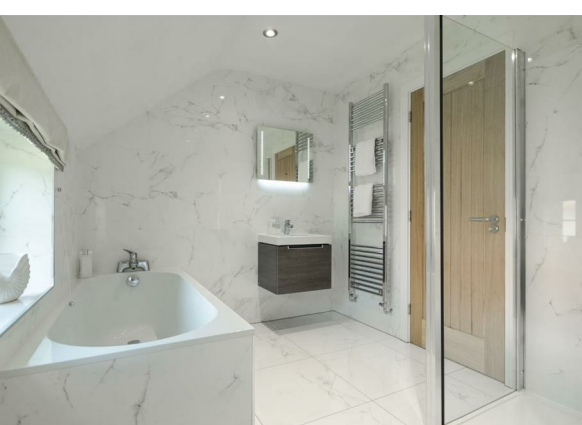
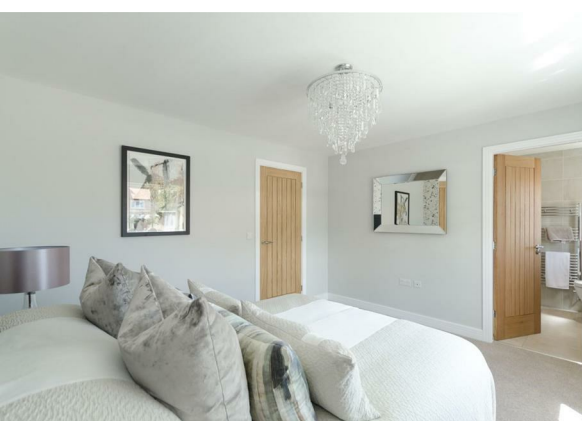




The Paddocks, North Duffield, Selby £459,950

**** OUTSTANDING VILLAGE LOCATION ****

The Ainsty at The Paddocks is a distinctive 4 bedroomed family home set within this select new development on the outskirts of the popular village of North Duffield. Designed and constructed by the award winning Daniel Gath Homes.



Foreword

'The Paddocks' is a luxury development of 15 new build properties by renowned local developer, Daniel Gath Homes. The site is well positioned on the Northern edge of the village backing onto open fields, next to the North Duffield recreational grounds. The first phase of completions are due for early 2022 with reservations for purchase acceptable immediately. The site has a mixture of different house types and prices, all of which with a high specification finish and a 10 year new home warranty.

North Duffield

North Duffield is a small village of less than 2,000 residents complete with a primary school and outstanding scenery in the surrounding countryside. Edged by the River Derwent to the east and Skipwith Common to the west, it is a great part of Yorkshire with quick and easy access to both York, Selby and throughout the county.

Daniel Gath Homes

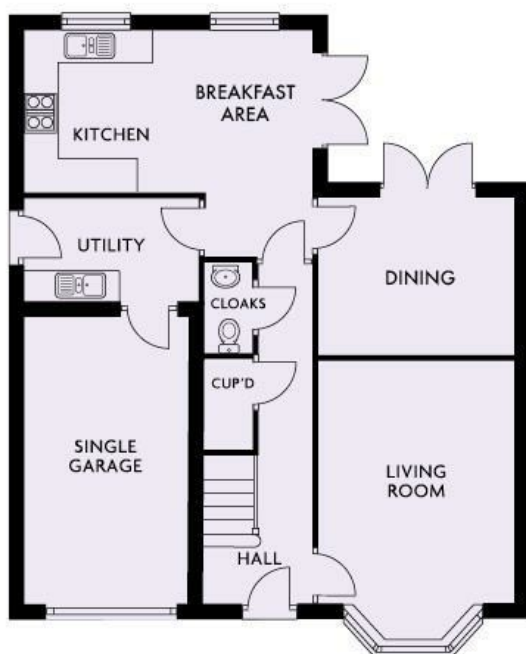
For further details please call or email the developer directly, further information can be found on their website.

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

Agents Note

The Internal photographs are from a recently completed Daniel Gath Homes Development.

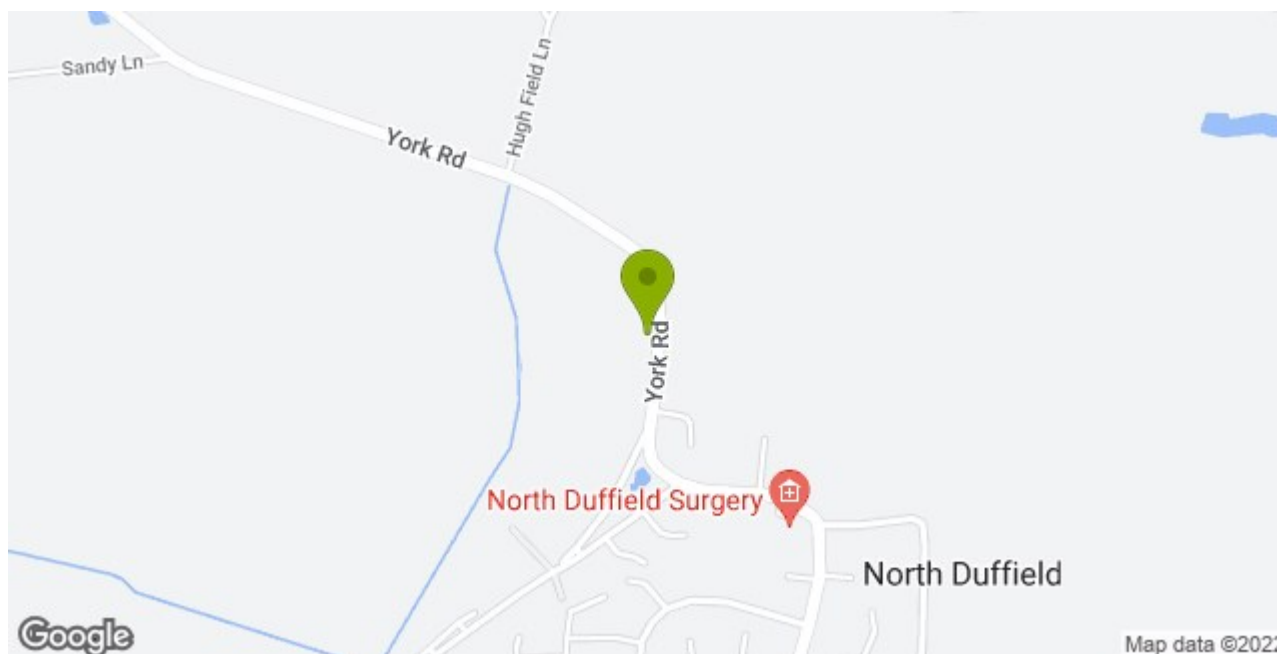
The Ainsty



ground floor



first floor



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	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

