

BLACK SMITHS COURT

Cliffe, just outside York.



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An exclusive private development of eight three bedroom semi-detached houses and one four bedroom detached house and garages. The latest energy efficient homes built to approved building regulations and covered by a 10 year NHBC build mark warranty.

Plot 1	3 Bedroom semi detached house
Plot 2	3 Bedroom semi detached house
Plot 3	3 Bedroom semi detached house
Plot 4	3 Bedroom semi detached house
Plot 5	3 Bedroom semi detached house
Plot 6	3 Bedroom semi detached house
Plot 7	4 Bedroom detached house
Plot 8	3 Bedroom semi detached house
Plot 9	3 Bedroom semi detached house



York: 01904 625533

edenvale
Homes
(YORK) LIMITED



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Raising Standards. Protecting Homeowners

All houses will be independently surveyed during construction by the NHBC and local authority, upon completion a 10 year Buildmark warranty will be issued.

Specification

External

- External brick walls of traditional construction
- Artstone cills and arch top windows
- Grey effect riven flagstones to paths and patio
- Front and rear gardens will be prepared and turfed
- Timber boarded fencing to boundaries
- Driveways are laid with coloured granite chippings
- Outside tap

Kitchen & Utility (where applicable)

- A choice of high quality kitchen units
- Laminate worktops
- Appliances will include, electric double oven, hob and extractor, integrated fridge/freezer, slim line dishwasher and a washer dryer
- Floor covering from the developer's range

Bathrooms

- Quality white suites
- Chrome showers and taps
- Chrome shower screens or bath screen
- Floor covering from the developer's range
- Tiling to wet areas
- Chrome towel rails to bath and shower rooms

Heating

- Mains gas central heating
- Thermostatic radiator valves
- Combi boiler

Electrical

- Chrome effect sockets and switches to all ground floor rooms
- White sockets and switches to all other rooms
- Light and sockets to garages
- Low energy LED down lighters to kitchen and bathrooms
- External lighting to front and rear
- An approved alarm system

Windows, Doors, and internal finish

- Wood effect painted internal doors
- Painted moulded skirting boards and architrave
- Oak handrail to stairs with square spindles painted
- Composite external high security doors
- UPVC bi-fold doors
- UPVC windows finished in white

Decoration

- Chalk matt emulsion to walls and ceilings
- White Satin painted woodwork



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Plots 1 & 2 **3 Bedroom semi detached house**

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Plot 1

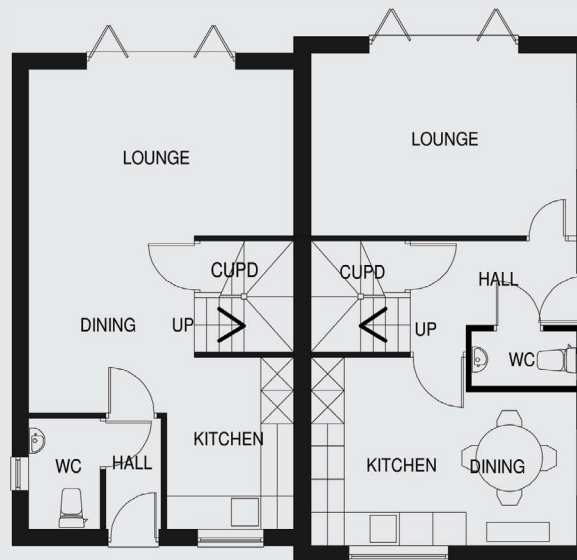
Lounge / Dining	4.8m x 6.2m	15'8" x 20'4"
Kitchen	3.1m x 2.3m	10'2" x 7'5"
Cloak room	2.0m x 1.3m	6'6" x 4'2"
Bed 1	4.8m x 3.1m	15'8" x 10'2"
Bed 2	3.0m x 2.8m	9'9" x 9'2"
Bed 3	3.6m x 1.9m	11'8" x 6'2"
Bathroom	1.8m x 2.2m	5'9" x 7'2"
Garage	3.0m x 6.0m	9'9" x 19'8"

Plot 2

Lounge	4.8m x 3.3m	15'8" x 10'8"
Kitchen / Dining	4.8m x 3.3m	15'8" x 10'8"
Cloak room	1.0m x 1.9m	3'3" x 6'2"
Bed 1	4.8m x 3.3m	15'8" x 10'8"
Bed 2	3.7m x 1.9m	12'2" x 6'2"
Bed 3	3.4m x 2.8m	11'2" x 9'2"
Bathroom	1.8m x 2.1m	5'9" x 6'9"
Garage	3.0m x 6.0m	9'9" x 19'8"

Whilst these floor plans and dimensions have been prepared with all due care for the convenience of the intending purchasers, the information is a preliminary guide only. Measurements are to the widest point.

Plots 1 & 2 **3 Bedroom semi detached house**



Ground floor plan



First floor plan

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Plots 3 & 4 **3 Bedroom semi detached house**



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Plot 3

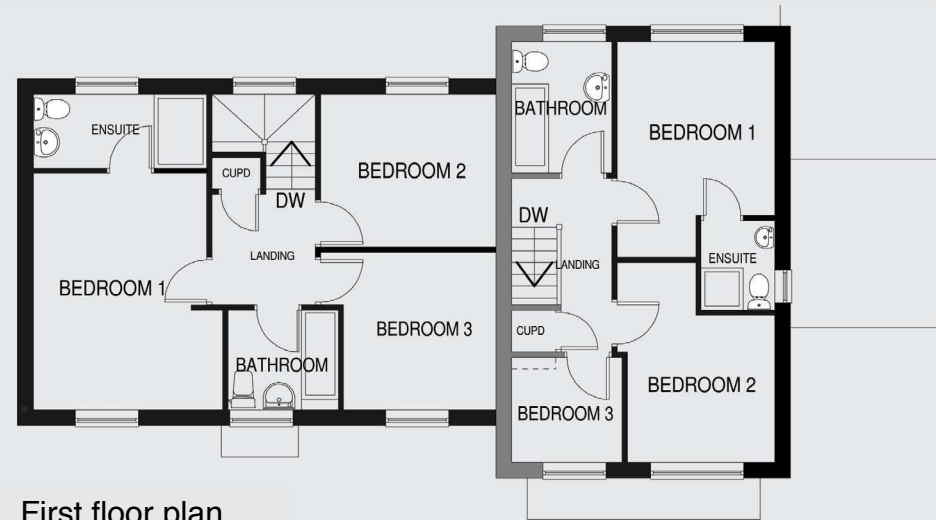
Lounge	6.0m x 3.3m	19'8" x 10'8"
Kitchen	3.9m x 3.2m	12'8" x 10'5"
Dining	2.6m x 2.3m	8'5" x 7'5"
Cloak room	1.0m x 1.9m	3'3" x 6'2"
Bed 1	3.6m x 4.5m	11'8" x 14'8"
En suite	3.6m x 1.4m	11'8" x 4'6"
Bed 2	2.9m x 3.3m	9'5" x 10'8"
Bed 3	3.0m x 3.3m	9'9" x 10'8"
Bathroom	2.0m x 1.9m	6'6" x 6'2"
Garage	3.0m x 6.0m	9'9" x 19'8"

Plot 4

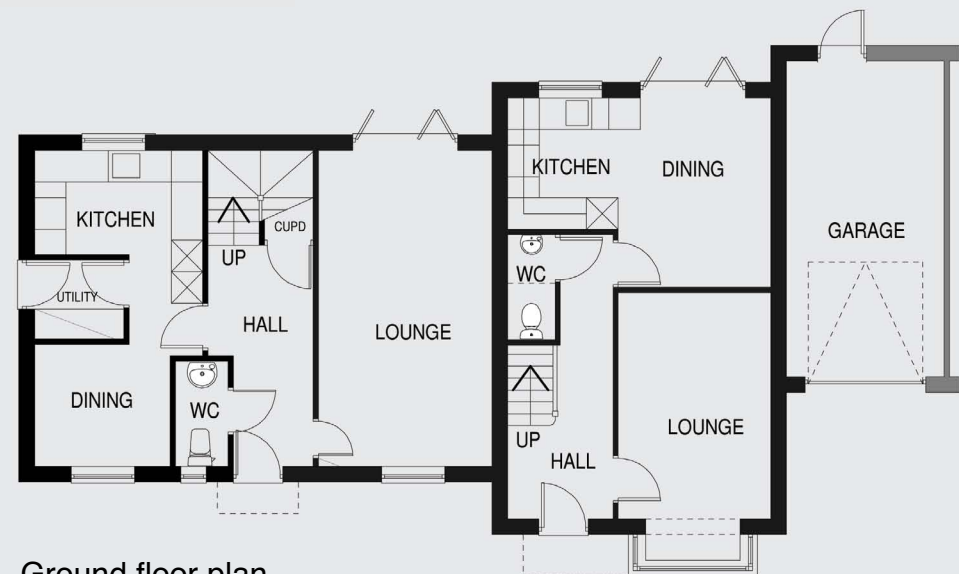
Lounge	5.1m x 2.9m	16'8" x 9'5"
Kitchen / Dining	5.0m x 3.6m	16'5" x 11'8"
Cloak room	0.9m x 1.9m	2'9" x 6'2"
Bed 1	3.0m x 3.3m	9'9" x 10'8"
Ensuite	1.7m x 1.4m	5'6" x 4'6"
Bed 2	2.8m x 3.7m	9'2" x 12'2"
Bed 3	2.1m x 2.0m	6'9" x 6'6"
Bathroom	1.9m x 2.5m	6'2" x 8'2"
Garage	3.0m x 6.0m	9'9" x 19'8"

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Plots 3 & 4 3 Bedroom semi detached house



First floor plan



Ground floor plan

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Plots 5, 6 & 7 **3 bedroom semi detached house and 4 bedroom detached house**

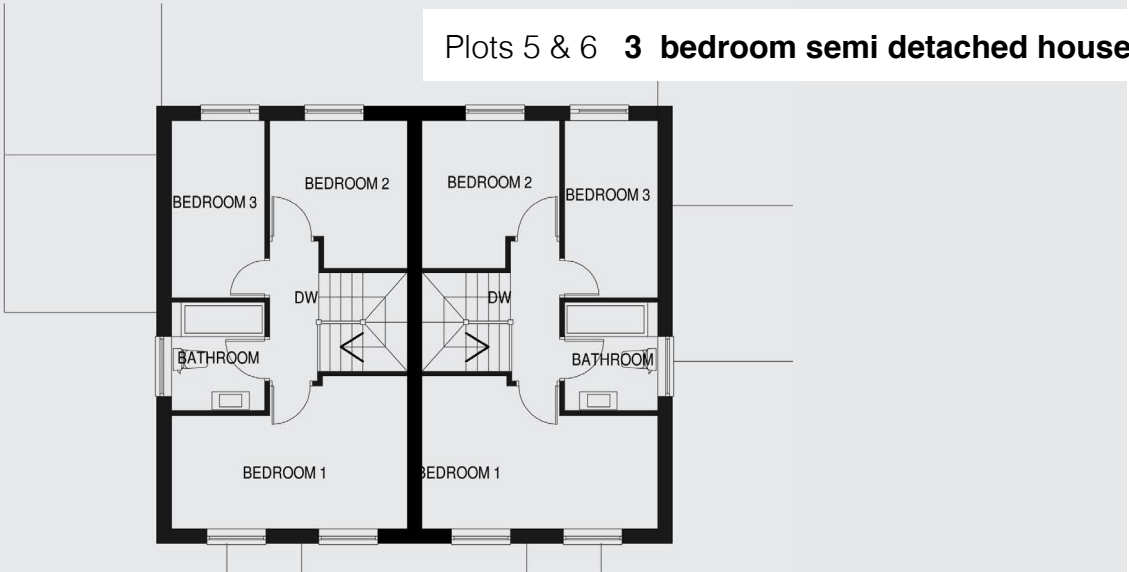
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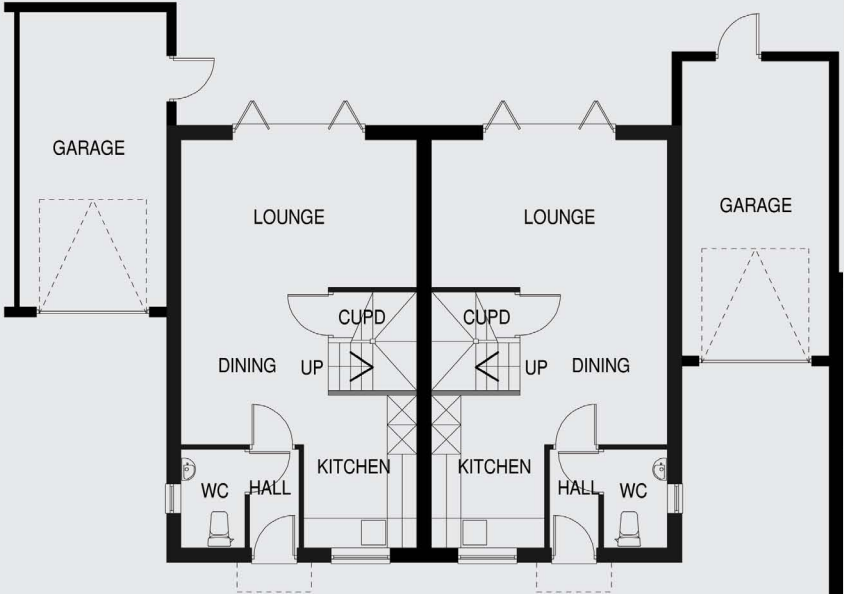
Plots 5 & 6

Lounge / Dining	4.8m x 6.2m	15'8" x 20'4"
Kitchen	3.1m x 2.3m	10'2" x 7'5"
Cloak room	2.0m x 1.3m	6'6" x 4'2"
Bed 1	4.8m x 3.1m	15'8 x 10'2
Bed 2	3.0m x 2.8m	9'9" x 9'2"
Bed 3	3.6m x 1.9m	11'8" x 6'2"
Bathroom	1.8m x 2.2m	5'9" x 7'2"
Garage	3.0m x 6.0m	9'9" x 19'8"

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First floor plan



Ground floor plan

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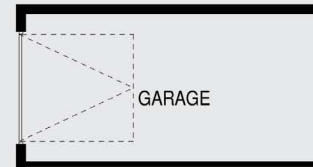
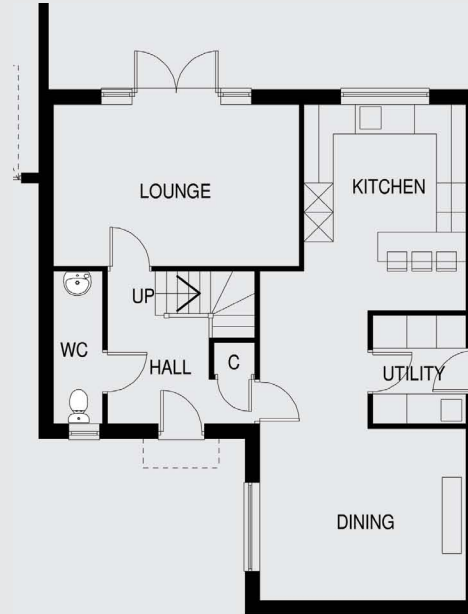
Plot 7

Lounge	5.0m x 3.3m	16'5" x 10'8"
Kitchen	6.5m x 4.2m	21'4" x 13'8"
Dining	4.2m x 3.5m	13'8" x 11'5"
Cloak room	1.0m x 3.1m	3'3" x 10'2"
Utility	2.2m x 1.8m	7'2" x 5'9"
Bed 1	4.1m x 3.3m	13'5" x 10'8"
Ensuite	1.5m x 3.3m	4'9" x 10'8"
Bed 2	4.2m x 3.5m	13'8" x 11'5"
Bed 3	4.3m x 3.1m	14'1" x 10'2"
Bed 4	3.1m x 2.1m	10'2" x 6'9"
Bathroom	3.1m x 2.1m	10'2" x 6'9"
Garage	3.0m x 6.0m	9'9" x 19'8"



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Ground floor plan



First floor plan



Plot 7 **4 bedroom detached house**

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Plots 8 & 9 **3 bedroom semi detached house**

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Plot 8

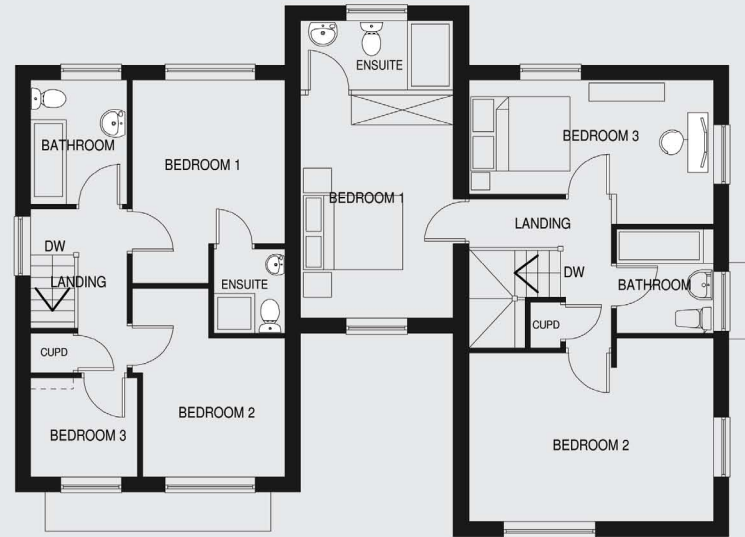
Lounge	5.1m x 2.9m	16'8" x 9'5"
Kitchen / Dining	5.0m x 3.6m	16'5" x 11'8"
Cloak room	0.9m x 1.9m	2'9" x 6'2"
Bed 1	3.0m x 3.3m	9'9" x 10'8"
Ensuite	1.7m x 1.4m	5'6" x 4'6"
Bed 2	2.8m x 3.7m	9'2" x 12'2"
Bed 3	2.1m x 2.0m	6'9" x 6'6"
Bathroom	1.9m x 2.5m	6'2" x 8'2"
Garage	3.0m x 6.0m	9'9" x 19'8"

Plot 9

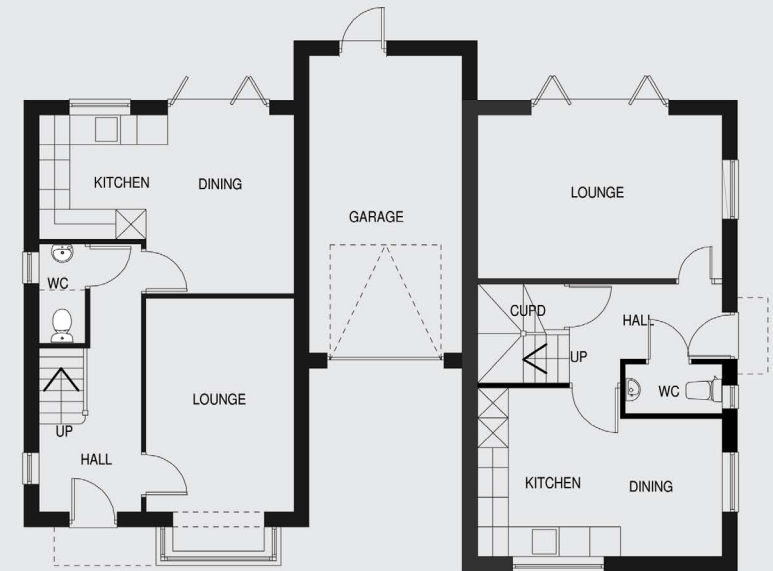
Lounge	4.8m x 3.3m	15'8" x 10'8"
Kitchen / Dining	5.0m x 3.6m	16'5" x 11'8"
Cloak room	0.9m x 1.9m	2'9" x 6'2"
Bed 1	3.0m x 4.4m	9'9" x 14'5"
Ensuite	3.0m x 1.5m	9'9" x 4'9"
Bed 2	4.8m x 3.7m	15'8" x 12'2"
Bed 3	4.8m x 2.9m	15'8" x 9'5"
Bathroom	2.1m x 1.9m	6'9" x 6'2"
Garage	3.0m x 6.0m	9'9" x 19'8"

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Plots 8 & 9 **3 bedroom semi detached house**



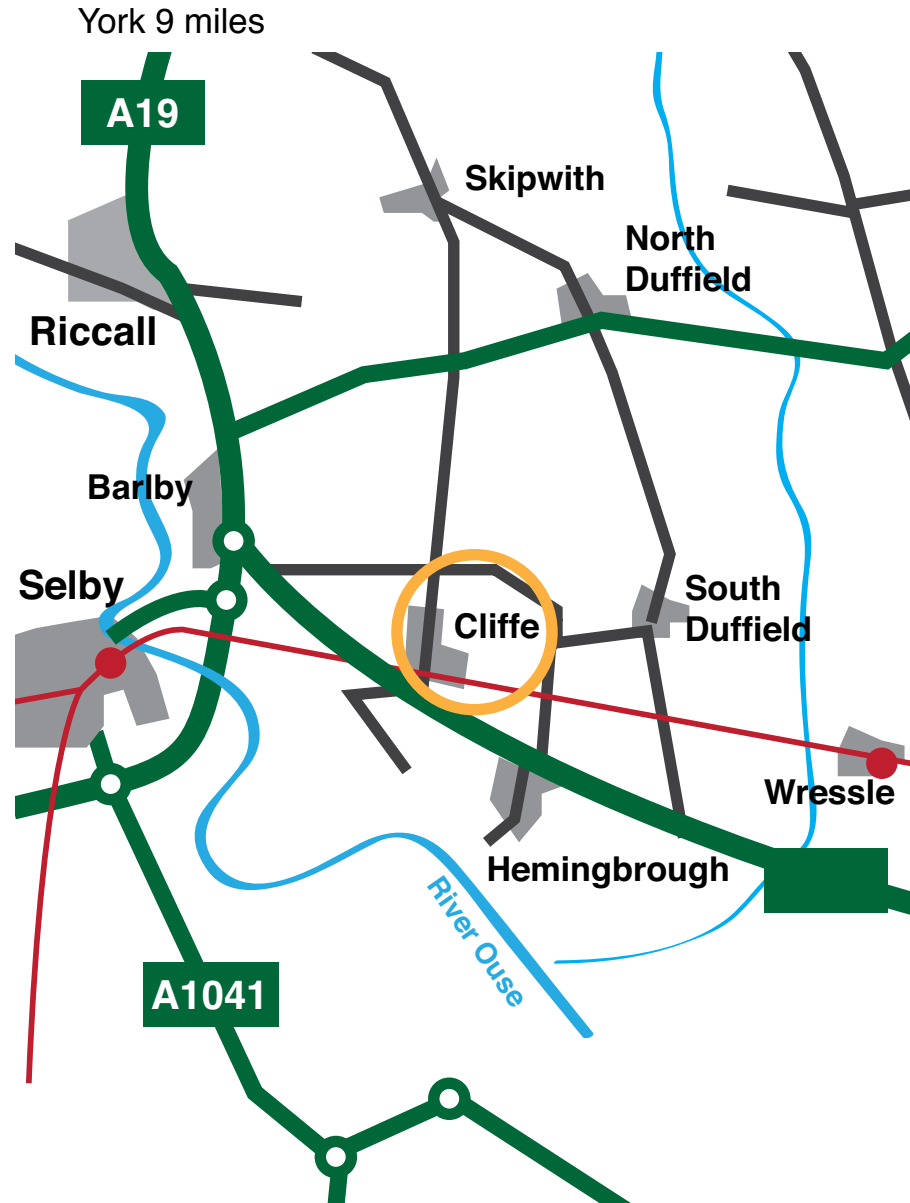
First floor plan



Ground floor plan

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About Edenvale Homes

Established in 2000 as a family-run housebuilding business, Edenvale Homes has worked tirelessly to carve a reputation for building exceptional homes, combining all that is best in local architectural history with the latest in modern technology and innovation.

The company enhances the rural aspects of any regenerated brownfield land, many of our designs are created to embellish the traditional designs.

Our passion is for properties that demonstrate outstanding design skill and our trademark qualities of build and meticulous attention to detail. This has resulted in the company being recognised as one of the leading small housebuilder in its region, receiving awards over the years.

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