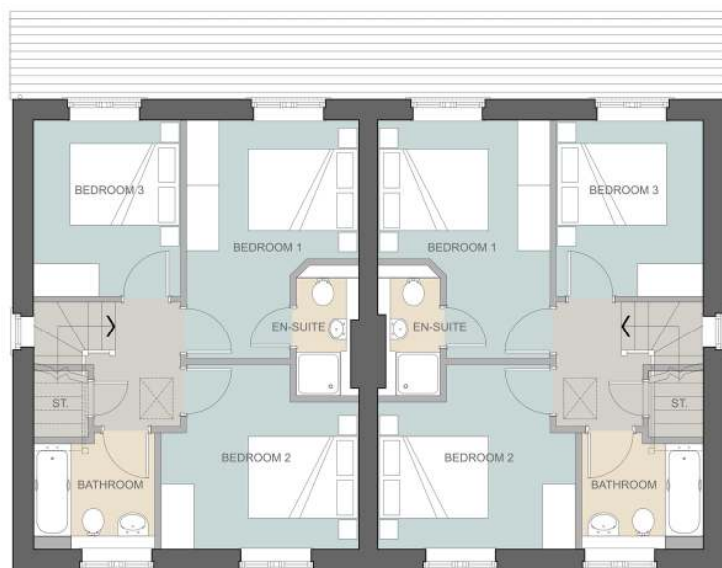


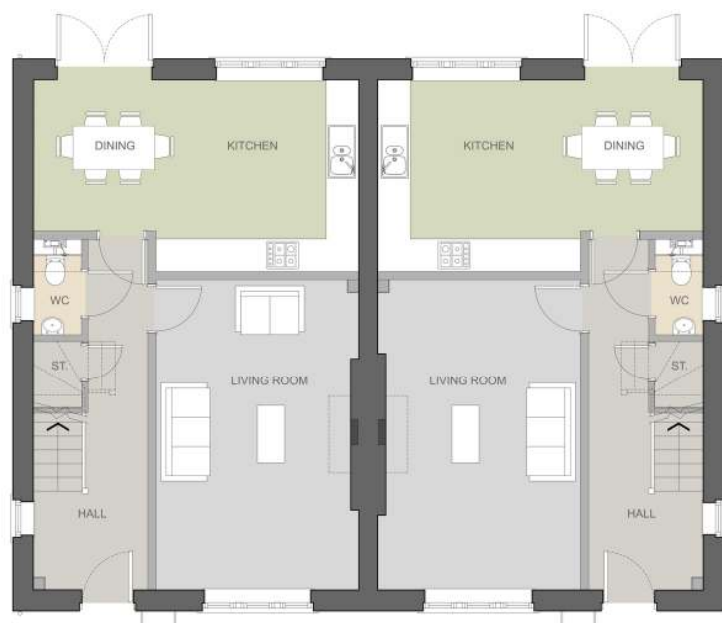
Hazeldene Fold

Minskip
YO51 9HZ

An exciting new development of 3 & 4 bedroom contemporary village homes of significant style & outstanding quality.



UNIT 1 - FIRST FLOOR UNIT 2 - FIRST FLOOR



UNIT 1 - GROUND FLOOR UNIT 2 - GROUND FLOOR



Plot 1

Plot 2

Plots 1 & 2

Each of these attractive 3 bedroom semi-detached houses feature cloakrooms, stylish 19'7" long dining kitchens with integrated appliances, master bedrooms with en-suite shower rooms, enclosed rear gardens and driveways for 2 cars.

Cloakroom/wc

Living Room 18'8" x 12'2" 5.68m x 3.72m

Dining Kitchen 19'7" x 11'7" 5.97m x 3.52m

Master Bedroom 14'5" x 10'5" 4.39m x 3.16m

En-Suite

Bedroom 2 11'11" x 11'2" 3.62m x 3.39m

Bedroom 3 10'5" x 8'10" 3.16m x 2.70m

Bathroom

Premier Guarantee

Each property will benefit from a 10 year New Homes Warranty from one of the UK's leading providers, Premier Guarantee. For information on the cover provided and to download a Guide for Home Buyers please visit

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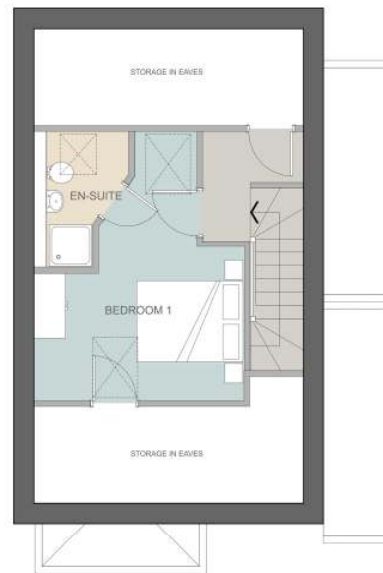
Plot 3

An impressive 3 bedroom detached house with cloakroom, study, sitting room, stylish 21'6" long dining kitchen with integrated appliances, master bedroom with en-suite shower room, enclosed rear garden and a driveway for 2 cars.

Cloakroom/wc

Study	10'11" x 6'6"	3.32m x 1.97m
Living Room	14'6" x 10'11"	4.42m x 3.32m
Dining Kitchen	21'6" x 10'9" max	6.54m x 3.27m max
Master Bedroom	16'2" x 10'11"	4.93m x 3.32m
En-Suite		
Bedroom 2	10'9" x 10'2"	3.27m x 3.10m
Bedroom 3	11'0" x 8'11"	3.34m x 2.72m
Bathroom		





UNIT 5 - FIRST FLOOR

UNIT 4 - FIRST FLOOR

UNIT 5 - SECOND FLOOR



UNIT 5 - GROUND FLOOR

UNIT 4 - GROUND FLOOR



Plot 5

Plot 4

Plots 4 & 6

A choice of 2 impressive 3 bedroom semi-detached houses each of which featuring a cloakroom, sitting room, stylish 21'7" long dining kitchen with integrated appliances, master bedroom with en-suite shower room, enclosed rear garden and a driveway for 2 cars.

Cloakroom/wc

Living Room	14'0" x 11'9"	4.26m x 3.58m
Dining Kitchen	21'7" x 9'11" max	6.57m x 3.03m max
Master Bedroom	11'8" x 9'2"	3.54m x 2.80m
En-Suite		
Bedroom 2	12'9" x 8'4"	3.88m x 2.53m
Bedroom 3	12'5" x 8'6"	3.79m x 2.58m
Bathroom		





Plots 5 & 7

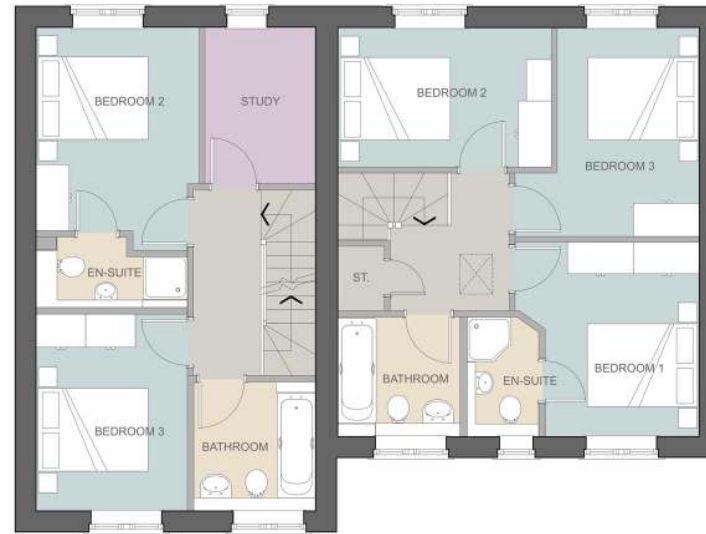
A choice of 2 stunning 4 bedroom semi-detached houses with flexible living space over 3 floors and each featuring a cloakroom/wc, sitting room, stylish dining kitchen with integrated appliances, master and guest bedrooms with en-suite shower rooms, enclosed rear gardens and driveways for 2 cars.

Cloakroom/wc

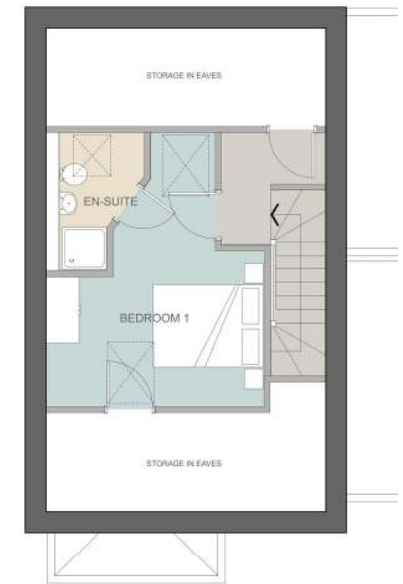
Living Room	15'6" x 13'0"	4.71m x 3.97m
Dining Kitchen	16'8" x 12'11"	5.08m x 3.93m
Master Bedroom	12'10" x 9'4"	3.91m x 2.85m
En-Suite 1		
Bedroom 3	11'8" x 9'0"	3.56m x 2.74m
Study/Bedroom 4	9'1" x 6'7"	2.78m x 2.01m
Bathroom		
Guest Bedroom	12'1" x 9'8"	3.68m x 2.95m
En-Suite 2		

Disclaimer

Please note that floor plans are not to scale, all room dimensions are approximate and provided purely as a guide and the kitchen images are for illustrative purposes only.



UNIT 7 - FIRST FLOOR UNIT 6 - FIRST FLOOR



UNIT 7 - SECOND FLOOR



UNIT 7 - GROUND FLOOR UNIT 6 - GROUND FLOOR



Service Charge

Whilst each property & its gardens are to be sold freehold, the communal areas will be maintained by Hazeldene Fold Management Company. Each property (except Hazeldene Cottage) will own a share in the Management Company, subject to an annual charge.

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Kitchens

- Individually designed Nolte kitchens
- Square edged laminate worksurfaces & upstands plus glass splashbacks
- Built-in Bosch oven & hob
- Integrated fridge freezers, dishwashers plus washer/dryers in some properties
- Contemporary ceramic floor tiling

Bathrooms & En-Suite Shower Rooms

- High quality Vitra suites with concealed cisterns, soft close seats & basins with vanity units under
- Hansgrohe taps & fittings
- Contemporary ceramic floor & wall tiling

Interior Finishes

- LED recessed lighting in dining kitchens, bathrooms & en-suites
- USB charging points
- Neutral decoration throughout

Heating

- Gas fired central heating to radiators
- Chrome towel rails in bathrooms & en-suites
- Fireplace opening & fixings suitable for a gas or electric fire (not wood burning stove). Purchaser to supply & install own hearth, surround & fire.

External

- Brick external walls (excluding Plot 3 which will be rendered)
- Mixture of pantile & slate roofing
- GRP front door
- High quality, double glazed UPVC windows with chrome lockable ironmongery
- Landscaped gardens & timber boundary fencing
- Sandstone paths & patio areas
- External lighting to front & rear
- Outside water tap & external power point
- Tarmac access road
- Driveway parking for 2 cars



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