



## Tadcaster Road, York Prices From £410,000

\*\*\*\* HELP TO BUY & PART EXCHANGE AVAILABLE \*\*\*\*

A Stunning Development of 11 properties built within this exclusive development by renowned local House Builder, Arncliffe Homes.

The site features six, three storey townhouses, in addition to five luxury detached properties all finished to the highest specification.

Prices begin at £410,000 and the site is registered for HELP TO BUY.



### General Specification

Energy efficient homes built to the latest building regulations.  
10 Year Buildmark Warranty.

#### External Specification

External walls constructed from Kingspan TEK® structural insulated panels with facing brickwork  
Tarmacadam to access road and private driveways.

Windows and external glazed frames to be low maintenance PVCu in white with high performance double-glazed sealed units.

External doors fitted with high security anti-snap 3 star locks.

Electronically operated garage doors from the Horman 'M'

Ribbed range in white woodgrain finish.

External lights to front and rear.

External tap.

Turfed front and rear gardens and landscaping in accordance with approved plan.

Car charging point (plots 7 - 11 only).

### Internal Specification

Walls finished in light grey matt emulsion. Ceilings finished in pure white matt emulsion.

Doors, architraves and skirtings finished in white gloss. 5 panel vertical moulded internal doors in white (glazed in certain locations - please refer to plans).

Traditional staircase with oak handrail spindles and newels.

Polished chrome ironmongery throughout.

Full height wall tiling within shower enclosures and half tiling to all other walls. Floor tiling to bathroom, En-suite and down stairs WC.

Electric sockets and light switches in polished chrome. LED down-lights to all 'wet' rooms, kitchens, utility and family rooms. Satellite dish, TV wiring and data distribution system to lounge, breakfast/dining areas and all bedrooms. Intruder alarm system with sensors to ground floor and first floor landing.

High efficiency gas fired condensing boiler with Stelrad 'Compact With Style' contemporary radiators to ground floor rooms. Stelrad 'Compact' radiators elsewhere except bathrooms.

Chrome heated towel rail to all bathrooms and shower rooms. Sanitary-ware from the Sottini Santorini Bow range with Tesino chrome brassware. Shower enclosures from the Ideal Standard Kubo range including Aqualisa, 'Dream' valve shower unit in chrome with fixed drench head and separate hand shower.

A choice of kitchen and utility finishes from high gloss handleless doors to more traditional styles - worktops from Radianz Quartz. Fully integrated kitchen appliances by AEG including oven, combi microwave, choice of ceramic or gas hob, cooker hood, fridge-freezer and dishwasher and CDA wine cooler.

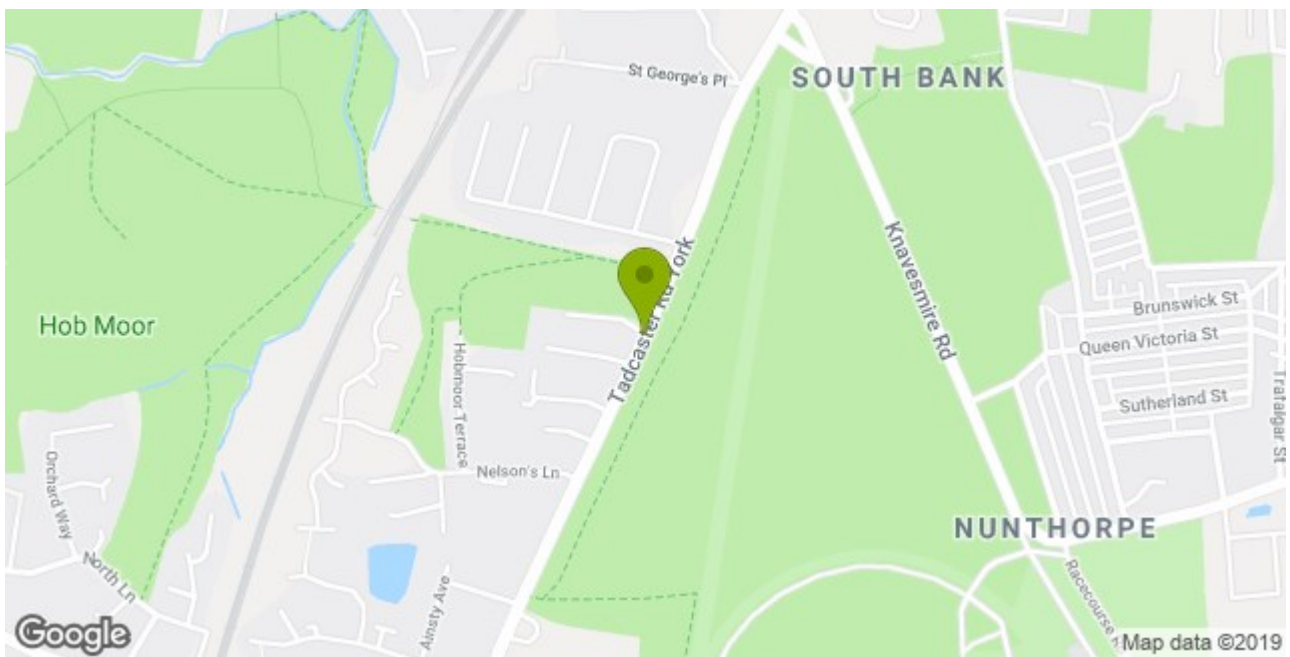
Utility appliances by AEG including free-standing washing machine and tumble dryer (dependent on house type). Walk-in wardrobes (The York only) to feature full carcass interiors (no doors) in light woodgrain finish - including high level shelf, hanging rail, shoe rack and shelving. Wardrobes to bedroom 1 in all other house types.

### Consumer Code

Arncliffe Homes Limited support and abide by the Consumer Code for Home Builders. The purpose of the code is to ensure that Home Buyers:

- Are treated fairly;
- Know what service levels to expect;
- Are given reliable information upon which to make their decision;
- Know how to access speedy, low cost dispute resolution arrangements if they are dissatisfied.

A copy of The Code is available on request or can be downloaded from: [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)  
The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. The Company reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.



### Stephensons

York  
 Knaresborough  
 Selby  
 Boroughbridge  
 Easingwold  
 York Auction Centre  
 Haxby

01904 625533  
 01423 867700  
 01757 706707  
 01423 324324  
 01347 821145  
 01904 489731  
 01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

### Associates

CS Hill FNAEA  
 N Lawrence

