



THE LAURELS

YORK ROAD, BARLBY YO8 5LW



Site layout and amenities

DANIELGATHHOMES





THE LAURELS

YORK ROAD, BARLBY YO8 5LW

SITE layout



Plot 2
The Richmond
Four bedroom detached home with garage



Plots 27 34 & 35
The Whitley
Four bedroom detached home with integral garage



Plots 3, 11, 26, 30 & 31
The Bedale
Four bedroom detached home with garage



Plots 32 & 33
The Sedbergh
Three bedroom detached home with garage



Plots 1 & 12
The Denby
Three bedroom detached home



Plots 4 5 13, 14, 19, 20 21 22 28 & 29
The Hepton
Three bedroom semi-detached home



Plots 6 & 7
The Minton
Three bedroom semi-detached home



Plots 8, 9, 10, 17 18 23, 24 & 25
The Wistow
Two bedroom semi-detached and mews home



Plots 15&16
Affordable housing
Two bedroom semi-detached home

Alternative roof covering

LOCAL amenities



Schools

Barby Community Primary
School, Hill Top,
Barby YO8 5JQ
Tel: 01757 703317

Barby Bridge Community
Primary School,
Thomas Street,
Barby YO8 5AA
Tel: 01757 703650

Barby High School,
York Road,
Barby YO8 5JP
Tel: 01757 706161

Selby High School,
Leeds Road,
Selby YO8 4HT
Tel: 01757 703327

Abbey Place Day Nursery,
1 Church Avenue,
Selby YO8 4PG
Tel: 01757 213526

Hospital

Selby War Memorial Hospital
Doncaster Road,
Selby YO8 9BX
Tel: 01904 724300

Doctor's Surgery

Scott Road Medical Centre,
Scott Road,
Selby YO8 4BL
Tel: 01757 211750

Pharmacy

Barby Pharmacy,
York Road,
Barby YO8 5JH
Tel: 01757 707840

Dentist

Abbey Dental Care,
51 Gowthorpe,
Selby YO8 4HE
Tel: 01757 705607

Veterinary

The Dam Veterinary Hospital,
184 Leeds Road,
Selby YO8 4JQ
Tel: 01757 703401

Post Office

East Common Post Office
1 Barwic Parade,
Selby YO8 8DL
Tel: 01757 210 544

Shopping

Selby Town Centre - 3 miles
York Designer Outlet - 9.3 miles
York Vanguarde - 16 miles
York Monks Cross - 16.7 miles
Meadowhall - 45 miles
Leeds City Centre - 30 miles

Leisure

Selby Leisure Centre,
Scott Road,
Selby YO8 4BL
Tel: 01757 213758

North Yorkshire Police

Tel 101 or 01904 618691

Airports

Robin Hood - 29 miles
Leeds Bradford - 40 miles
Humberside - 43 miles
Manchester - 82 miles



For further details call **01904 479778**
or visit **www.danielgathhomes.co.uk**

Daniel Gath Homes Limited, 1st Floor, 5 Audax Court,
Audax Road, Clifton Moor, York YO30 4RB
E-mail: **sales@danielgathhomes.co.uk**

IMPORTANT: It is not possible in a publication of this sort to do more than convey a general impression of the variety and quality of the properties available. All illustrations, photography, plans and layouts are included for general guidance only. We operate a policy of continuous product development and consequently there may be material differences evident between the accommodation depicted and that on offer at any particular development (or at any particular stage of the construction schedule). Our showhomes are designed to provide a more tangible impression of what your new home could be like, and you are invited to walk around and inspect these at your leisure. You should bear in mind, though, that they are not a 'blueprint' and that they only illustrate what can be achieved. Showhomes sometimes include non-standard items, for example, and you may wish to add specific furnishings and fixtures to your own home. Our new homes advisors have been fully briefed to deal with any enquiries you may have about the range of properties available. Please do not hesitate to seek further information or clarification directly from them.

DANIELGATHHOMES.co.uk



THE LAURELS

YORK ROAD, BARLBY YO8 5LW

Specification

Interior Features

Walls

Almond white emulsion.

Internal doors

5 panel ladder moulded doors with white gloss finish.

Internal door furniture

Modern chrome lever with rose and chrome hinges.

Architrave

MDF architrave gloss white finish.

Skirting

MDF skirting in gloss white finish.

Stairs

Newels and spindles painted in white gloss with oak handrail and newel cap with clear wax finish.

Ceilings

White emulsion.

Loft access

Pre formed loft access.

Woodwork

White gloss finish.

Central heating

Gas central dual zone heating with combi boiler. Towel rails in bathroom and en-suite (depending on house type) white radiators in other rooms.

Flooring

Concrete ground floor with 22mm chipboard to first floor.

Electrical

Fireplace

Fuse spur provided in lounge as per electrical layout (depending on house type).

Phone points

BT points as per electrical drawing.
BT inlet located at front door.

TV points

As per electrical drawing, cable to be provided to loft space.

Sockets

White sockets throughout.

Consumer unit

As per electrical drawing.

Tiling

Shower areas

All walls to shower to be full height tiles from Porcelanosa standard range.

Bath areas

All walls to bath areas to be half tiled where there is no shower from Porcelanosa standard range.

Basin

Tiled upstand from Porcelanosa standard range.

Kitchen and utility features

Kitchen styles

Kitchen styles include Sahara, Grenada, Ottawa, Panama, Charing, Epsom, Sandown, York, Locano Touch.

Work surface

Range of laminate worktops available with upstand.

Sinks

Kitchen sink to be stainless steel bowl and a half with chrome mixer. Utility sink to be stainless steel single bowl with chrome mixer (where applicable).



DANIELGATHHOMES.co.uk



Specification continued



Appliances

Hob

60cm electric hob.

Oven

Single or double oven
(depending on house type).

Extract

60cm stainless steel extract with
external flue.

Bathroom and Cloaks

Sanitary

Ideal standard throughout.

Shower doors/Bath screens

Roman shower doors/panels and bath
screen fitted where required.

Showers

Aqualisa thermostatic shower fitted
in either bathroom or en-suite
(depending on house type).

Exterior features

Bricks

Montrea handmade.

Roof Tiles

As per site plan (terracotta or grey).

Windows/French Doors

UPVC white with chrome handles.

External Doors

Timber core GRP doors with soft
wood frame.

Garage doors

White manual roller shutters.

Turf

To front and rear, planting as per the
landscaping layout.

Paving slabs

Buff concrete flags around one side of
the house with a 2.4m x 2.4m patio at
the rear of the property.

Warranty

White goods: 1 year warranty

DGH: 2 year new home warranty

LABC: 10 year structural warranty

IMPORTANT: It is not possible in a publication of this sort to do more than convey a general impression of the variety and quality of the properties available. All illustrations, photography, plans and layouts are included for general guidance only. We operate a policy of continuous product development and consequently there may be material differences evident between the accommodation depicted and that on offer at any particular development (or at any particular stage of the construction schedule). Our showhomes are designed to provide a more tangible impression of what your new home could be like, and you are invited to walk around and inspect these at your leisure. You should bear in mind, though, that they are not a 'blueprint' and that they only illustrate what can be achieved. Showhomes sometimes include non-standard items, for example, and you may wish to add specific furnishings and fixtures to your own home. Our new homes advisors have been fully briefed to deal with any enquiries you may have about the range of properties available. Please do not hesitate to seek further information or clarification directly from them.

For further details call **01904 479778** or visit **www.danielgathhomes.co.uk**

Daniel Gath Homes Limited, 1st Floor, 5 Audax Court, Audax Road, Clifton Moor, York YO30 4RB

E-mail: **sales@danielgathhomes.co.uk**



DANIELGATHHOMES.co.uk

DANIELGATHHOMES