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**Greenway
Park**
Green Hammerton
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A fine selection of brand new homes conveniently
located in Green Hammerton, North Yorkshire YO26 8BE





Set between Harrogate and York

An idyllic North Yorkshire village, Green Hammerton is situated on the A59, midway between Harrogate and York and enjoys good road and rail links to both. Greenway Park, a brand new development by Linden Homes, is well located within this vibrant village and offers a varied mix of 2, 3, 4 and 5 bedroom homes.

The village offers a full range of amenities, including a shop and post office, doctors' surgery, two churches, playing field and

village hall, while you can enjoy plentiful local produce from a choice of family owned farm shops nearby. The local primary school is just minutes from Greenway Park, while the village pub, The Bay Horse Inn, is just a few minutes walk away.

7.5 miles from Greenway Park, the market town of Knaresborough, perched on the cliffs above the River Nidd, offers a range of shops, pubs, restaurants and other attractions, while situated 10 miles away, on the banks

of the River Wharfe, Wetherby offers a further range of shops, a small independent cinema, plus cafés, pubs and restaurants, in a delightful historic setting. For enjoying a day at the races, Wetherby Racecourse is also within easy reach.



Perfectly placed for town and country

For further shopping, work and leisure opportunities, the historic city of York is only 10.7 miles from Greenway Park and offers a wonderful range of shops, restaurants and world-renowned visitor attractions. The spa town of Harrogate is 11.8 miles away and with its elegant Victorian architecture and high-end boutiques, it's a fine shopping destination. It also offers a wide range of cafés and restaurants, including the famous Betty's Tearoom. Secondary schools are available in Knaresborough, Wetherby, Harrogate and York.

Set within beautiful countryside, there are great opportunities for walking, cycling, golfing and horse riding close to Greenway Park. Within easy reach there are wonderful parks and gardens, including Plumpton Rocks and Harlow Car Gardens and heritage sites such as Fountains Abbey, Allerton Park and Beningbrough Hall. The unspoilt landscape of the Yorkshire Dales and the North Yorkshire Moors are both within easy reach, offering some of the finest countryside anywhere in England.

0.3 MILES TO
A59

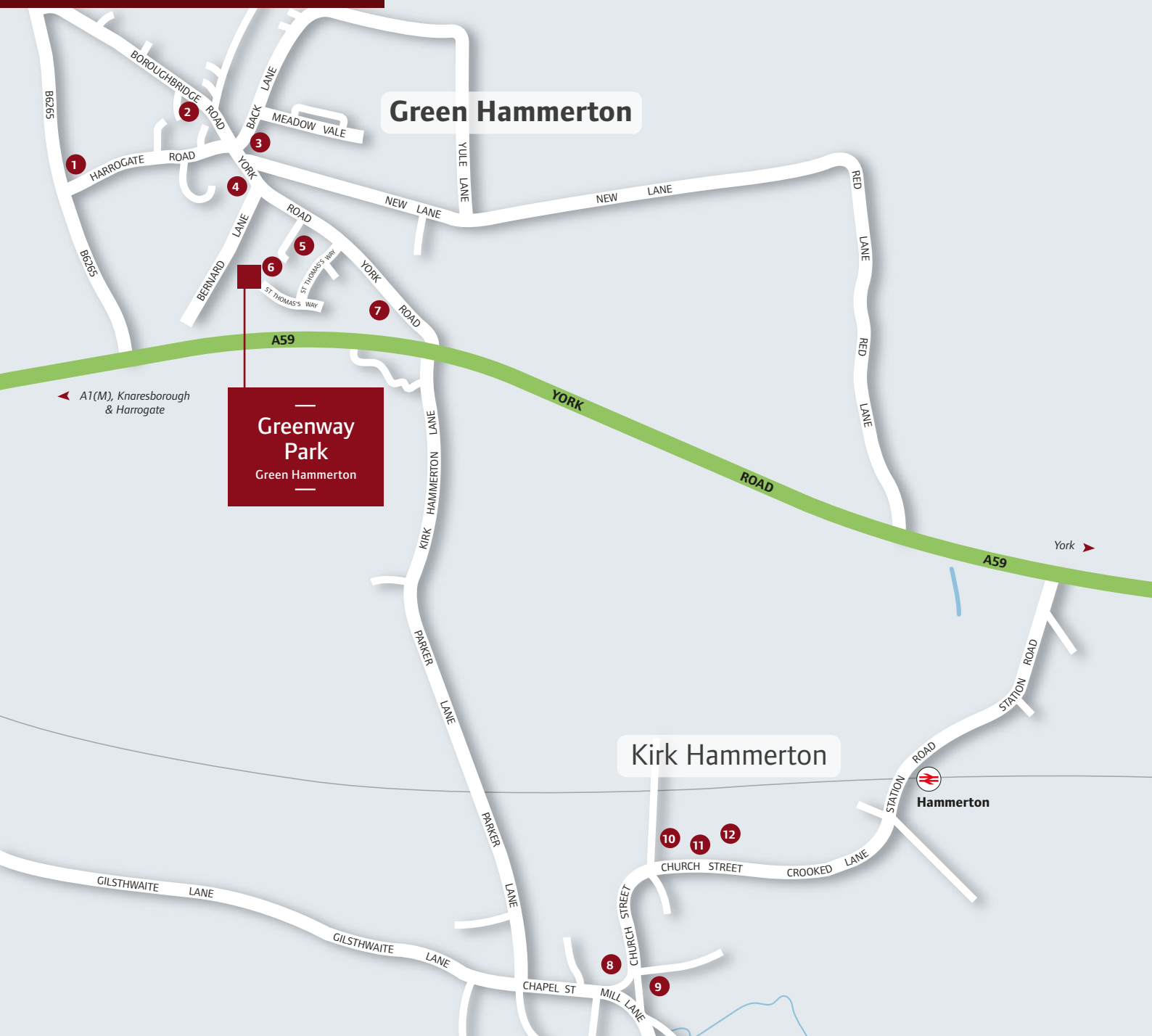
3.7 MILES TO
A1(M) JUNCTION 47

1.1 MILES TO
HAMMERTON TRAIN STATION

12 MINUTES BY TRAIN
TO YORK

20 MINUTES BY TRAIN
TO HARROGATE

21 MILES TO
LEEDS BRADFORD AIRPORT



- | | | | |
|---|---|-------------------------------|---|
| 1 VILLAGE HALL, PLAYING FIELD & PLAY AREA | 4 GREEN HAMMERTON SHOP & POST OFFICE | 7 SPRINGBANK DOCTORS' SURGERY | 10 KIRK HAMMERTON C OF E PRIMARY SCHOOL |
| 2 GREEN HAMMERTON SOCIAL CLUB | 5 ST THOMAS'S CHURCH | 8 ST JOHN THE BAPTIST CHURCH | 11 THE PAVILION & NURSERY SCHOOL |
| 3 THE BAY HORSE INN | 6 GREEN HAMMERTON C OF E PRIMARY SCHOOL | 9 KIRK HAMMERTON VILLAGE HALL | 12 PLAYING FIELD & PLAY AREA |

For all sales enquiries please call
01423 582 916
lindenhomes.co.uk


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Development layout



● The Hammerton
2 bedroom home
Homes 15 & 16

● The Newstead
3 bedroom home
Homes 7 & 8

● The Haxby
4 bedroom home
Home 5

● The Barlow
4 bedroom home
Home 19

● The Rochester
5 bedroom home
Homes 1, 3, 6 & 20

● The Asenby
5 bedroom home
Homes 2 & 4

★ Affordable Housing

● 1 bedroom home
● 2 bedroom home
● 3 bedroom home

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2, 3, 4 & 5 bedroom homes
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Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. November 2017.

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Kitchens

	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
Fitted kitchen with laminate worktop and upstand	•	•	•	•
Single oven	•	•		
Double undercounter oven			•	•
4 zone electric hob	•	•	•	•
Hob extractor	•	•	•	•
Stainless steel splashback to hob	•	•	•	•
Integrated fridge freezer			•	•
Space for dishwasher		•	•	•
Space for washing machine	•	•	•	•
Stainless steel sink with mixer tap	•	•		
1½ bowl stainless steel sink with mixer tap			•	•
Multigrid appliance switching to kitchen	•	•	•	•
Tracklighting	•	•	•	•

Bathrooms, cloakrooms & en-suites

Contemporary white sanitaryware & chrome fittings	•	•	•	•
Full height tiling to en-suite shower area	•	•	•	•
Splashback tiling to cloakroom basin only	•	•	•	•

Electrical & lighting

TV point in living room	•	•	•	•
Telephone BT points to living room & bedroom 1	•	•	•	•
Pendant lights including low energy fittings	•	•	•	•
White plastic switch plates and sockets	•	•	•	•

Other

Walls in Almond White emulsion	•	•	•	•
Ceilings - flush smooth finish in white emulsion	•	•	•	•
Internal woodwork in gloss white	•	•	•	•
White vertical panel doors with chrome ironmongery	•	•	•	•
Softwood staircase	•	•	•	•
Oil fired condensing boiler	•	•	•	•
External door with multipoint locking system & door bell	•	•	•	•
Low energy external light to front door	•	•	•	•
Turf to front garden or as per landscaping drawing	•	•	•	•

NHBC

10 Year NHBC Warranty	•	•	•	•
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Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.

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The Hammerton

2 bedroom home



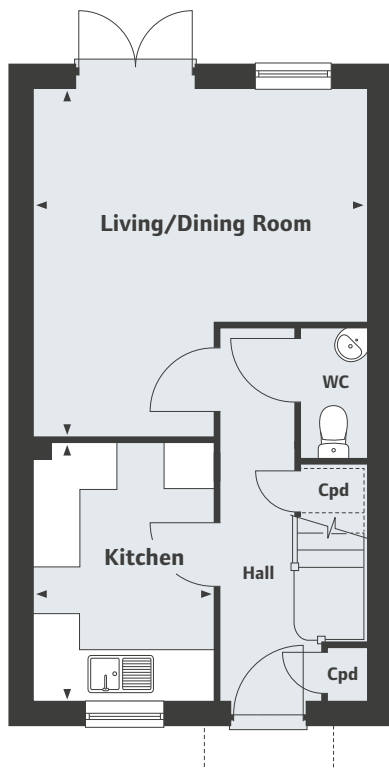
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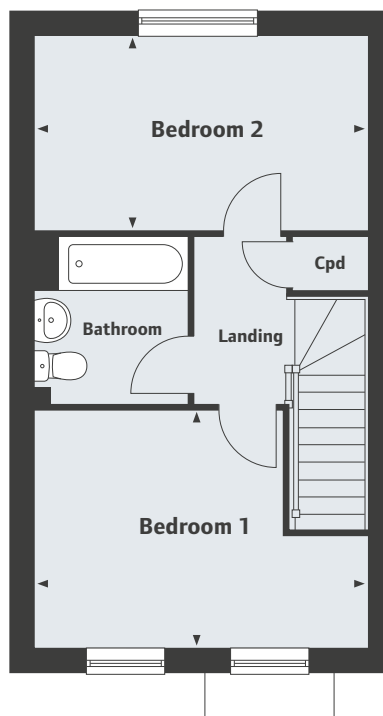
The Hammerton

2 bedroom home



Ground Floor

Living/Dining Room	
4625 x 4425mm	15'2" x 14'5"
Kitchen	
3428 x 2398mm	11'2" x 7'8"



First Floor

Bedroom 1	
4425 x 3162mm	14'5" x 10'4"
Bedroom 2	
4425 x 2607mm	14'5" x 8'5"
Bathroom	
2220 x 2045mm	7'3" x 6'7"

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The Newstead
3 bedroom home

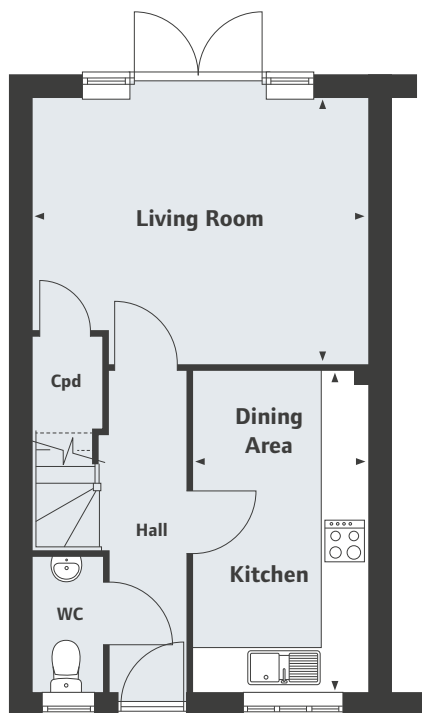


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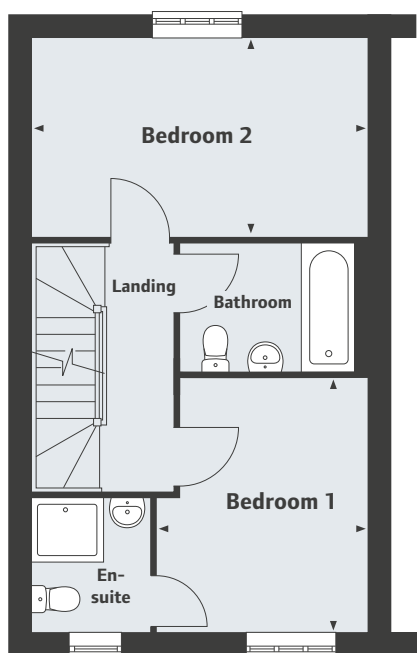
The Newstead

3 bedroom home



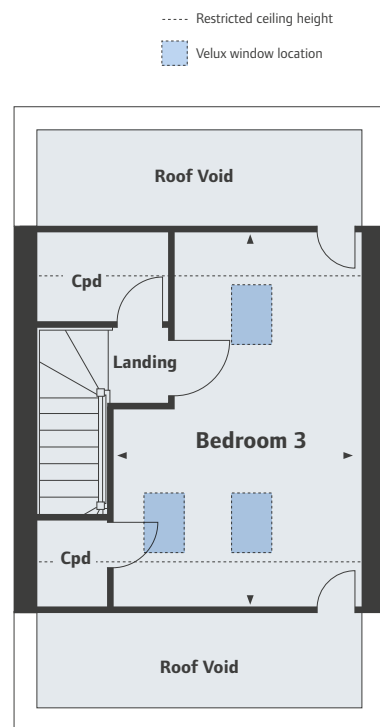
Ground Floor

Living Room	14'8" x 11'5"
Kitchen/Dining Area	14'2" x 7'8"



First Floor

Bedroom 1	11'2" x 9'4"
En-suite	5'9" x 5'3"
Bedroom 2	14'7" x 8'7"
Bathroom	8'3" x 5'8"



Second Floor

Bedroom 3	16'9" x 11'4"
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The Haxby
4 bedroom home



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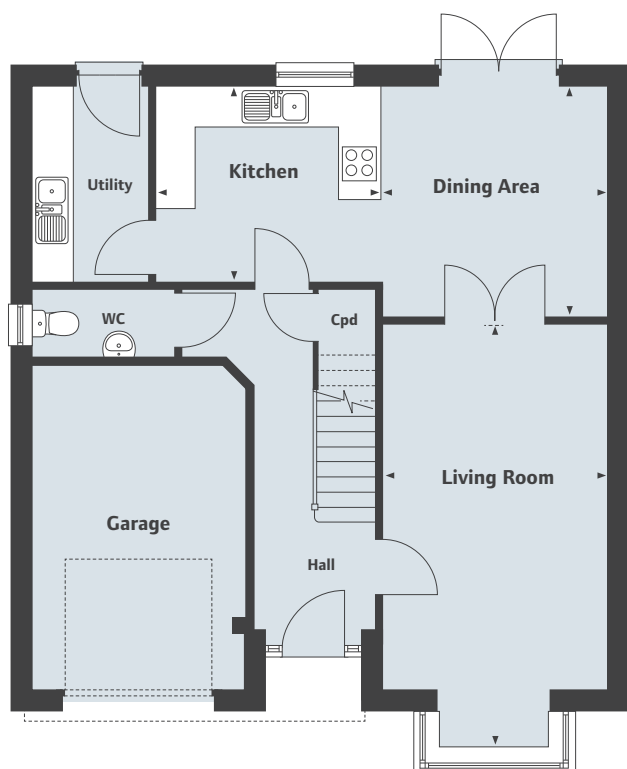

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Greenway Park

Green Hammerton

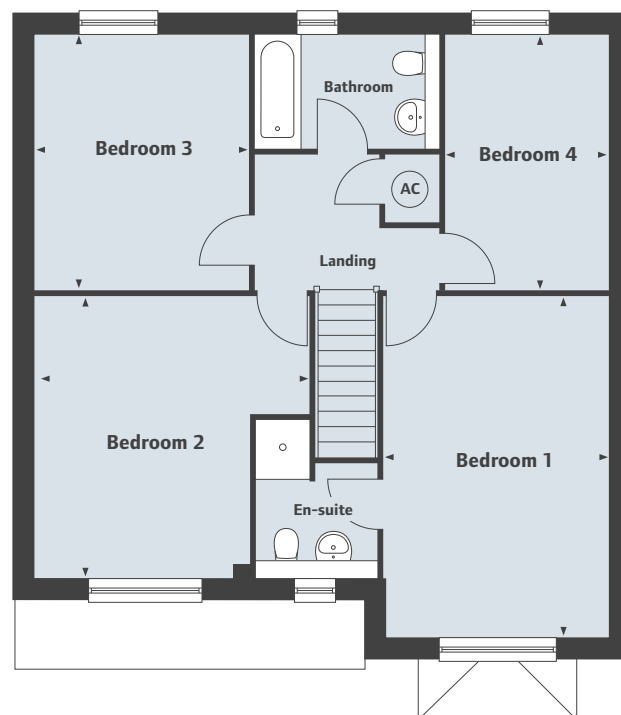
The Haxby

4 bedroom home



Ground Floor

Living Room	19'8" x 11'5"
Dining Area	11'4" x 11'1"
Kitchen	11'4" x 9'7"



First Floor

Bedroom 1	17'0" x 11'3"
En-suite	6'1" x 5'7"
Bedroom 2	14'0" x 13'7"
Bedroom 3	12'8" x 10'8"
Bedroom 4	12'8" x 8'2"
Bathroom	9'3" x 5'7"

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Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. November 2017.

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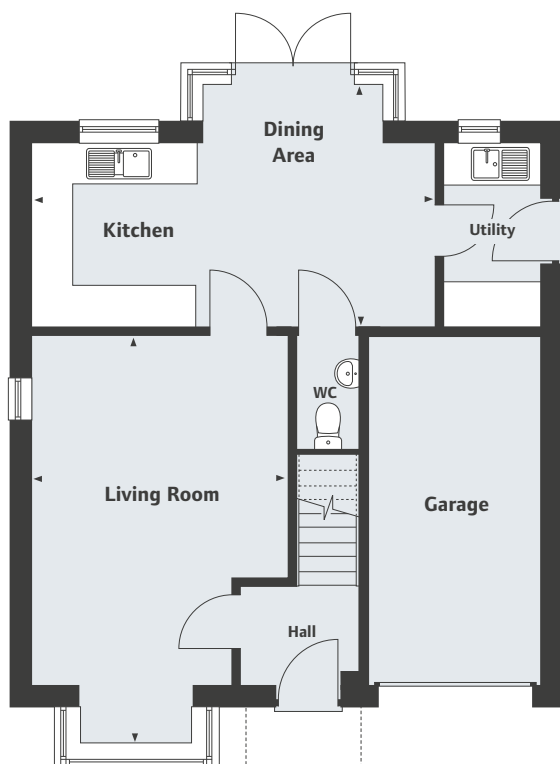
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The Barlow
4 bedroom home



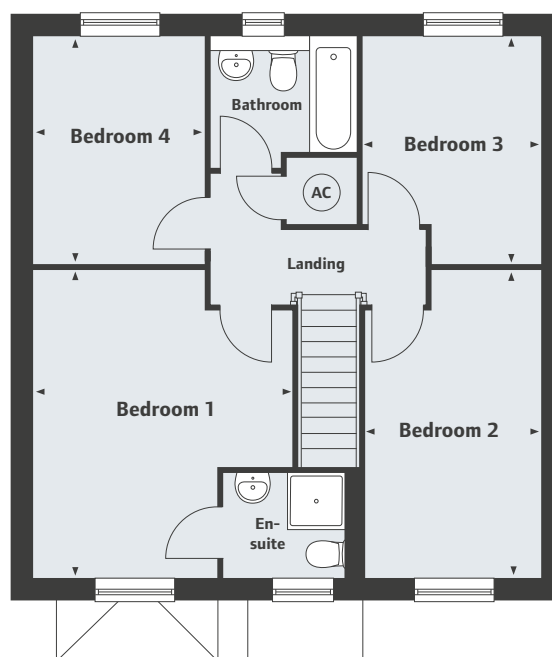
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Ground Floor

Living Room	21'1" x 12'5"
Kitchen/Dining Area	19'10" x 11'9"
6453 x 3836mm	
6087 x 3623mm	



First Floor

Bedroom 1	15'1" x 12'8"
4615 x 3897mm	
En-suite	6'7" x 5'2"
2049 x 1600mm	
Bedroom 2	15'1" x 8'6"
4616 x 2631mm	
Bedroom 3	11'2" x 8'7"
3417 x 2666mm	
Bedroom 4	11'2" x 8'5"
3418 x 2593mm	
Bathroom	7'2" x 6'4"
2195 x 1974mm	

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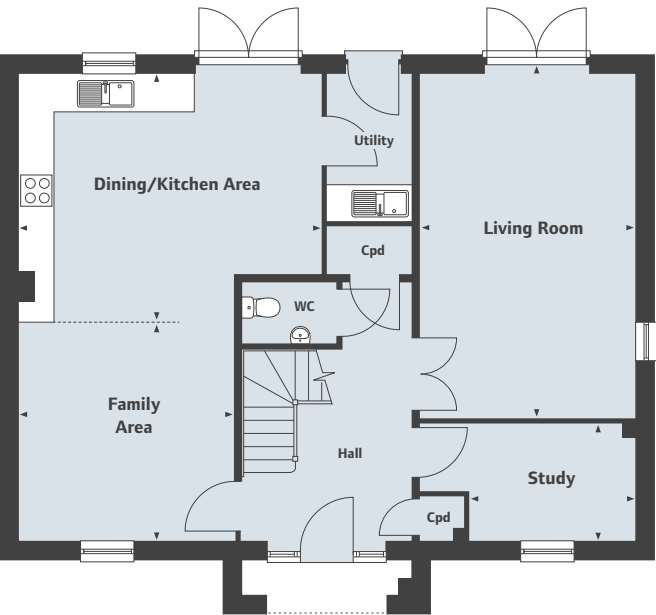
The Rochester
5 bedroom home



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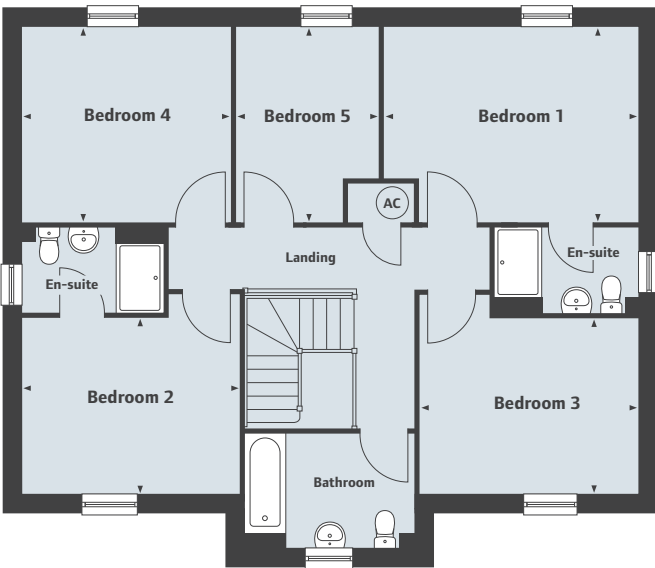

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The Rochester
5 bedroom home



Ground Floor

Living Room	
5878 x 3725mm	19'3" x 12'2"
Study	
3025 x 2025mm	9'9" x 6'6"
Family Area	
3712 x 3675mm	12'2" x 12'1"
Dining/Kitchen Area	
5147 x 4240mm	16'9" x 13'9"



First Floor

Bedroom 1	
4371 x 3343mm	14'3" x 10'10"
En-suite	
2460 x 1475mm	8'1" x 4'8"
Bedroom 2	
3775 x 3050mm	12'4" x 10'0"
En-suite	
2463 x 1475mm	8'1" x 4'8"
Bedroom 3	
3500 x 3050mm	11'5" x 10'0"
Bedroom 4	
3612 x 3343mm	11'9" x 10'10"
Bedroom 5	
3343 x 2473mm	10'10" x 8'1"
Bathroom	
2915 x 1900mm	9'6" x 6'2"

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The Asenby
5 bedroom home



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The Asenby

5 bedroom home



First Floor

Bedroom 1	5315 x 4110mm	17'4" x 13'4"
Dressing Room	2582 x 1667mm	8'4" x 5'4"
En-suite	2645 x 1667mm	8'6" x 5'4"
Bedroom 2	4589 x 4032mm	15'0" x 13'2"
En-suite	2442 x 1939mm	8'0" x 6'3"
Bedroom 3	4003 x 3576mm	13'1" x 11'7"
Bedroom 4	3820 x 3334mm	12'5" x 10'9"
Bedroom 5	3337 x 2737mm	10'9" x 8'10"
Bathroom	2737 x 2396mm	8'10" x 7'9"



Ground Floor

Living Room	6085 x 4000mm	19'10" x 13'1"
Family Room	3485 x 3365mm	11'4" x 11'0"
Dining Area	4445 x 3005mm	14'5" x 9'9"
Kitchen	4400 x 3365mm	14'4" x 11'0"