
Cricketers View

Killinghall

A beautiful collection of brand new homes conveniently located
in the North Yorkshire village of Killinghall HG3 2DJ





A desirable and sought-after location

Cricketers View is a fine new development from Linden Homes, set in the North Yorkshire village of Killinghall, in a picturesque, countryside setting. These brand new 2, 3, 4 and 5 bedroom homes are situated close to the heart of the village, yet only a short distance from Ripley and Harrogate.

Killinghall offers a range of day-to-day amenities, including village pubs, parish church, Methodist church, primary school, day nursery, doctors' surgery and garden

centre. The splendid village hall is home to a host of local clubs, events and activities, while the village supports a popular cricket club.

Just over a mile away, Ripley is a picturesque village, well known for its historic castle and gardens. It offers further facilities including a grocer and convenience store, post office and butcher. For a greater choice, the elegant spa town of Harrogate, well known for its wonderful Victorian architecture and high-end boutiques, is just two and a half miles

away and is a fine shopping destination. In addition, the town offers a wide range of cafés and restaurants, including the renowned Betty's Tearoom, and magnificent entertainment and leisure facilities, including Harlow Carr Gardens, the Harrogate Theatre, Royal Hall and International Centre. Excellent secondary schools are available locally.



Well connected for both town and country

Set within a stunning landscape, Cricketers View is ideally located for great days out. Whether it's by car, on foot, or by taking advantage of the area's network of off-road cycle paths, the surrounding countryside offers something for everyone. The nearby Nidderdale Area of Outstanding Natural Beauty is rich in wildlife and offers a host of heritage attractions including the beautiful Fountains Abbey, and spectacular natural features such as the awe-inspiring Brimham Rocks.

Picturesque villages abound and market towns such as Ripon, famous for its cathedral, and Knaresborough, perched high on the cliffs above the River Nidd, are both within easy reach. Other destinations include Leeds and York, while the breathtaking landscape of the Yorkshire Dales and the North Yorkshire Moors are both within easy reach. With excellent road and rail links and a regular bus service between Ripon, Harrogate and Leeds, stopping in Killinghall, Cricketers View is the perfect location.

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).

0.2 MILES TO
A61

1.3 MILES TO
A59

2.7 MILES TO
HARROGATE TRAIN STATION

38 MINUTES BY TRAIN
TO YORK

32 MINUTES BY TRAIN
TO LEEDS

14 MILES TO
LEEDS BRADFORD AIRPORT



1

SETTING SAIL
DAY NURSERY

2

KILLINGHALL C OF E
PRIMARY SCHOOL

3

ST THOMAS THE APOSTLE
PARISH CHURCH

4

BROOKROYD GARAGE

5

KILLINGHALL
VILLAGE HALL

6

KILLINGHALL
CRICKET CLUB

7

GREYHOUND INN

8

KILLINGHALL
MEDICAL CENTRE

9

DALESIDE NURSERIES

10

THE THREE
HORSESHOES

11

KILLINGHALL
METHODIST CHURCH

12

HARROGATE
RETAIL PARK

For all sales enquiries please call
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Linden
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Cricketers View Killinghall

Development layout



- The Ashbee
2 bedroom home
Home 20
- The Rowton
3 bedroom home
Homes 22 & 23
- The Mountford
3 bedroom home
Homes 1, 7, 34 & 47
- The Eveleigh
3 bedroom home
Homes 2, 21 & 65
- The Haxby
4 bedroom home
Homes 33, 49, 55, 56, 59 & 60

- The Aslin
4 bedroom home
Homes 8 & 9
- The Lancaster
4 bedroom home
Homes 10, 24, 37, 42 & 57
- The Kempthorne
4 bedroom home
Home 61
- The Pembroke
4 bedroom home
Homes 48, 58 & 62
- The Cottingham
4 bedroom home
Homes 15, 29, 32 & 50

- The Grainger
4 bedroom home
Home 63
- The Carnarvon
5 bedroom home
Homes 36, 38 & 41
- The Greystoke
5 bedroom home
Homes 35 & 39
- The Studley
5 bedroom home
Homes 30, 31 & 40

- ★ 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. January 2018.

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Kitchens

	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
Fitted kitchen with worktop and upstand	•	•	•	•
Single oven	•	•		
Double undercounter oven			•	•
4 burner gas hob	•	•	•	•
Hob extractor	•	•	•	•
Stainless steel splashback to hob	•	•	•	•
Integrated fridge freezer			•	•
Space for dishwasher		•	•	•
Space for washing machine		•	•	•
Stainless steel under mounted sink with monobloc mixer tap	•	•	•	•
Multigrid appliance switching to kitchen	•	•	•	•
Tracklighting	•	•	•	•

Bathrooms, cloakrooms & en-suites

Contemporary white sanitaryware & chrome fittings	•	•	•	•
450mm tiling above bath and splashback above basin	•	•	•	•
Full height tiling to en-suite shower area	•	•	•	•
Splashback tiling to cloakroom basin only	•	•	•	•

Electrical & lighting

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

Other

Walls in Almond White emulsion	•	•	•	•
Ceilings - flush smooth finish in white emulsion	•	•	•	•
Internal woodwork in gloss white	•	•	•	•
Hollow Core White doors with chrome ironmongery	•	•	•	•
Softwood staircase with gloss paint finish	•	•	•	•
Gas fired condensing boiler	•	•	•	•
External door with multipoint locking system & door bell	•	•	•	•
Low energy external light to front door	•	•	•	•

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 Ashbee
2 bedroom home



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2, 3, 4 & 5 bedroom homes

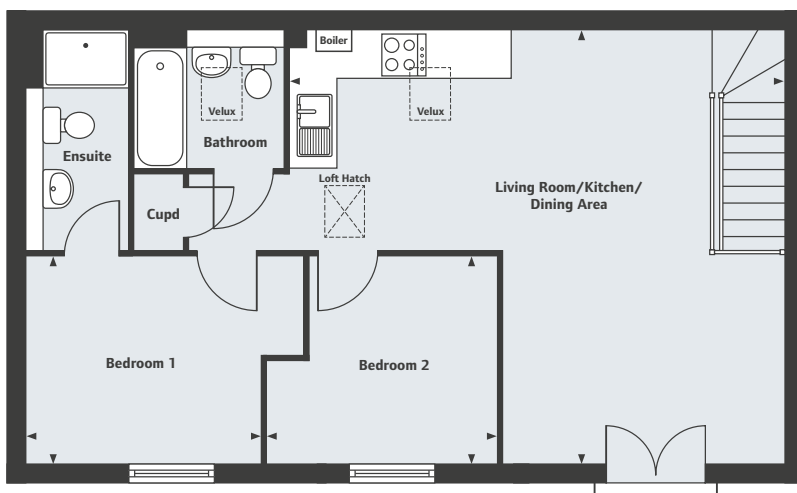
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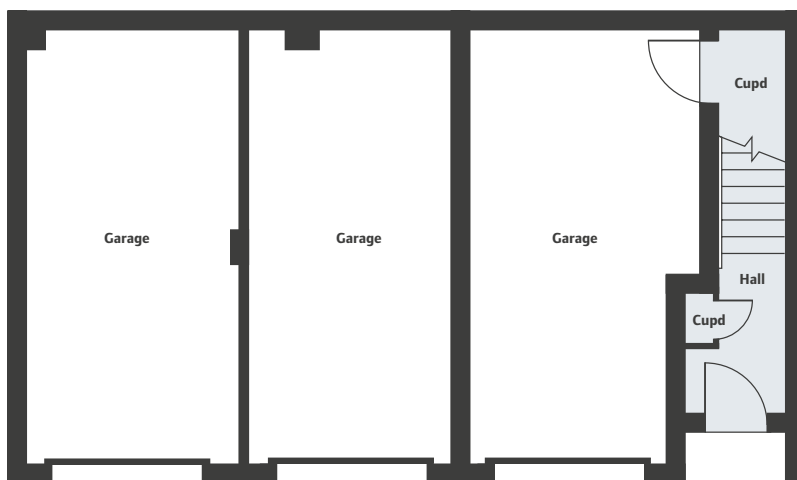
The Ashbee

2 bedroom home



First Floor

Living Room/Kitchen/Dining Area	
6.93m x 6.04m	22'9" x 19'9"
Bedroom 1	
3.30m x 2.90m	10'9" x 9'6"
Bedroom 2	
3.22m x 2.90m	10'6" x 9'6"



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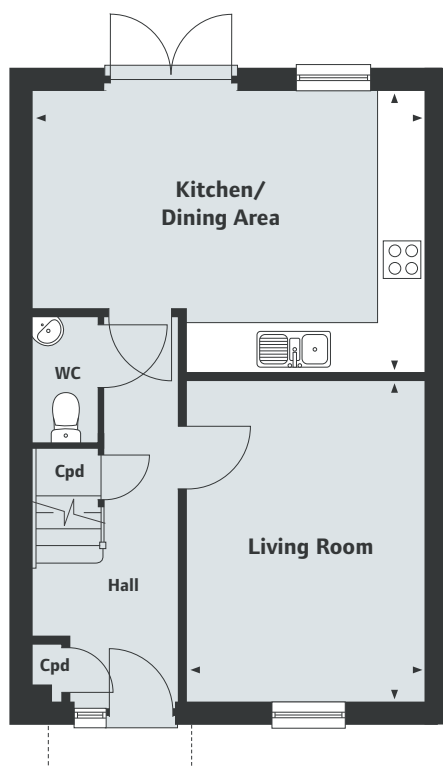
The Rowton
3 bedroom home



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2, 3, 4 & 5 bedroom homes

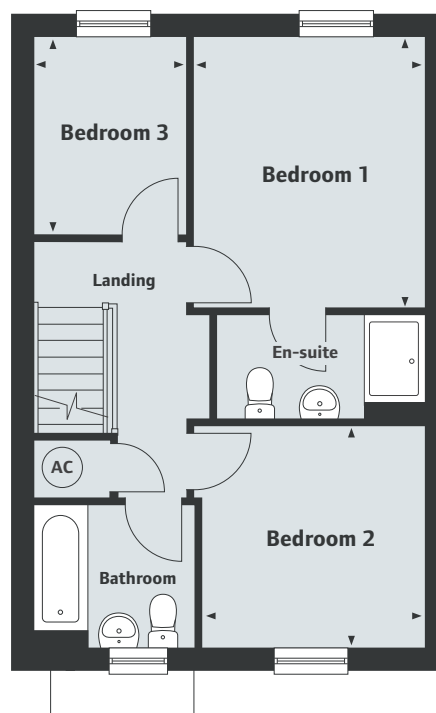
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Ground Floor

Kitchen/Dining Area	
5.27m x 3.81m	17'4" x 12'6"
Living Room	
4.32m x 3.17m	14'2" x 10'5"



First Floor

Bedroom 1	
3.45m x 3.13m	11'4" x 10'3"
Bedroom 2	
3.03m x 3.01m	9'11" x 9'10"
Bedroom 3	
2.68m x 2.05m	8'9" x 6'9"

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The Mountford
3 bedroom home

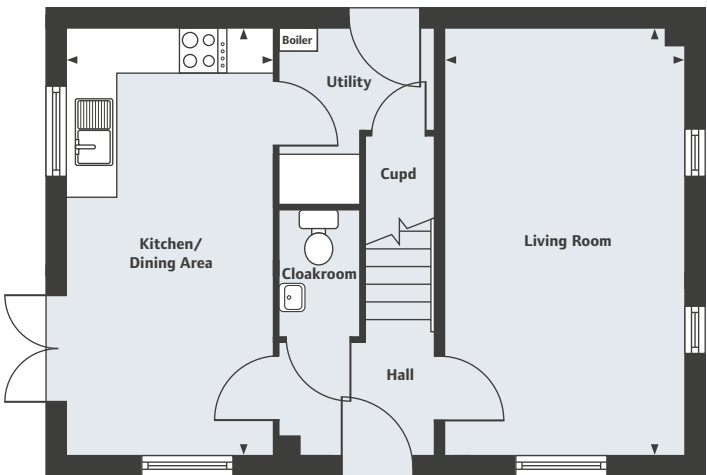
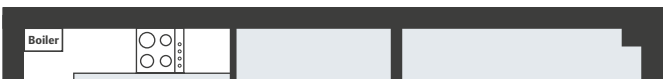


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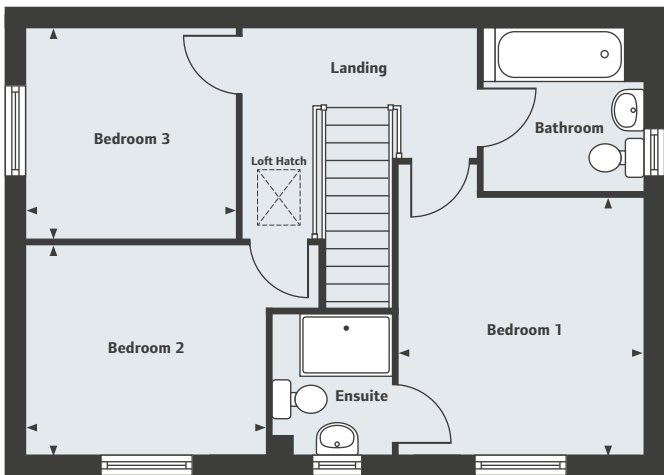

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Layout for semi-detached



Ground Floor

Living Room	18'4" x 10'2"
Kitchen/Dining Area	18'4" x 8'10"



First Floor

Bedroom 1	11'0" x 10'5"
Bedroom 2	10'4" x 9'0"
Bedroom 3	9'0" x 9'0"

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The Eveleigh
3 bedroom home



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2, 3, 4 & 5 bedroom homes

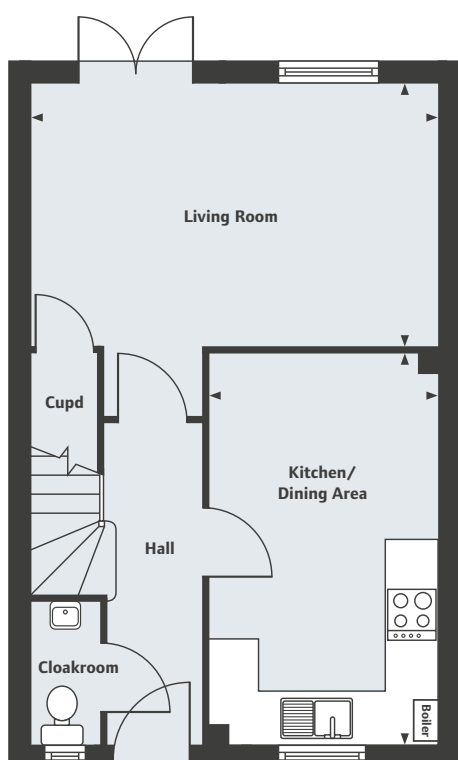
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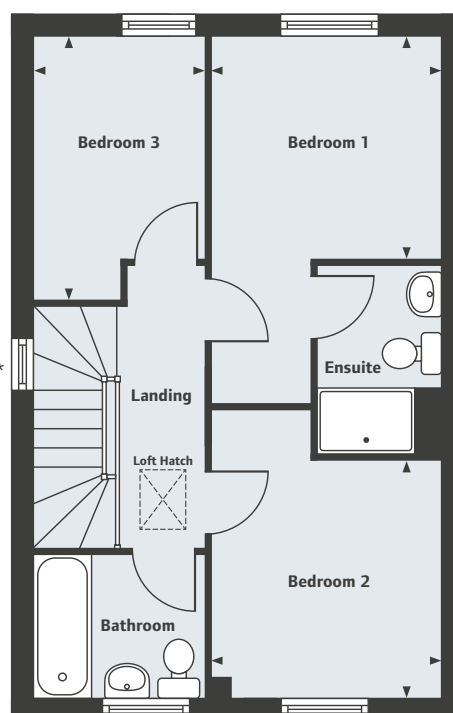
The Eveleigh

3 bedroom home



Ground Floor

Living Room	
4.98m x 3.20m	16'4" x 10'6"
Kitchen/Dining Area	
4.78m x 2.80m	15'8" x 9'2"



First Floor

Bedroom 1	
2.78m x 2.72m	9'1" x 8'11"
Bedroom 2	
2.90m x 2.78m	9'6" x 9'1"
Bedroom 3	
3.20m x 2.12m	10'6" x 6'11"

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The Haxby
4 bedroom home



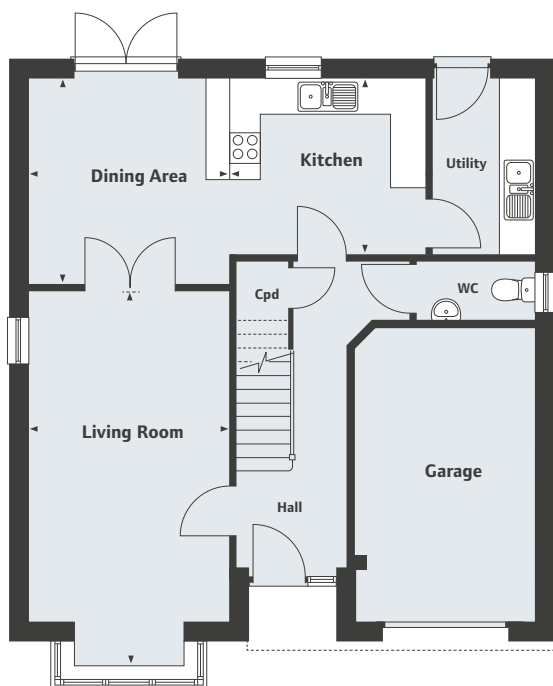
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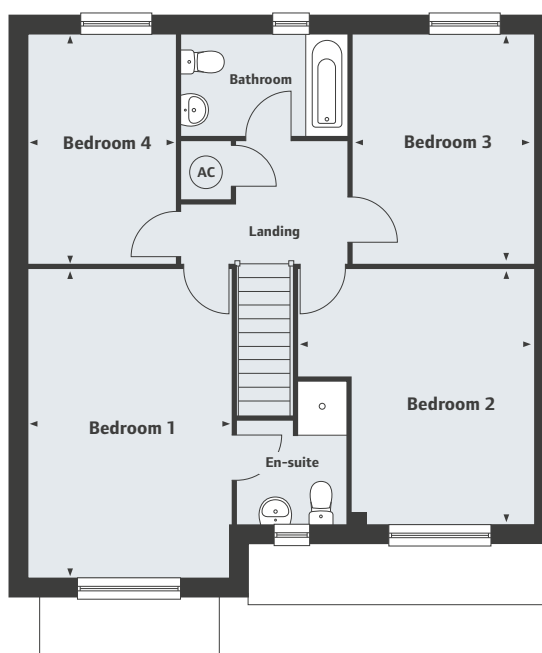
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Killinghall

The Haxby
4 bedroom home



Ground Floor

Kitchen	10'9" x 9'5"
Dining Area	11'4" x 11'0"
Living Room	18'1" x 11'0"
Utility	9'5" x 5'6"
WC	



First Floor

Bedroom 1	12'8" x 10'0"
Bedroom 2	13'11" x 13'0"
Bedroom 3	12'8" x 10'0"
Bedroom 4	12'8" x 8'1"
Bathroom	
En-suite	
Landing	
AC	

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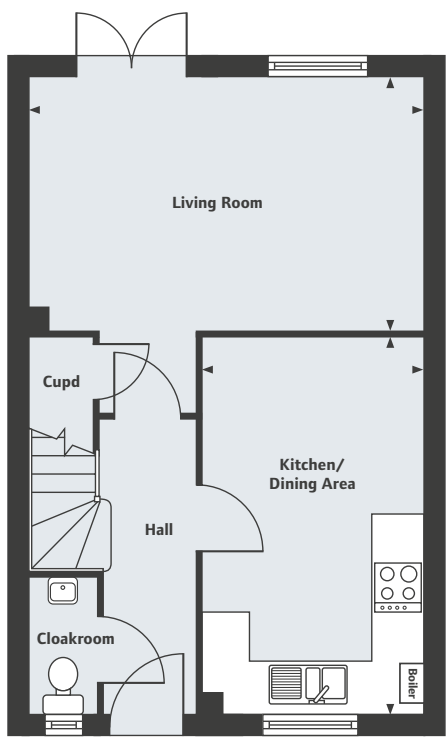
The Aslin
4 bedroom home



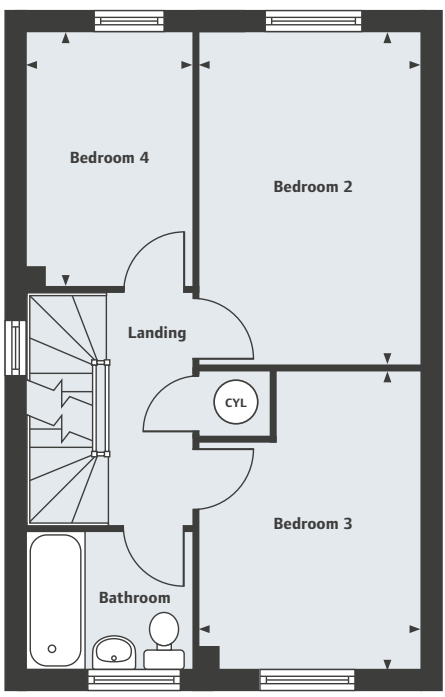
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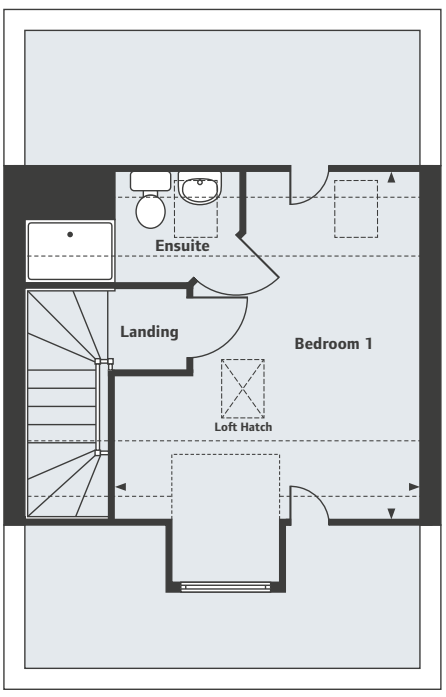

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Ground Floor		
Living Room		
4.98m x 3.20m	16'4" x 10'6"	
Kitchen/Dining Area		
4.78m x 2.80m	15'8" x 9'2"	



First Floor		
Bedroom 2		
4.21m x 2.80m	13'9" x 9'2"	
Bedroom 3		
3.78m x 2.80m	12'4" x 9'2"	
Bedroom 4		
3.20m x 2.10m	10'6" x 6'10"	



Second Floor		
Bedroom 1		
4.42m x 3.89m	14'6" x 12'9"	

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Killinghall
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The Lancaster
4 bedroom home



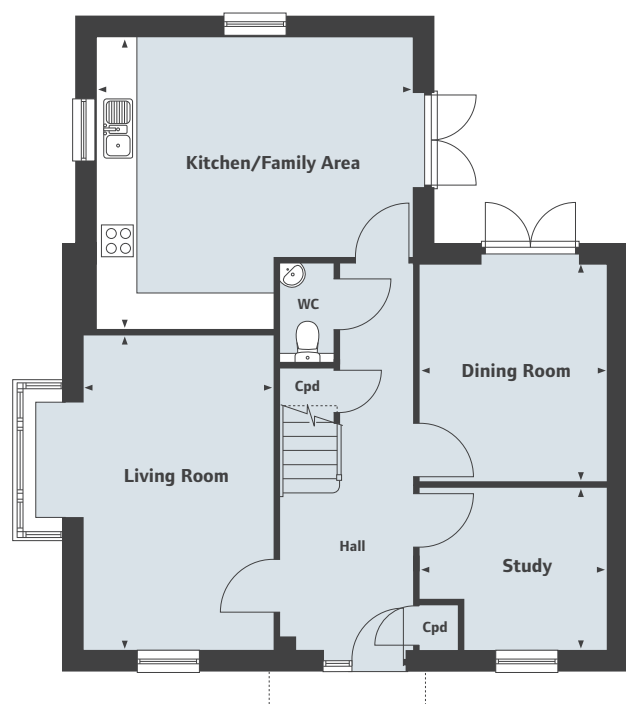
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2, 3, 4 & 5 bedroom homes

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Cricketers View Killinghall

The Lancaster 4 bedroom home



Ground Floor

Kitchen/Family Area	5.14m x 4.76m	16'10" x 15'7"
Dining Room	3.52m x 3.00m	11'6" x 9'10"
Living Room	5.13m x 3.08m	16'10" x 10'1"
Study	3.00m x 2.66m	9'10" x 8'9"



First Floor

Bedroom 1/Dressing Room	5.14m x 3.01m	16'10" x 9'11"
Bedroom 2	3.90m x 3.14m	12'10" x 10'4"
Bedroom 3	3.59m x 3.05m	11'9" x 10'0"
Bedroom 4	3.11m x 3.05m	10'2" x 10'0"

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The Kempthorne
4 bedroom home



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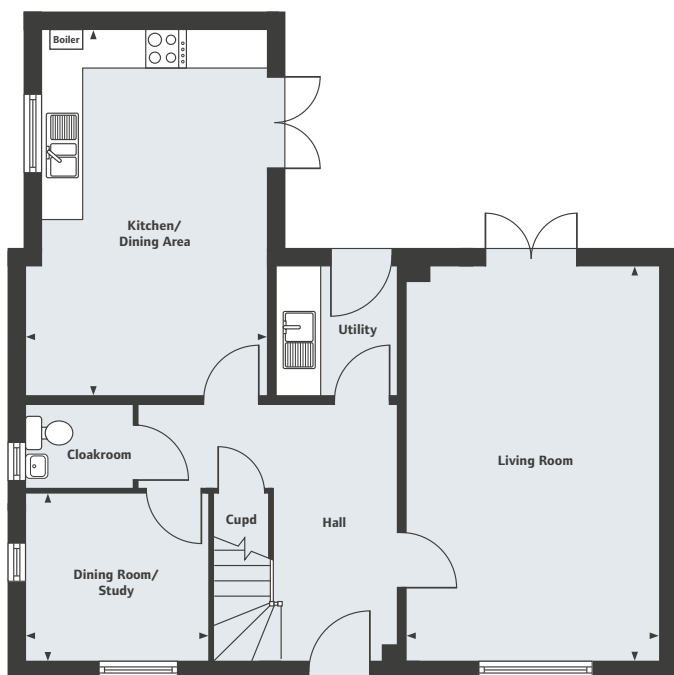

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Cricketers View

Killinghall

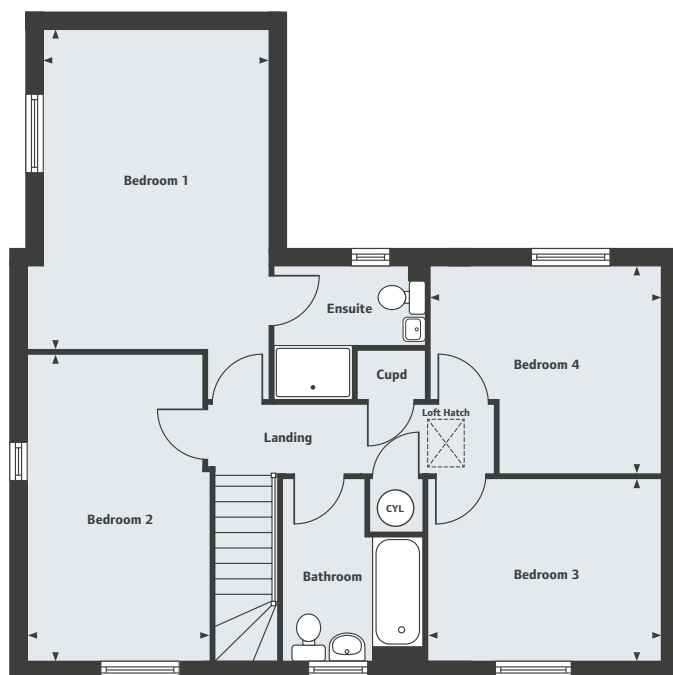
The Kempthorne

4 bedroom home



Ground Floor

Living Room	19'9" x 12'7"
Kitchen/Dining Area	18'3" x 12'0"
Dining Room/Study	9'1" x 8'5"



First Floor

Bedroom 1	15'11" x 11'3"
Bedroom 2	15'4" x 9'1"
Bedroom 3	11'6" x 9'2"
Bedroom 4	11'6" x 10'4"

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The Pembroke
4 bedroom home



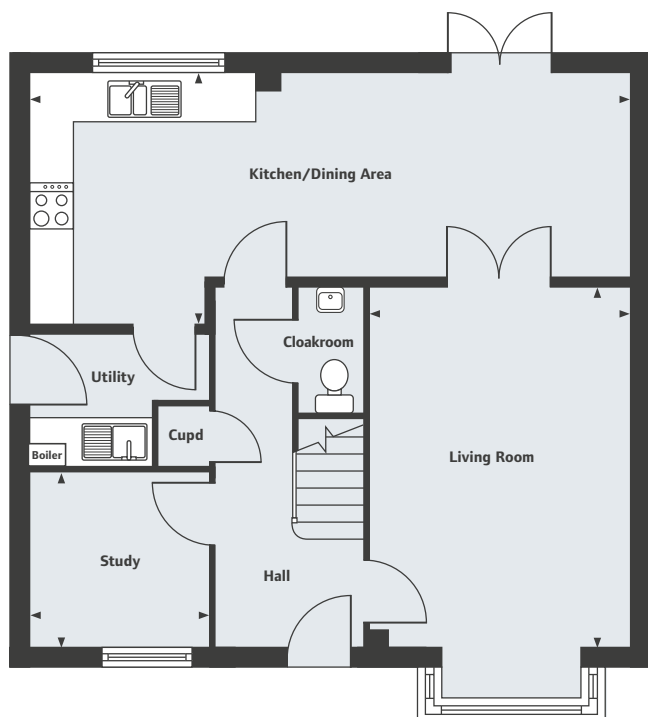
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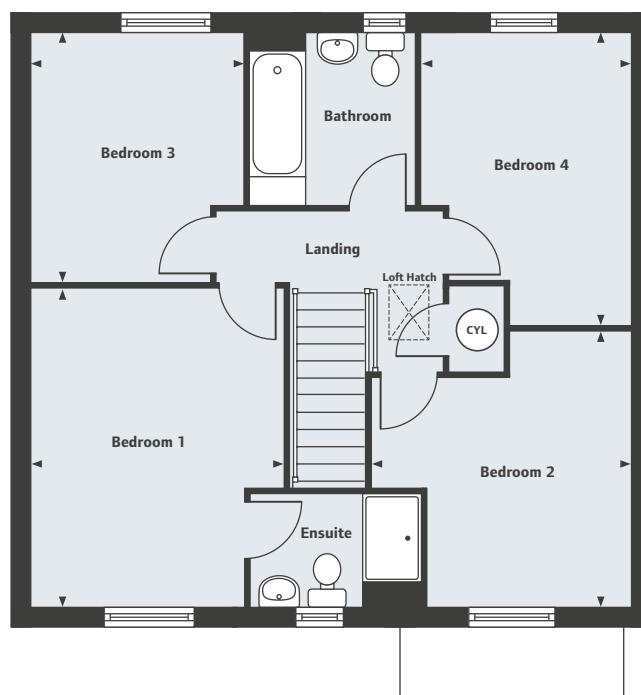
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The Pembroke
4 bedroom home



Ground Floor

Living Room	15'10" x 11'5"
4.83m x 3.50m	
Kitchen/Dining Area	26'5" x 10'11"
8.06m x 3.34m	
Study	7'11" x 7'9"
2.41m x 2.37m	



First Floor

Bedroom 1	14'1" x 11'2"
4.29m x 3.40m	
Bedroom 2	12'2" x 11'5"
3.72m x 3.50m	
Bedroom 3	11'0" x 9'5"
3.35m x 2.88m	
Bedroom 4	12'10" x 9'3"
3.92m x 2.82m	

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The Cottingham
4 bedroom home



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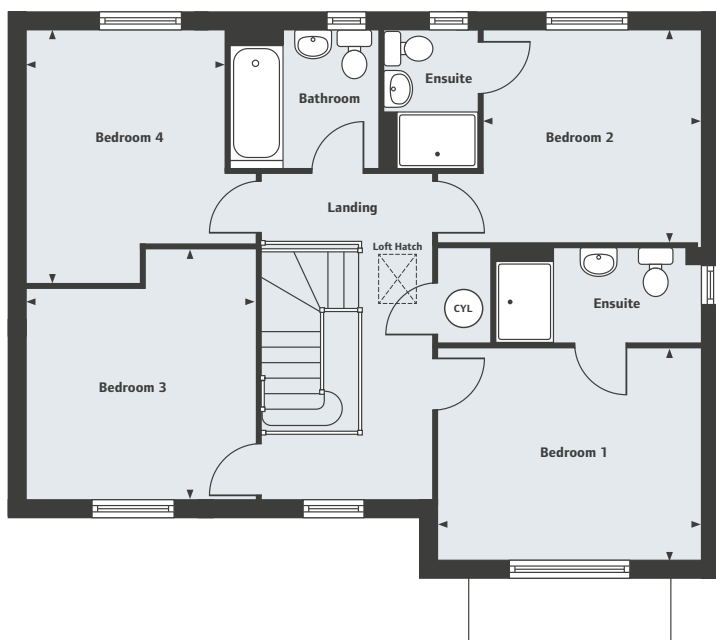
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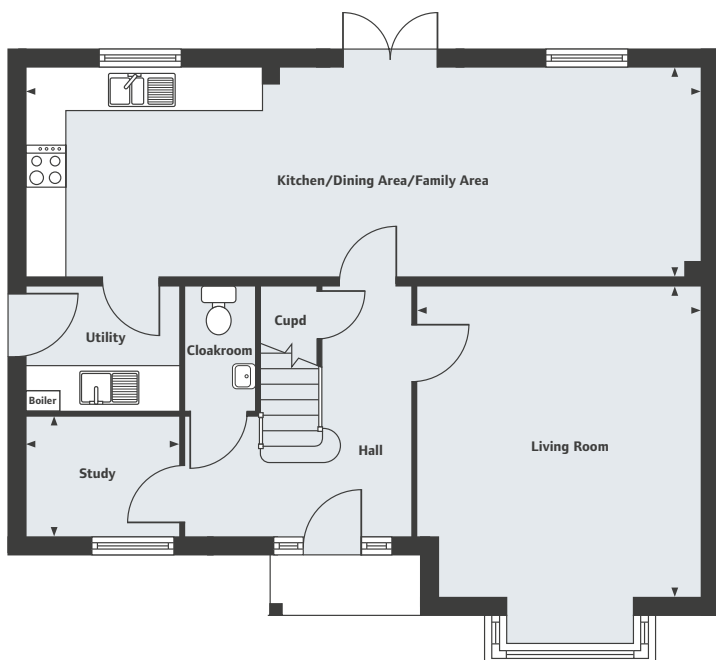
The Cottingham

4 bedroom home



First Floor

Bedroom 1	3.90m x 3.15m	12'9" x 10'4"
Bedroom 2	3.23m x 3.14m	10'7" x 10'4"
Bedroom 3	3.73m x 3.39m	12'2" x 11'1"
Bedroom 4	3.73m x 2.93m	12'2" x 9'7"



Ground Floor

Living Room	4.60m x 4.20m	15'1" x 13'9"
Kitchen/Dining Area/Family Area	9.97m x 3.09m	32'8" x 10'1"
Study	2.27m x 1.81m	7'5" x 5'11"

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The Grainger
4 bedroom home



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Cricketers View

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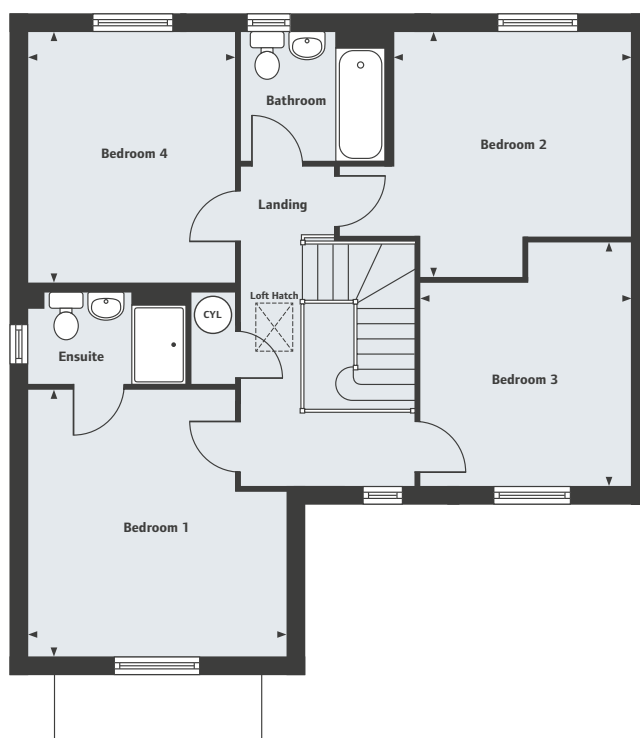
The Grainger

4 bedroom home



Ground Floor

Living Room	14'4" x 12'10"
4.39m x 3.90m	
Kitchen/Dining Area	19'0" x 11'10"
5.81m x 3.62m	



First Floor

Bedroom 1	13'2" x 12'9"
4.03m x 3.90m	
Bedroom 2	12'1" x 11'9"
3.70m x 3.58m	
Bedroom 3	11'11" x 10'5"
3.65m x 3.19m	
Bedroom 4	12'5" x 10'3"
3.80m x 3.12m	

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The Carnarvon
5 bedroom home



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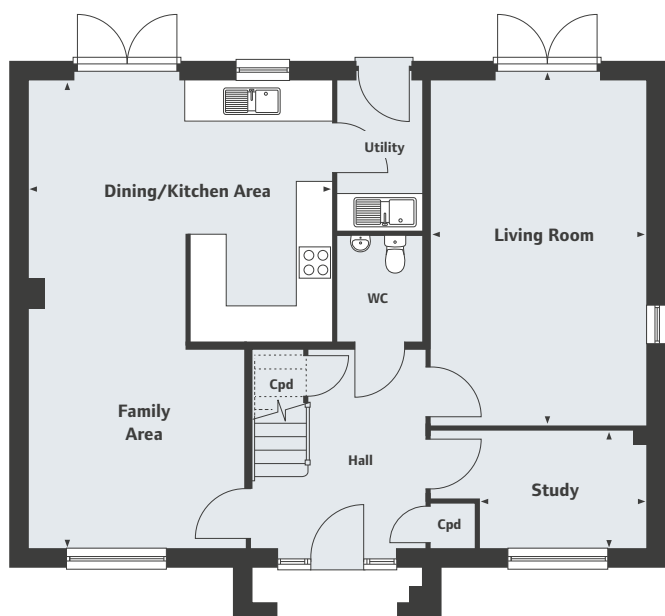

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Cricketers View

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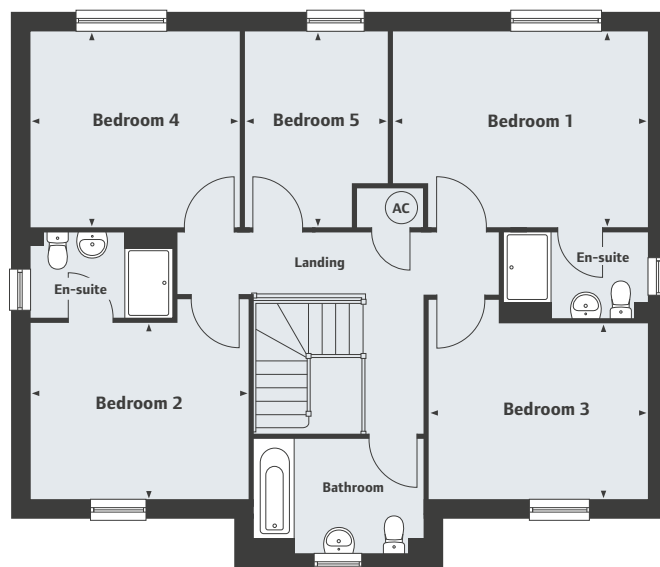
The Carnarvon

5 bedroom home



Ground Floor

Kitchen/Dining/Family Area	
7.95m x 5.17m	26'1" x 16'11"
Living Room	
5.84m x 3.67m	19'2" x 12'1"
Study	
3.67m x 1.98m	12'1" x 6'6"



First Floor

Bedroom 1	
4.33m x 3.33m	14'3" x 10'11"
Bedroom 2	
3.73m x 3.00m	12'3" x 9'10"
Bedroom 3	
3.60m x 3.00m	11'10" x 9'10"
Bedroom 4	
3.57m x 3.29m	11'9" x 10'10"
Bedroom 5	
3.33m x 2.43m	10'11" x 8'0"

Cricketers View
Cautley Drive, Killinghall HG3 2DJ
2, 3, 4 & 5 bedroom homes

01423 589 207

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Cricketers View
Killinghall
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The Greystoke
5 bedroom home



Cricketers View
Cautley Drive, Killinghall HG3 2DJ
2, 3, 4 & 5 bedroom homes

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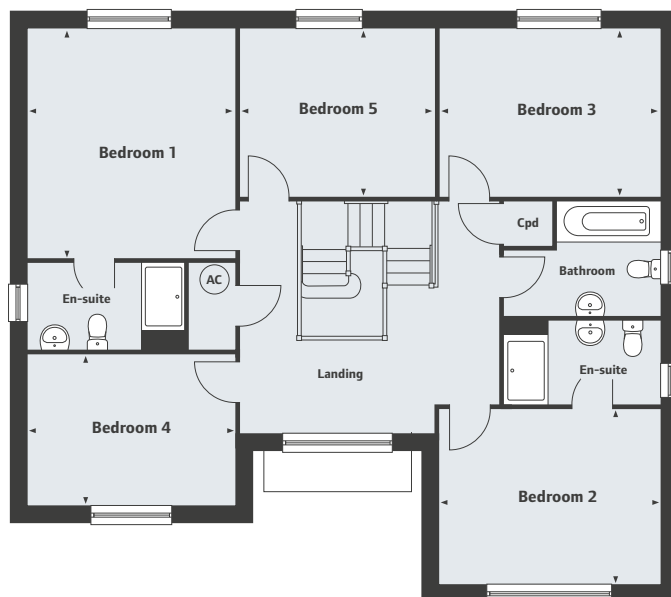

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Cricketers View

Killinghall

The Greystoke

5 bedroom home



Ground Floor

Kitchen/Dining/Family Area	11.88m x 4.60m	39'0" x 15'1"
Living Room	6.17m x 4.13m	20'3" x 13'7"
Study	3.90m x 2.38m	12'10" x 7'9"

First Floor

Bedroom 1	4.32m x 3.90m	14'8" x 12'8"
Bedroom 2	4.13m x 3.27m	13'5" x 10'4"
Bedroom 3	4.13m x 3.15m	13'6" x 10'4"
Bedroom 4	3.90m x 2.84m	12'8" x 9'3"
Bedroom 5	3.67m x 3.15m	12'0" x 10'4"

Cricketers View
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2, 3, 4 & 5 bedroom homes

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—
Cricketers View
Killinghall
—

The Studley
5 bedroom home



Cricketers View
Cautley Drive, Killinghall HG3 2DJ
2, 3, 4 & 5 bedroom homes

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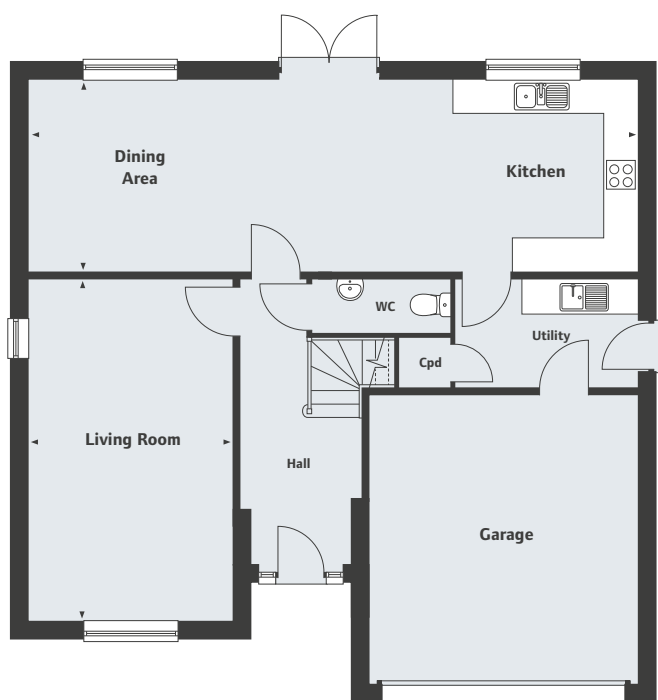

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Cricketers View

Killinghall

The Studley

5 bedroom home



Ground Floor

Kitchen/Dining Area	10.90m x 3.48m	35'7" x 11'3"
Living Room	6.12m x 3.70m	20'0" x 12'1"



First Floor

Bedroom 1	5.12m x 4.85m	16'7" x 15'9"
Bedroom 2	4.72m x 3.65m	15'4" x 11'9"
Bedroom 3	4.82m x 3.53m	15'8" x 11'6"
Bedroom 4	4.05m x 3.11m	13'3" x 10'2"
Bedroom 5	3.13m x 3.10m	10'3" x 10'8"

Cricketers View
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