



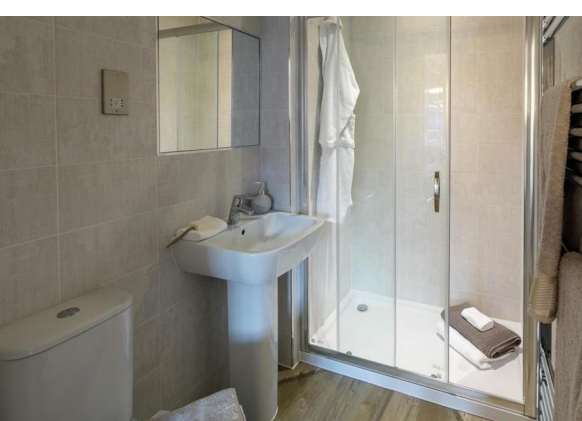
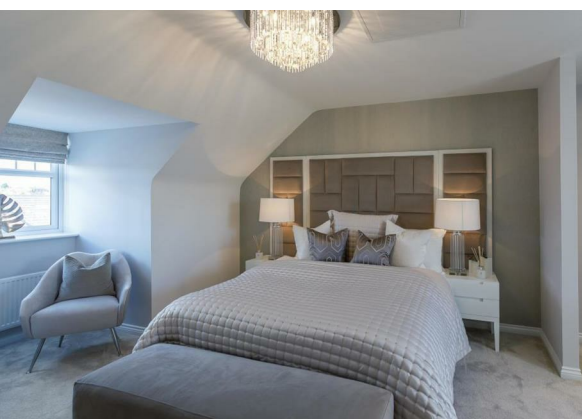
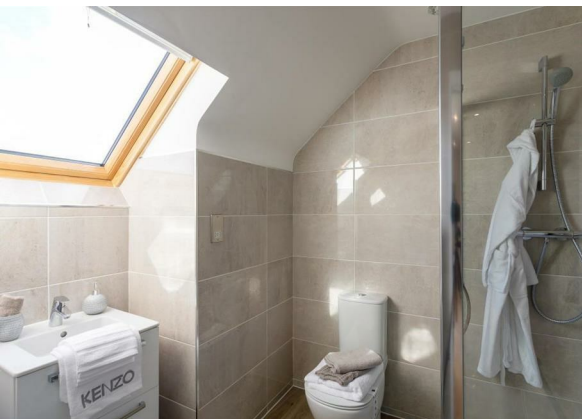
## Hockley Croft, Langthorpe, Boroughbridge Price £399,995

\*\*\*HARRON HOMES - HOME OF THE WEEK\*\*\*  
Upgraded Specification Worth £11,800

THREE STOREY LIVING IDEAL FOR A FAMILY OR PROFESSIONAL COUPLE

4 Bedroom Detached Property with Detached Single Garage





The delightful Lumsdale with single detached garage offers an abundance of space that all of the family can enjoy laid out over three storeys. Created to a high specification that encompasses classic elegance with intuitive design, this home offers everything a modern family could want and need in their home.

A reception hall with cloakroom/wc leads off into a sitting room and a luxuriously appointed dining kitchen with integrated appliances and double doors off the dining area out into the rear garden.

The first floor features 3 double bedrooms (with en-suite shower room) and a bathroom with both bath and separate walk-in shower.

The second floor master bedroom boasts a dressing area, fitted wardrobes and an en-suite shower room.

Each of these stunning Harron Homes come with a Peace of Mind 10 Year NHBC Warranty and even though their standard specification exceeds the maximum standards offered by some other new home builders, Harron Homes also offer buyers an opportunity to upgrade their new home with a host of optional extras through their Excellence Range.

## 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

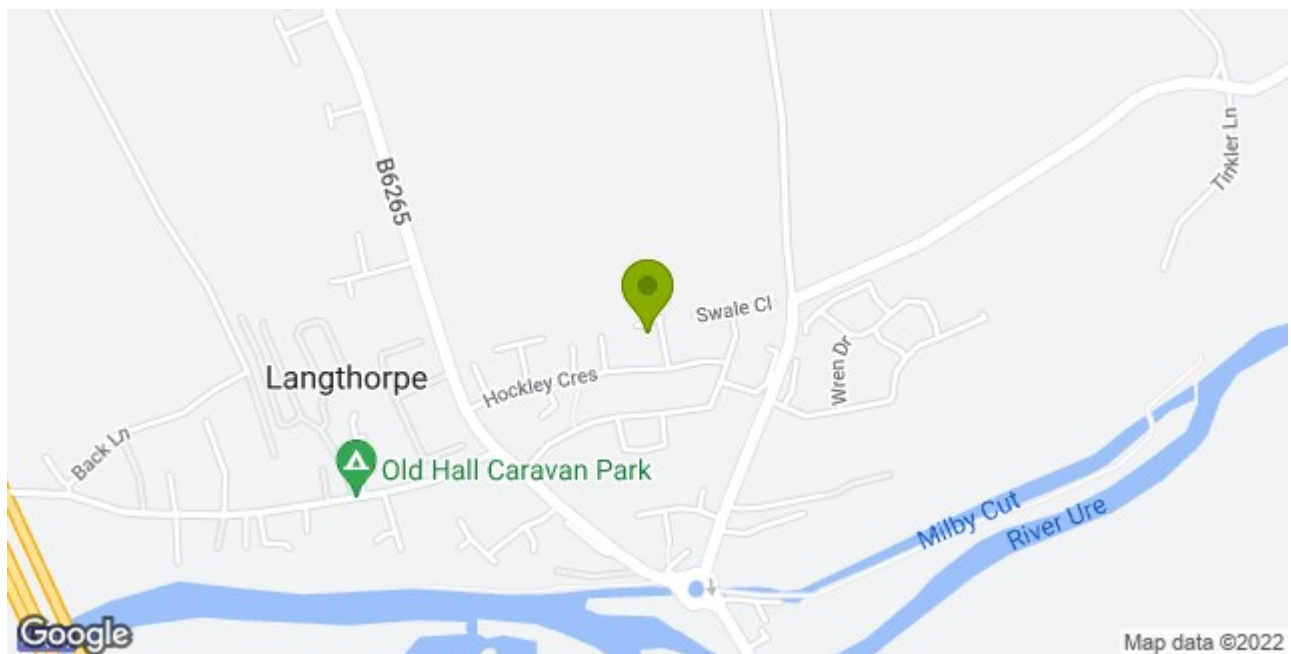
### GENERAL



GROUND FLOOR



FIRST FLOOR



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### Partners

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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

