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HOMES

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Teasel Green

Eggborough



Exclusively Jones since 1959

Jones Homes has built an enviable reputation as one of the leading builders of character houses in sought-after locations. By embracing new products and techniques, we're able to offer quality homes with the latest styles, layouts and interior specifications.

But we go further than just building homes. At the heart of everything we do lies an unwavering commitment to exceptional customer care. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value.

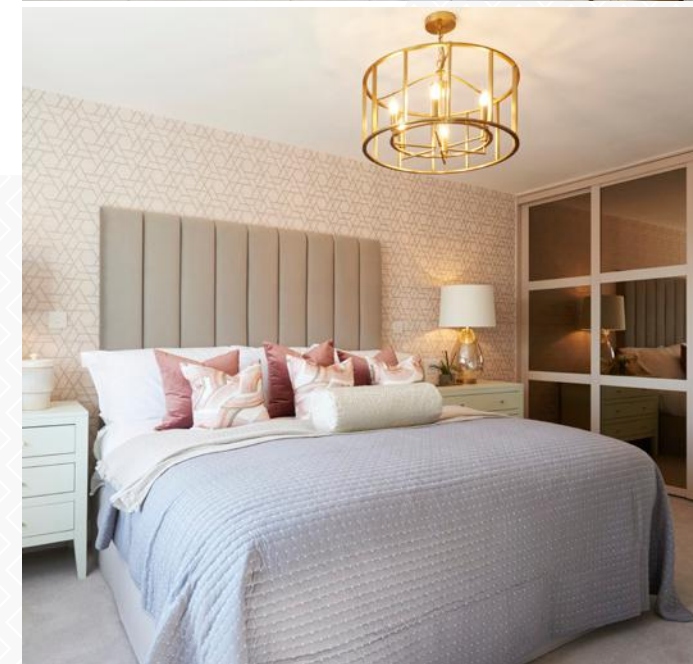
We're also dedicated to protecting and improving your environment, which is why we pledge to continue refurbishing older buildings and developing landscaping schemes into the future.





Live the
luxury lifestyle

Built with you in mind



Luxury living is about having it all

If you dream of living in a beautiful home, with a high quality interior in a sought-after location, it can all be yours at Teasel Green.

This stunning development offers a range of 3, 4 & 5 bedroom homes. From young professionals to growing families or even those looking to down size but still requiring a spacious well served home.

Traditionally designed with modern living in mind, the light and airy interiors offer plenty of space to work, play and relax in style whilst the variety of external finishes gives each home character and identity, appealing to everyone.

Located in the village of Eggborough, residents will find a host of daily amenities locally as well as easily accessible transport links connecting the village to a variety of destinations including Goole, Selby and Leeds.



Perfecting every last detail

Each and every Jones home is highly designed and specified throughout.

You'll find a contemporary kitchen with integrated appliances, and modern bathrooms with showers, low profile shower trays and a choice of stunning wall and floor tiles.

Many more quality fixtures and fittings that you wouldn't expect are also included as standard. From contemporary kitchens to the LED downlights, we consider every last detail to be important.

We are committed to getting more than just your new home's interior absolutely perfect for you. To help protect and enhance the natural environment, we have given Teasel Green's landscaping the same level of care and consideration.



The perfect location

The perfect place to call home, Teasel Green is a stunning development benefiting from a picturesque village location with easy access to a good range of local amenities and access to nearby Goole, Selby, Wakefield and Leeds.



Selby Cathedral



Brockdale Nature Reserve



Whitley Bridge Train Station



Eggborough Village Hall

Built with you in mind



Knottingley and Goole Canal

A place to suit every lifestyle

The village of Eggborough offers a selection of daily local conveniences including a public house, village store, post office, tea rooms and pharmacy.

Nearby, the pretty market town of Selby, dominated by its beautiful abbey, offers shopping and activities aplenty including Selby Town Hall; regarded as one of the best live venues in the area.

Just a short distance from Teasel Green, residents will find Goole, often described as Yorkshire's best kept secret. Alongside its industrial past written into its skyline, walk into the centre and you'll find a bustling shopping centre with market hall and abundance of parks and gardens.

The beauty of the north is on your doorstep at Teasel Green. Brockdale Nature reserve is a jewel in the Yorkshire countryside. Nestled in the valley of the River Went, the ancient woodland, grassland and flowery slopes of the reserve are a stunning backdrop to spot protected wildlife species.

For families, there are well-regarded schools nearby. And for the professional commuter, Whitley Bridge train station is less than a mile away offering services to Leeds and Goole, whilst easy access to the M62, just 1 mile away, and A1(M) provides car routes to a variety of destinations.



The Baycliffe kitchen

Homes built with pride

With over 60 years' experience building individual houses in desirable locations, you can trust Jones Homes to create your perfect new home.

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well considered layouts, every new development is the best it can possibly be.

It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.



The Bayswater

Teasel Green

Eggborough

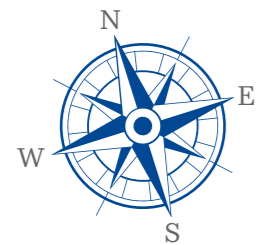
Site layout & Specification



Built with you in mind



Site layout at Teasel Green



* Village Homes - New Homes available at discounted price - Ask Sales Advisor for details.

--- Access to potential future development
PS Pumping Station

These details are prepared for the guidance of prospective purchasers and do not form any part of any contract. Furthermore Jones Homes reserves the right to vary details from time to time as may be necessary. January 2025.



-  The Baycliffe Village Homes*
3 bedroom semi-detached home
-  The Baycliffe I
3 bedroom semi-detached home
-  The Baycliffe II
3 bedroom semi-detached home
-  The Bayswater
4 bedroom detached home
-  The Bentley
4 bedroom detached home
-  The Barbridge
4 bedroom detached home
-  The Stratton II
5 bedroom detached home
-  The Latchford II
5 bedroom detached home

Specification

The Baycliffe I & II
The Bayswater
The Bentley
The Barbridge
The Stratton II
The Latchford II

General

White gloss architrave, skirting and smooth white plastered ceiling	.	.	.	.	.	.
White gloss painted 2 panel doors with chrome furniture	.	.	.	.	.	.
White gloss painted 6 panel doors with chrome furniture	.					
Oak handrail with newel posts and spindles painted in white gloss to stairs	.	.	.	.	.	.
Softwood handrail with oak finish with newel posts and spindles painted in white gloss to stairs	.					
White power points and light switches to all rooms	.	.	.	.	.	.
TV and Virgin Media points to living room and bedroom 1 & 2	.	.	.	.	.	.
TV point to family/dining area and study ⁺
Telephone point to kitchen, understairs cupboard, study ⁺ and bedroom 1	.	.	.	.	.	.
Telephone point to kitchen/living room ⁺ and bedroom 1	.					
Gas fired central heating with energy efficient boiler	.	.	.	.	.	.
Thermostatic controlled radiator valves ⁺
Energy saving insulation to cavity walls and roof space	.	.	.	.	.	.
Mains powered smoke detectors with battery back up to both floors	.	.	.	.	.	.
Battery operated carbon monoxide detector	.	.	.			
White PVCu French doors	.	.		.	.
Bi-fold doors			.	.		
Chrome wired door bell with internal white chime	.	.	.	.	.	.
Texecom wired burglar alarm system	.	.	.	.	.	.
NHBC Buildmark cover	.	.	.	.	.	.

External

Turfed rear garden with paved area and landscaped front garden	.	.	.	.	.	.
Tarmac driveway/parking spaces ⁺
Boundary fencing to the rear garden with coordinating gate ^{***}	.	.	.	.	.	.
Canopy downlight to front door	.	.	.	.	.	.
Garage with colour coordinating door ^{**} , power and light	.	.	.	.	.	.
Remote controlled electric up and over door to double garage					.	.

Kitchen

Choice of Symphony kitchen [*] with coordinating worktop and upstand	.	.	.	.	.	.
Reginox stainless steel sink and drainer with Hansgrohe taps	.	.	.	.	.	.
Reginox stainless steel single bowl sink with Hansgrohe taps	.					
Integrated fridge-freezer, stainless steel hob & splash back and double oven [†]
Integrated dishwasher	.	.	.	.	.	.
Integrated fridge-freezer, stainless steel hob & splash back and single oven [†]	.					
Plumbing and power provided for dishwasher and washing machine	.	.	.	.	.	.
LED lighting to kitchen wall units ⁺
LED ceiling downlighters to kitchen area in a choice of finish [*]

Bathroom/En Suite

Modern bathroom suite in white with Vitra sanitaryware with chrome fittings and Hansgrohe taps	.	.	.	.	.	.
Modern bathroom suite in white with Geberit sanitaryware with chrome fittings and Hansgrohe taps	.					
Aqualisa shower cubicle to bathroom and en suite/s ⁺
Aqualisa shower over bath with shower screen to bathroom	.					
Aqualisa shower cubicle to en suite	.					
Vanity unit to wash hand basin recess with choice of worktop [*] and fitted mirror to en suite	.	.	.			
Shaver point to bathroom and en suite/s ⁺
Chrome heated ladder towel rail to bathroom and en suite/s ⁺
Fully tiled floors in a choice of tiles from Porcelanosa [*]
Half tiled walls in a choice of tiles from Porcelanosa [*]
LED ceiling downlighters in a choice of finish [*]

The Baycliffe I & II
The Bayswater
The Bentley
The Barbridge
The Stratton II
The Latchford II

⁺ Where applicable, please refer to working drawings. ^{*} Where a choice is stated it will be from our standard range and will be subject to the build stage of your chosen plot. [†] Brand will vary from semi-detached to detached housetypes. ^{**} As per street scene. ^{***} Please ask Sales Advisor for specific boundary details. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Elevational treatments are indicative and not plot specific. Please ask Sales Advisor for more details. January 2025.



at Teasel Green

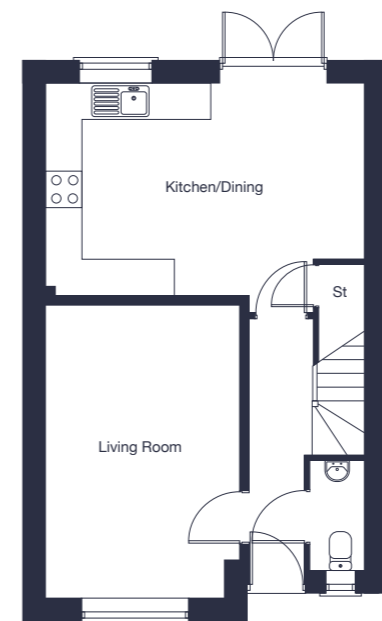


The Baycliffe I

3 bedroom
semi-detached home

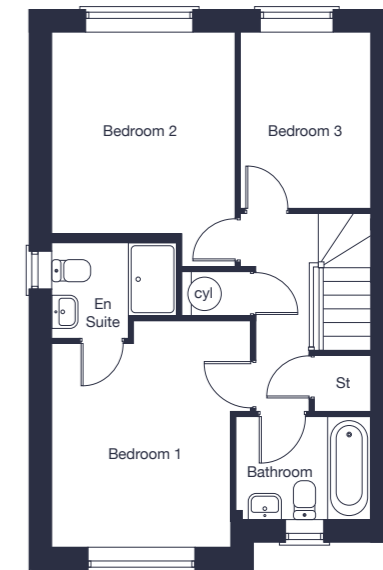
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Built with you in mind



Ground Floor

Living Room	4.83m x 3.20m	15'10" x 10'6"
Kitchen/Dining	5.26m x 3.51m	17'3" x 11'6"



First Floor

Bedroom 1	3.35m x 2.95m	11'0" x 9'8"
Bedroom 2	3.39m x 3.02m	11'1" x 9'11"
Bedroom 3	2.91m x 2.15m	9'6" x 7'1"

Applies to plots 25 & 26
+ Party Wall

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at Teasel Green

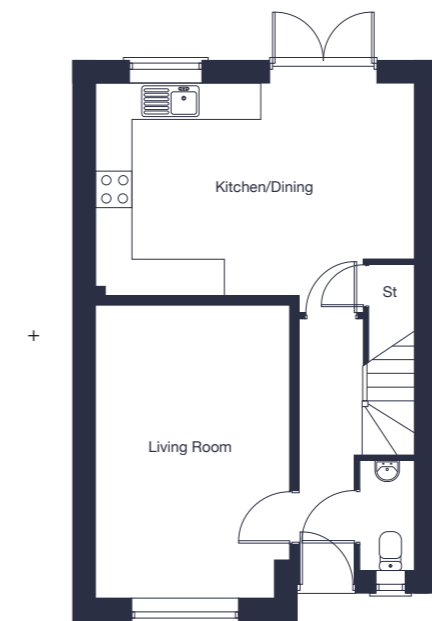


The Baycliffe II

3 bedroom
semi-detached home

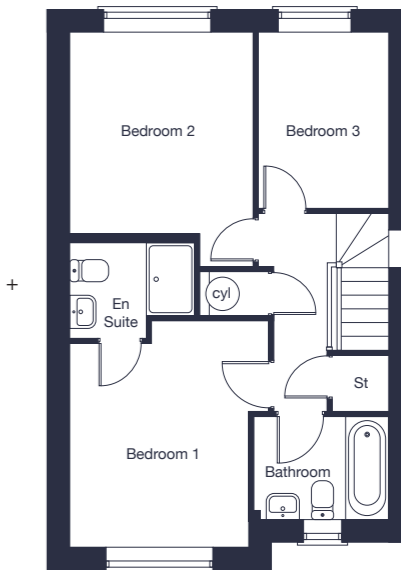
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Built with you in mind



Ground Floor

Living Room	4.83m x 3.20m	15'10" x 10'6"
Kitchen/Dining	5.26m x 3.51m	17'3" x 11'6"



First Floor

Bedroom 1	3.35m x 2.95m	11'0" x 9'8"
Bedroom 2	3.39m x 3.02m	11'1" x 9'11"
Bedroom 3	2.91m x 2.15m	9'6" x 7'1"

Applies to plots 8, 9, 23 & 24

+ Party Wall

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at Teasel Green

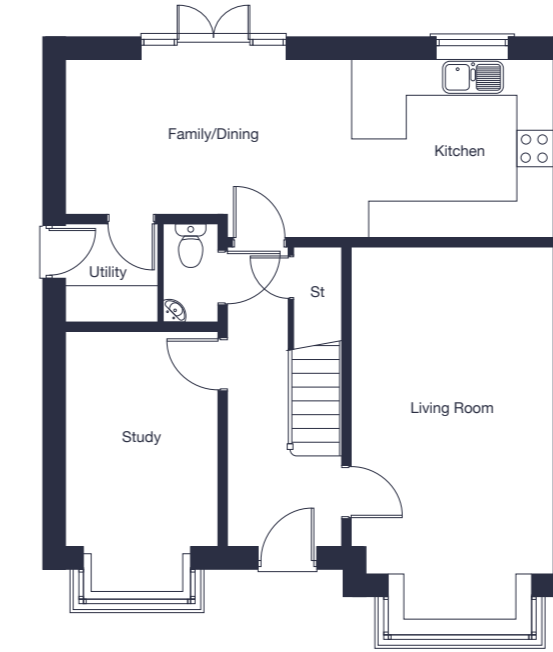


The Bayswater

4 bedroom
detached home

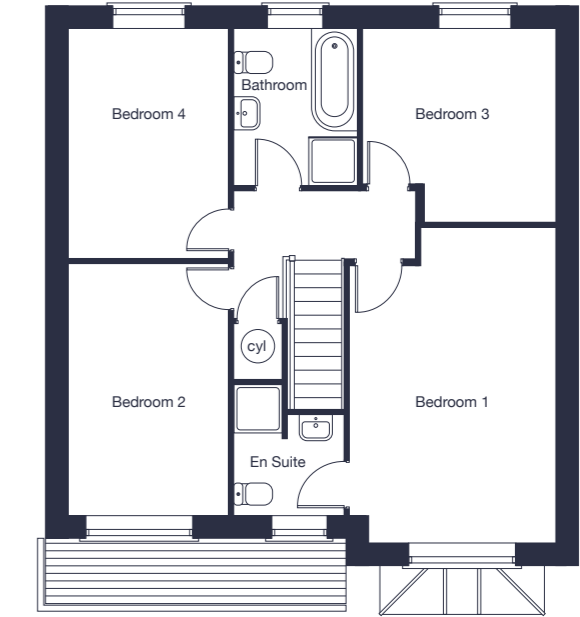
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Built with you in mind



Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Study	4.16m x 2.51m	13'8" x 8'3"
Detached Single Garage	5.75m x 2.62m	18'10 x 8'7"



First Floor

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.64m	13'8" x 8'8"
Bedroom 3	3.21m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"

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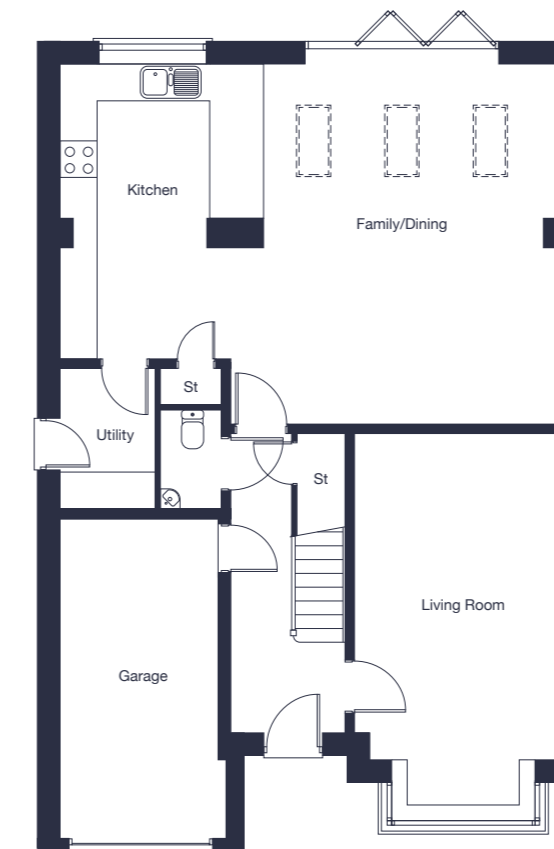
at Teasel Green

The Bentley

4 bedroom
detached home

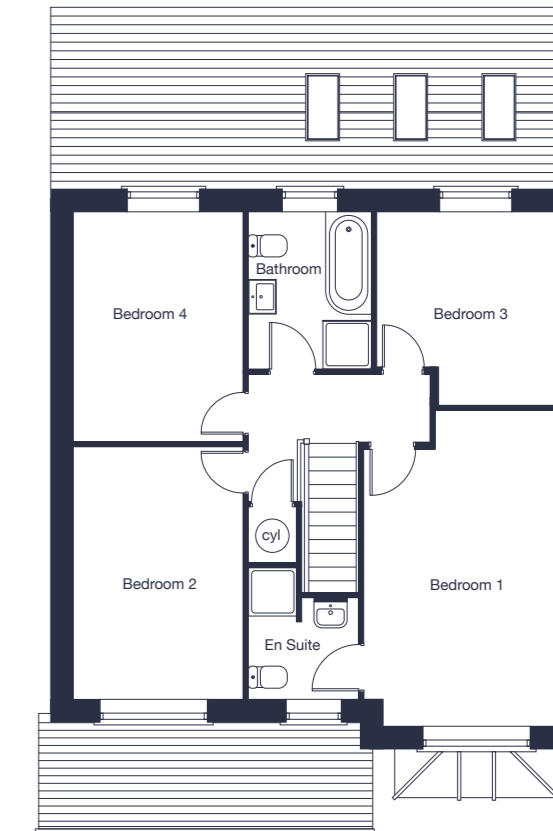
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Built with you in mind



Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 5.94m	26'11" x 19'6"
Garage	5.36m x 2.66m	17'7" x 8'9"



First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

=== Skylights

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at Teasel Green

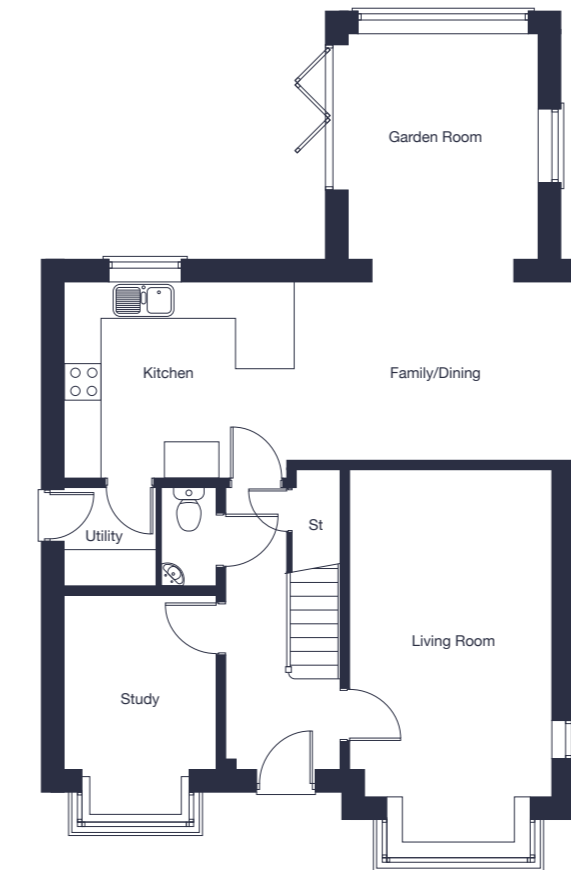


The Barbridge

4 bedroom
detached home

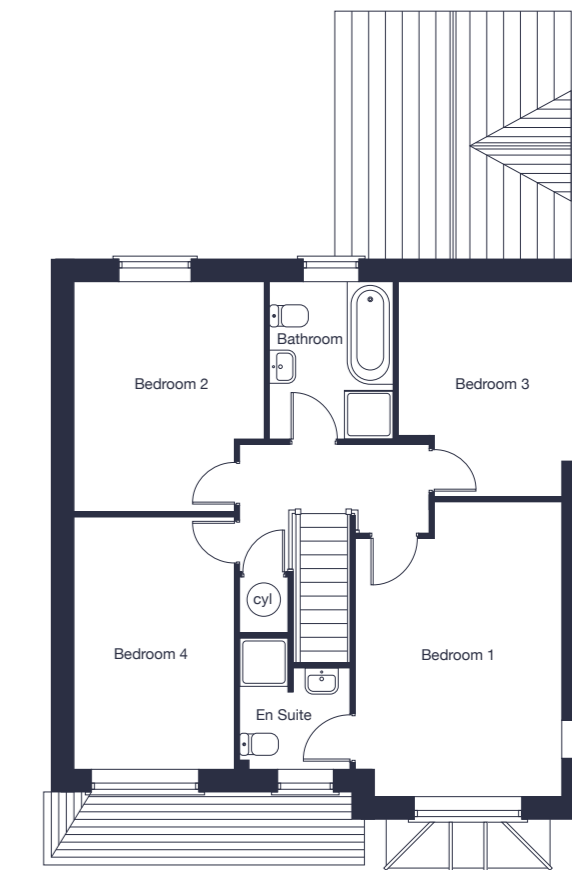
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Built with you in mind



Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.40m x 3.24m	27'7" x 10'8"
Garden Room	3.69m x 3.14m	12'1" x 10'4"
Study	3.51m x 2.50m	11'6" x 8'3"
Detached Single Garage	5.75m x 2.62m	8'10" x 8'7"



First Floor

Bedroom 1	4.86m x 3.40m	15'11" x 11'2"
Bedroom 2	3.80m x 3.13m	12'6" x 10'3"
Bedroom 3	3.54m x 3.04m	11'8" x 10'0"
Bedroom 4	4.15m x 2.64m	13'8" x 8'8"

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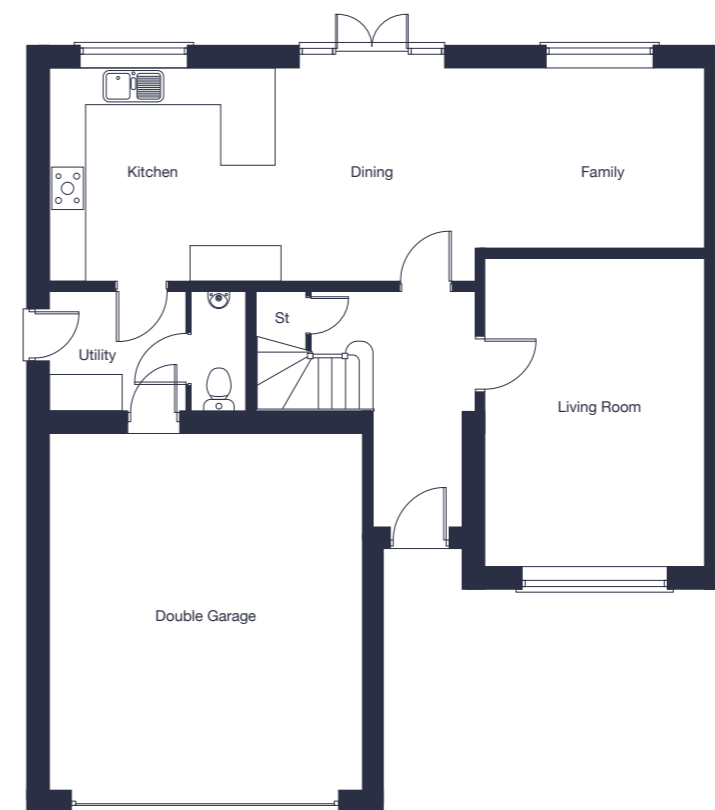
at Teasel Green

The Stratton II

5 bedroom
detached home

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Ground Floor

Living Room	5.10m x 3.63m	16'9" x 11'11"
Kitchen/Family/Dining	10.67m x 3.53m	35'0" x 11'7"
Double Garage	5.29m x 5.05m	17'4" x 16'7"



First Floor

Bedroom 1	4.99m x 3.63m	16'4" x 11'11"
Bedroom 2	5.83m x 3.74m	19'2" x 12'4"
Bedroom 3	3.43m x 2.48m	11'3" x 8'2"
Bedroom 4	3.03m x 2.48m	9'11" x 8'2"
Bedroom 5	2.56m x 2.48m	8'5" x 8'2"

--- Restricted ceiling height

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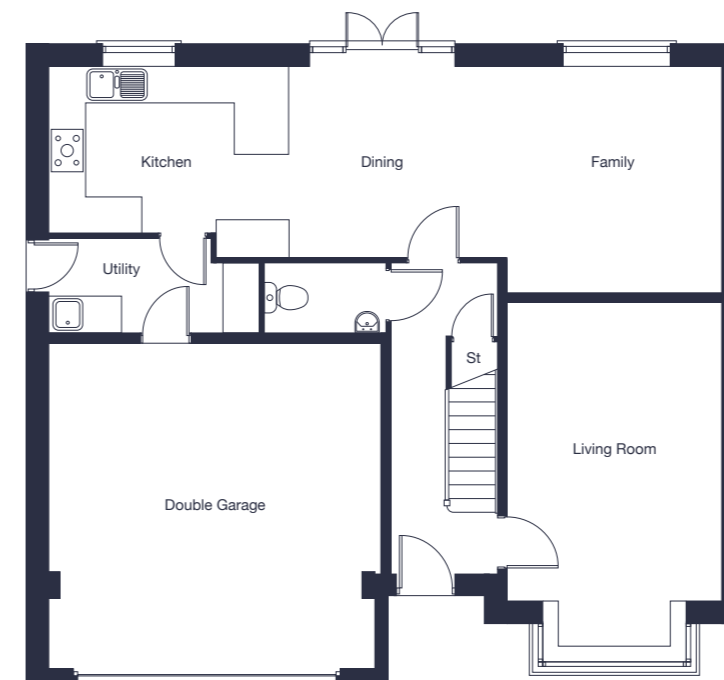
at Teasel Green

The Latchford II

5 bedroom detached home

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Built with you in mind



Ground Floor

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	10.97m x 3.74m	36'0" x 12'3"
Double Garage	5.23m x 4.75m	17'2 x 15'7"



First Floor

Bedroom 1	5.75m x 3.54m	18'10" x 11'7"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
Bedroom 3	4.02m x 2.77m	13'2" x 9'1"
Bedroom 4	3.26m x 2.99m	10'8" x 9'10"
Bedroom 5	2.99m x 2.86m	9'10" x 9'5"

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Buying a Jones home
is easier than you think

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Built with you in mind

It's time to take a closer look at Teasel Green.

Just call 07971 993836 to book an appointment to view or visit jones-homes.co.uk/teasel-green for more information.

Once you've decided which house is perfect for you, you're ready to buy your new home.

1 Reserve your new home

As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.

2 Apply for a mortgage

An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.

3 Appoint a solicitor

Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our Sales Advisors.

4 Personalise your new home

By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate (subject to build stage).

5 Exchange and complete

Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.

6 Move in

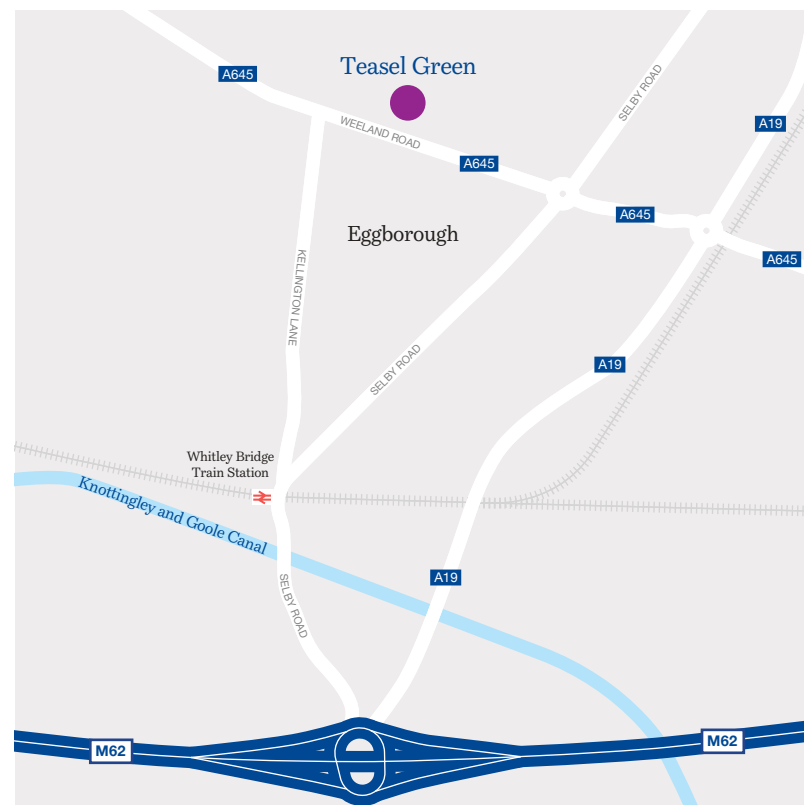
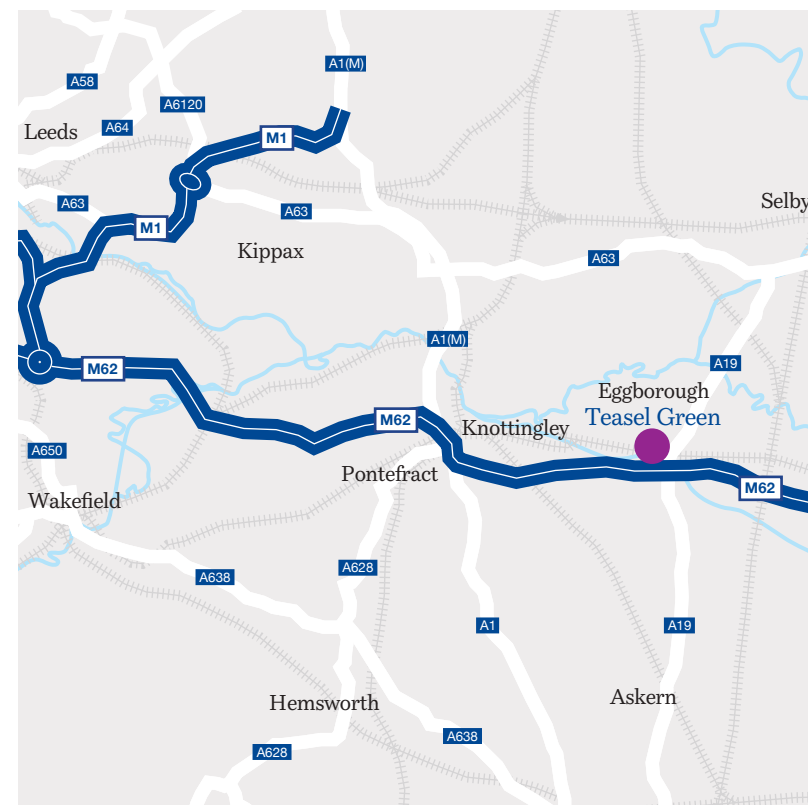
Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.

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How to find us...

Teasel Green

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jones-homes.co.uk



Details correct at time of going to print. Images representative only.
Internal photography may show upgraded specification, ask the Sales Advisor for details.
September 2023.

