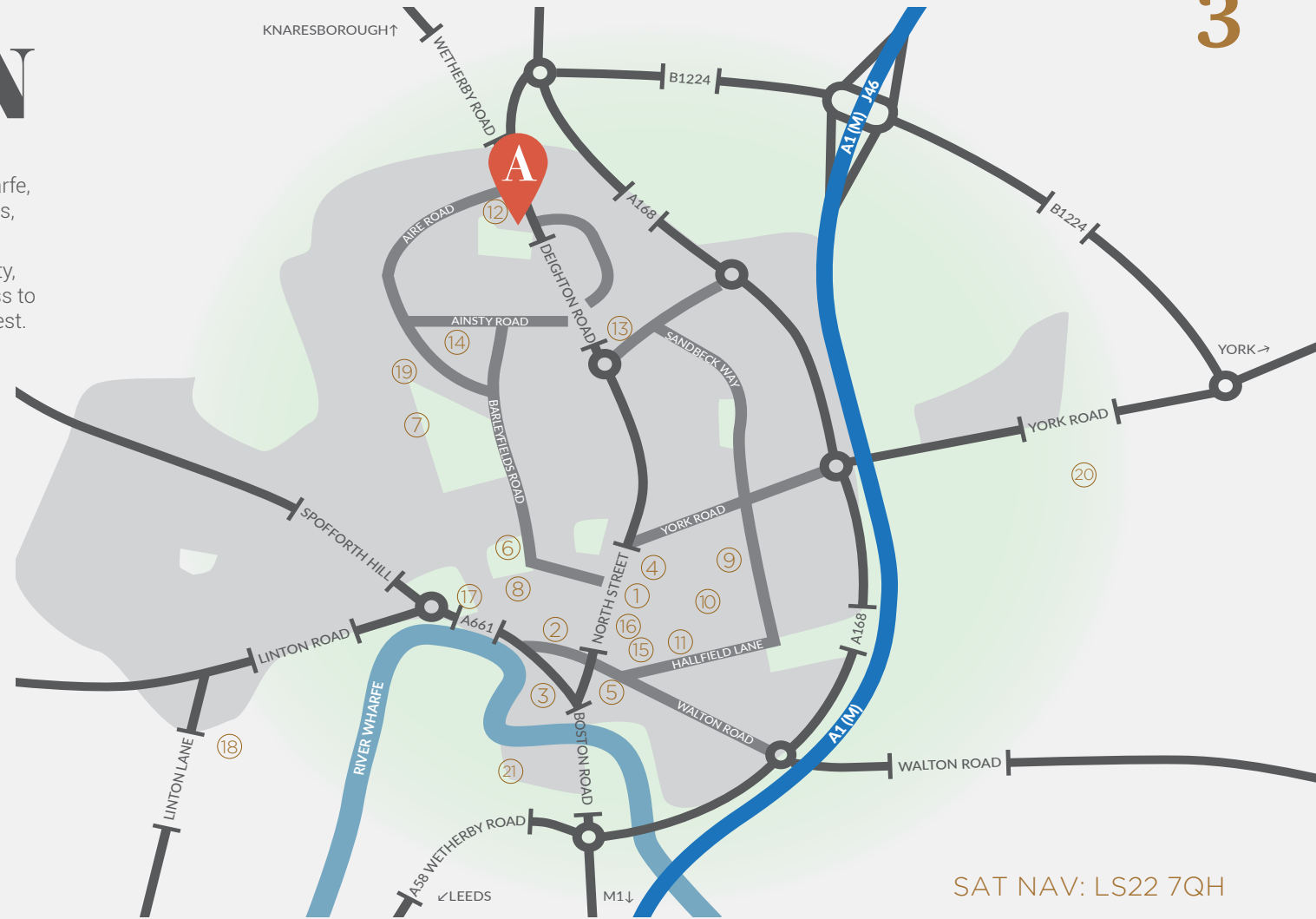
- ⑱ Wetherby Golf Club
- ⑲ Hudson Park
- ⑳ Wetherby Racecourse
- ㉑ Wetherby Swimming Baths

## CAR DISTANCES

	
Wetherby Town Centre	1.3 miles
Harrogate ➡	8.9 miles
Leeds ➡	13.8 miles
York ➡	14.2 miles
Leeds Bradford Airport	17.4 miles

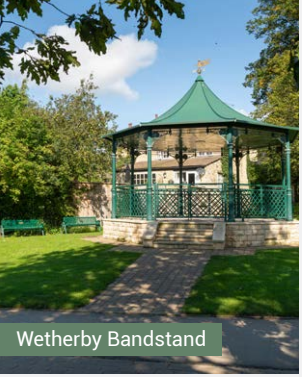
## TRAIN TIMES

Departing from York Railway Station		
Leeds	33 mins	
Newcastle Upon Tyne	1 hr 6 mins	
Sheffield	1 hr 10 mins	
Manchester	1 hr 18 mins	
London Kings Cross	2 hrs 23 mins	



SAT NAV: LS22 7QH





Wetherby Bandstand



River Wharfe



James Harry 'Ginger' Lacey Memorial Plaque



Wetherby Town Hall



The Shambles



PLOT 2

# TYPE 1

**3 Bedrooms**  
**Semi-detached Property**  
**116.09 sq m (1,249.581 sq ft)**

## GROUND FLOOR

Room	Metres (Max)
Kitchen/Dining	4.991 x 4.566
Sitting Room	3.907 x 4.566
Snug/Playroom	3.023 x 5.854
Utility	2.129 x 1.695
WC	0.955 x 1.695

## FIRST FLOOR

Bedroom 1	2.838 x 4.681
En-suite	1.853 x 1.881
Bedroom 2	2.853 x 3.481
Bedroom 3	2.433 x 2.402
Bathroom	2.003 x 2.666



PLOT 3

# TYPE 2

**4 Bedrooms**  
**Semi-detached Property**  
**142.08 sq m (1,529.335 sq ft)**

## GROUND FLOOR

Room	Metres (Max)
Kitchen/Dining	4.976 x 4.566
Sitting Room	3.907 x 4.566
Snug/Playroom	3.034 x 5.865
Utility	2.114 x 1.695
WC	0.955 x 1.695

## FIRST FLOOR

Bedroom 1	3.892 x 4.566
En-suite	2.004 x 1.631
Bedroom 2	2.854 x 4.566
Bedroom 3	3.173 x 3.419
Bedroom 4	3.173 x 4.363
Bathroom	2.003 x 2.685



PLOTS 4 & 9

# TYPE 3

4 Bedrooms

End Terrace Property

107.27 sq m (1,154.644 sq ft)

## GROUND FLOOR

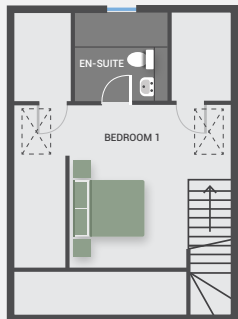
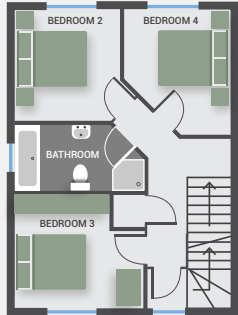
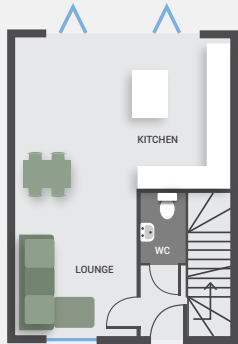
Room	Metres (Max)
Kitchen/Lounge	5.416 x 7.553
WC	1.120 x 1.741

## FIRST FLOOR

Bedroom 2	3.253 x 2.886
Bedroom 3	2.648 x 2.760
Bedroom 4	2.649 x 3.140
Bathroom	3.253 x 1.670

## SECOND FLOOR

Bedroom 1	5.416 x 4.164
En-suite	2.306 x 2.194



Plot 4  
Plot 9 is a handed version



PLOTS 5, 6, 7 & 8

# TYPE 4

3 Bedrooms

Terraced Property

107.94 sq m (1,161.855 sq ft)

## GROUND FLOOR

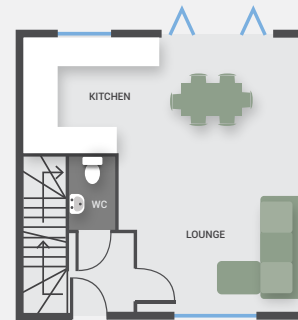
Room	Metres (Max)
Kitchen/Lounge	6.723 x 6.316
WC	1.106 x 1.726

## FIRST FLOOR

Bedroom 1	4.424 x 3.705
Bedroom 3	4.439 x 2.492
Bathroom	2.180 x 2.597

## SECOND FLOOR

Bedroom 2	5.149 x 3.400
En-suite	1.455 x 3.016



Plot 5 & 7  
Plots 6 & 8 are handed versions



# THE SPECIFICATION

## KITCHEN

- Moores fully fitted kitchen
- Fully integrated appliances including dishwasher, fridge/freezer, electric fan oven, combination microwave, induction hob, and stainless steel extractor hood
- Semi-detached properties benefit from a separate utility, with stainless steel sink and drainer including spaces for tumble dryer and washing machine

## BATHROOMS

- Fitted sanitary ware to bathrooms, en-suites and WC
- Chrome taps and shower fittings
- Chrome heated towel rail to bathroom and en-suites
- Vanity units to bathrooms and en-suites
- Mirrors fitted to bathrooms and en-suites
- Shaver points

## ELECTRICAL

- Brushed chrome sockets and switches including USB sockets in appropriate locations
- Brushed chrome low energy downlights in kitchens, bathrooms and en-suites
- Suitably located TV points in living areas and bedrooms
- Mains wired smoke and fire detectors
- Electric vehicle charging point

## FINISHES

- Oak veneer doors with brushed chrome handles throughout
- Porcelanosa ceramic wall tiles to bathrooms and en-suites
- Full height Porcelanosa tiles to all shower enclosures

## EXTERNAL

- Lawn areas throughout shall be turfed
- Treated decking area to rear plots 4-9
- Patio to rear garden of semi-detached properties
- Council adopted street lighting
- External lighting to front and rear elevations
- External tap and double electric socket

## STRUCTURAL INSULATED PANELS

- SIPs are one of the most environmentally responsible building systems available

## ENERGY PERFORMANCE CERTIFICATE

- The premises have predicted EPC ratings between B84 and B85, copies are available on request

## WARRANTY

- Each home will have a 10 year NHBC warranty



\* Images used are for indicative purposes only

A DEVELOPMENT BY:



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## ABOUT ST ROBERT'S HOMES

St Robert's Homes is a privately owned residential developer based in Knaresborough, North Yorkshire.

We appreciate that buying a home is one of the most important life decisions you will make. Therefore we pride ourselves on delivering premium homes of exceptional quality and providing first class customer care.

The specifications of our homes are bespoke to each individual development. This helps ensure the aspirations of our customers are achieved. We strive to provide as standard, those extra touches that compliment modern day living.

The team at St Robert's Homes understand the importance of loving where you live and we are committed to providing our customers with homes that exceed expectations.

[www.stroborthomes.co.uk](http://www.stroborthomes.co.uk)