

CHANTRY GARDENS



HUBY YO61 1HN



...a better address

LANDSCAPE BUFFER AND AREA FOR BNG



CHANTRY GARDENS

HUBY YO61 1HN

Site Plan Key:

 **HUBY (WITH ATTACHED GARAGE)**
3 Bed Detached Bungalow

 **HUBY (WITH DETACHED GARAGE)**
3 Bed Detached Bungalow

 **SUTTON**
4 Bed Detached Home



...a better address





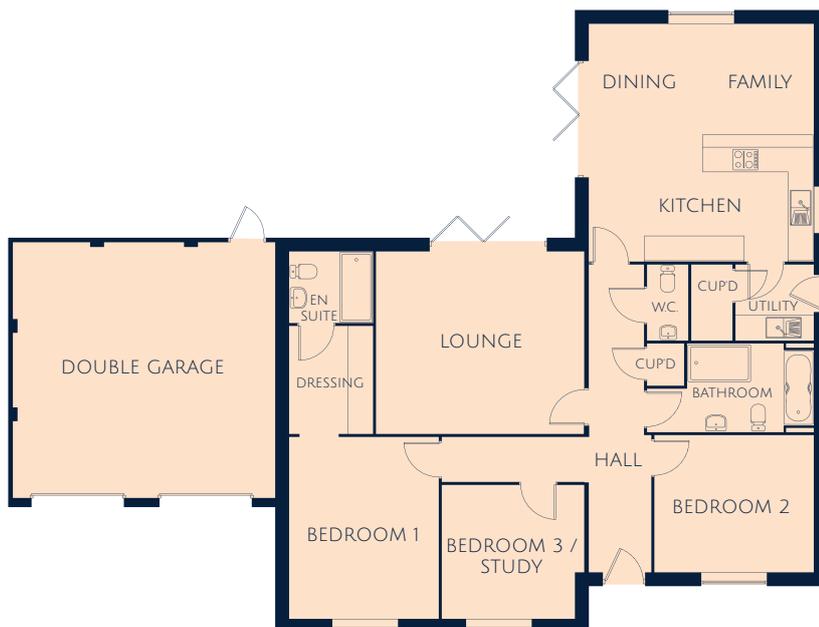
Ground Floor	Metres	Feet
Lounge	4.4 x 5	14'5" x 16'5"
Kitchen/Dining/Family	5.7 x 5.4	18'8" x 17'8"
Utility		
WC		
Master Bed	4.4 x 3.6	14'5" x 11'2"
Master Dressing Area	2.1 x 2	6'10" x 6'6"
Master Ensuite		
Bed 2	3.3 x 3.8	10'10" x 12'6"
Bed 3	3.2 x 3.4	10'6" x 11'1"
Bathroom		

Yorvik Homes Ltd. First Floor, 4 Audax Court, Audax Close, Clifton Moor, York, YO30 4RB

Tel: 01969 629353

Email: sales@yorvikhomes.co.uk

Website: www.yorvikhomes.co.uk



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Yorvik Homes house types are built in a variety of finishes, which may vary from development to development and plot to plot. Yorvik Homes maintain a policy of continuous assessment and improvement; therefore specifications, materials, and sizes are subject to modification. Our illustrations, floor plans, and room sizes have been produced to give you a general guide as to the appearance and layout of our homes. These particulars do not form the basis of any contract. Please ask our sales team for the full details of the home of your choice before purchasing.



Ground Floor	Metres	Feet
Lounge	6.1 x 3.8	20' x 12'8"
Kitchen/Dining/Family	10 x 5	32'10" x 16'5"
Utility		
WC		
First Floor	Metres	Feet
Master Bed incl. Dressing Area	4.9 x 5	16'1" x 16'5"
Master Dressing Area	3.2 x 1.8	10'6" x 5'11"
Master Ensuite		
Bed 2	4.2 x 3.8	13'9" x 12'8"
Bed 2 Ensuite		
Bed 3	3.5 x 3	11'5" x 9'10"
Bed 4/Study	2.3 x 2.7	7'6" x 8'10"
Bathroom		

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SPECIFICATION

Interior Finishes

Ceilings

Smooth plaster finish in Strong White.

Walls

Finished in Strong White.

Woodwork

Contemporary skirting and architraves finished in white gloss.

Doors

Shaker style.

Ironmongery

Satin chrome.

Staircase

Softwood strings, baserails, balustrades and newel posts finished in white gloss with oak newel caps and handrails.

External Finishes

Lights

Stainless steel light to front and rear.

Windows

Double glazed uPVC.

Door

Front door with multi-point locking.

Drives

Block paved and gravel driveways.

Landscape

Landscaping to front gardens in line with approved landscape plan. Turf to rear gardens. Indian sandstone paving.

Fences

Please ask our sales executive for details.

External tap

For all plots.

Kitchen/Utility

Units

Choice of contemporary units with soft door closures, complete with granite work tops and upstands to kitchen, laminate worktops to utility.

Appliances

Selection of modern appliances - please ask our sales executive for details. Granite sink in kitchen.

Bathrooms & En-Suites

Sanitary Ware

Contemporary sanitaryware by Villeroy & Boch.

Chrome modern brassware.

Aqualisa shower.

Tiling

A selection of Porcelanosa tiles.

Electrical

Down Lights

Flush chrome to kitchen, bathrooms and en-suites.

Sockets

Please ask our sales executive for details.

TV Ariel Point

Please ask our sales executive for details.

BT Point

Please ask our sales executive for details.

Smoke detectors

Smoke detectors – mains and battery connected.

Heating

Air source heat pump. Underfloor heating to ground floor.

Garage

Power and lighting.

Electric car charging point.

General

Warranty

10 Year structural.

Tenure

Freehold.

* Please refer to our sales executive for details. Specification varies from plot to plot. Yorvik Homes house types are built in a variety of finishes, which may vary from development to development and plot to plot. Yorvik Homes maintain a policy of continuous assessment and improvement; therefore specifications, materials, and sizes are subject to modification. Our illustrations, floor plans, and room sizes have been produced to give you a general guide as to the appearance and layout of our homes. These particulars do not form the basis of any contract. Please ask our sales team for the full details of the home of your choice before purchasing.

HUBY

Chantry Gardens is an executive development of 4 detached homes situated in the rural village of Huby. With good links to the A1 and A19, the dwellings are ideal for commuters travelling to York, Leeds, Newcastle and surrounding areas. Balance the tranquillity of country living with easy access to all that York has to offer.

Within Huby itself there is a community run shop and café and has a regular bus route to York and the market town of Easingwold which has a weekly market on a Friday and a farmers market once a month. The village also benefits from 2 pubs, one of which is a very popular Chinese restaurant. Easingwold Market Town lies 5 miles away proving an array of leisure activities including coffee shops, pubs, theatre and gyms. There are many walks around the village and the surrounding countryside.

GETTING HERE

By Road:

The A19 is 2 miles away

By Rail:

The nearest railway stations are York and Thirsk both with mainline connection to Leeds and further afield

SCHOOLS

Huby C of E Primary School

Tollerton Road, Huby, York,
YO61 1HX

Easingwold Community Primary School

Thirsk Road, Easingwold, York,
YO61 3HJ

Outwood Academy Easingwold

York Road, Easingwold, York,
YO61 3EF

DOCTORS

Millfield Surgery

Millfield Lane, Easingwold,
York, YO61 3JR

Stillington Surgery

North Back Lane, Stillington,
York, YO61 1LL

HOSPITALS

St Monicas Hospital

Long Street, Easingwold, York,
YO61 3JD

York District Hospital

Wigginton Rd, York, YO31 8HE

DENTISTS

Red Lea Dentist

1-2 The Crescent Market Place,
Easingwold, York, YO61 3AD

Easingwold Dental Care

179A Long Street, Easingwold,
York, YO61 3JB

SUPERMARKET

Waitrose

Foss Islands, York, YO31 7UL

Sainsburys

Monks Cross, York, YO32 9LG

LOCAL AMENITIES

Huby and Sutton Community Shop

Mains Street, Huby, York, YO61 1HH

LOCAL AUTHORITY

North Yorkshire Council

County Hall, Racecourse Lane,
Northallerton, DL7 8AD



Yorvik Homes Ltd.

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