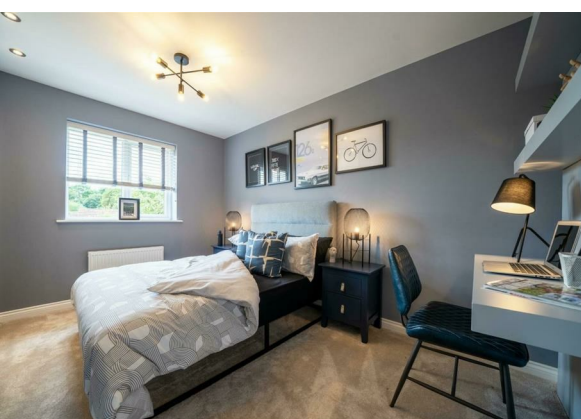
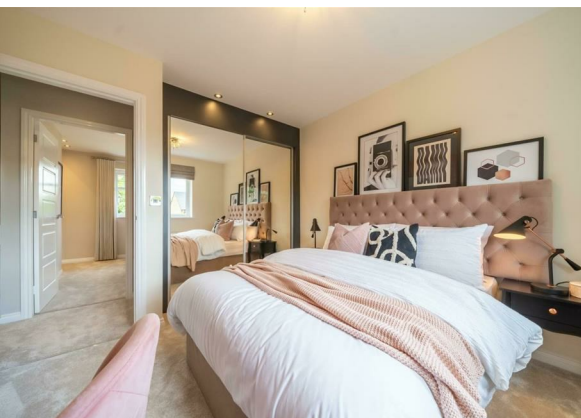


## Hockley Croft, Boroughbridge Price £459,995

An impressive 4 bedroom detached family home with an integral garage.

Expected completion SUMMER 2023.





## THE SETTLE VO

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.

The large welcoming hallway has stylish double doors leading onto the luxurious living room with feature bay window that floods the room with light. There is a useful downstairs cloakroom, perfect for busy family life and at the heart of the property is an impressive, high specification kitchen with dining area, a true hub of the home that brings the family together. This stunning open plan room features stylish French doors that open out onto the garden, creating an elegant space for entertaining in the warmer summer months. There is a separate utility room with access to the garden and the integral garage.

The upstairs landing leads to four, fabulous double bedrooms and a modern yet elegant family bathroom. The magnificent master bedroom offers true luxury with its own stylish en-suite shower room and glamorous dressing area, a real retreat after a busy day.

## SPECIFICATION

### KITCHEN

- Fitted quality range 18mm carcass kitchen units and 40mm worktops and upstands
- Zanussi stainless steel extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Fridge/freezer space (where applicable)
- Dishwasher space (where applicable)

### UTILITY (where applicable)

- Work surface (where applicable)
- Plumbing for washing machine (where applicable)

### CLOAKROOM (where applicable)

- Quality white Roca Gap sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all appliance walls (where applicable)
- Tiled window cill (where applicable)

### MAIN BATHROOM

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all walls and contemporary tiles by Porcelanosa
- Tiled window cills
- Quality shower enclosure with glazed door and chrome trim (where applicable)
- Hansgrohe chrome thermostatic shower fitting (where applicable)

### EN-SUITE 1 (where applicable)

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Full tiling to shower area and half tiling to all other walls using Porcelanosa tiles
- Shower enclosure with glazed door and chrome trim
- Hansgrohe chrome thermostatic shower fitting

### WARDROBES

- Hammonds wardrobes to Bedroom 1 (subject to house type)

### HEATING

- Gas fired central heating with high efficiency boilers with individual thermostatic valves

### ELECTRICAL

- Telephone & TV points (as shown on the electrical plan)
- Downlights (where applicable)
- Coach lamps to front of property

### INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 5 panel internal doors
- Contemporary 10 panel glazed doors (where applicable)

### WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)
- GRP front and rear doors (where applicable) with patterned double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft hatch access hatch
- Low maintenance quality Garador garage doors coated in black

### EXTERNAL FEATURES TO HOUSES

- Turf to front garden
- Riven Buff paving flags to be laid to approved design
- Block paved driveways
- Brown pressure treated fencing and gates where specified (1800m high)
- Trees and shrubs planted to approved design
- Power and light to integral garages only
- (For clarification on any of the above items please discuss with the onsite sales executive)

### DECORATION

- White emulsion to walls
- White gloss painted woodwork
- Contemporary style skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- Turned colonial spindles to all balustrades
- Skimmed plastered ceiling with white emulsion
- White sockets and switches throughout

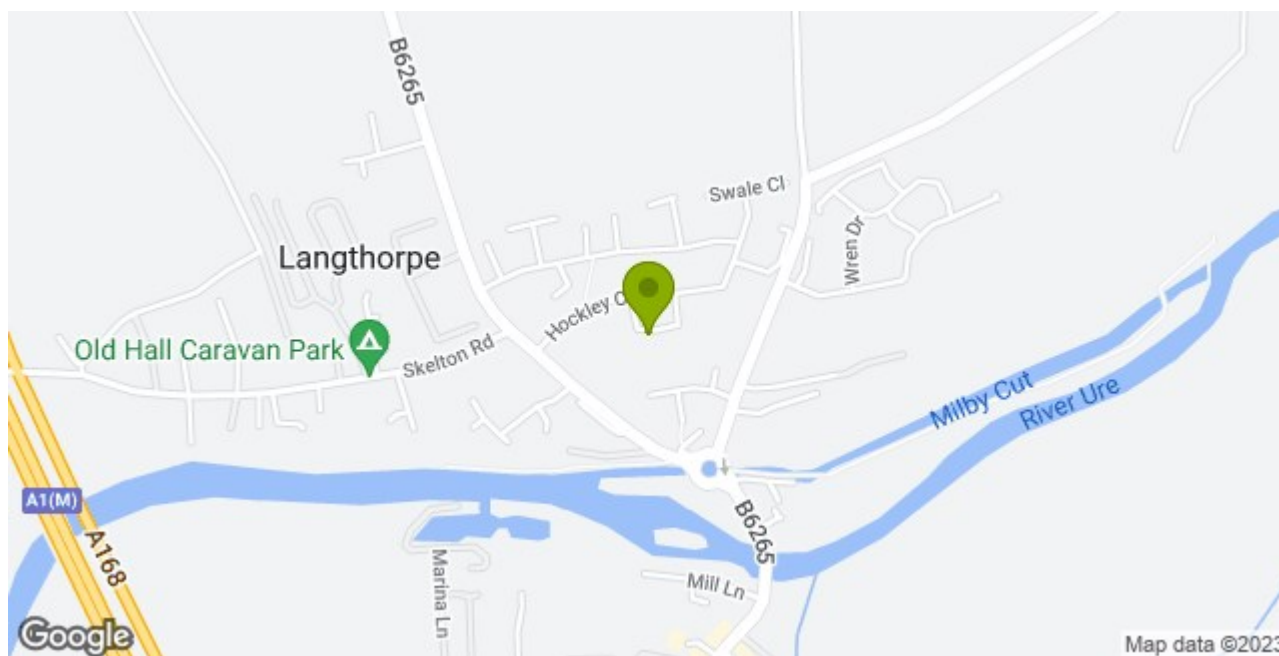
### GENERAL

LABC 10 year warranty

All properties are constructed using traditional methods



The Settle



## 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

