

HOOKSTONE COURT

HARROGATE



Arncliffe

INTRODUCTION

ARNCLIFFE HOMES' PHILOSOPHY OF BUILDING HIGHLY SPECIFIED AND WELL-PROPORTIONED HOMES CONTINUES UNABATED AT HOOKSTONE COURT, HARROGATE, AN OUTSTANDING DEVELOPMENT OF JUST EIGHT SUPERBLY APPOINTED SEMI-DETACHED HOMES.

EACH OF THE PROPERTIES AT HOOKSTONE COURT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CODE FOR SUSTAINABLE HOMES LEVEL 4, WHICH MEANS THAT THEY HAVE BEEN ASSESSED AGAINST A NUMBER OF STANDARDS WHICH DETERMINE AND LIMIT THEIR ENVIRONMENTAL IMPACT.

THE STANDARDS SET BY THE CODE EXCEED THE REQUIREMENTS OF CURRENT BUILDING REGULATIONS IN AREAS SUCH AS ENERGY EFFICIENCY AND CARBON EMISSIONS.

WHILST THE OBJECT OF THE CODE IS TO MAKE NEW DEVELOPMENTS MORE ENVIRONMENTALLY FRIENDLY, THE BONUS FOR BUYERS COMES IN THE FORM OF SIGNIFICANTLY REDUCED RUNNING COSTS – PARTICULARLY IMPORTANT IN THESE TIMES OF INCREASING FUEL BILLS. THIS IS ACHIEVED, IN PART, BY THE PROPERTY GENERATING SOME OF ITS OWN ENERGY REQUIREMENTS THROUGH THE USE OF PHOTOVOLTAIC PANELS TO ROOFS.

IN ADDITION, THE PROPERTIES AT HOOKSTONE COURT ARE TO BE BUILT TO SECURED BY DESIGN STANDARDS, MEANING THAT THEY WILL BENEFIT FROM INCREASED SECURITY MEASURES INCLUDING CERTIFIED WINDOWS, DOORS AND LOCKS.

CONSISTENTLY APPEARING IN THE UPPER ECHELONS OF THE SUNDAY TIMES ANNUAL ASSESSMENT OF THE 'BEST PLACES TO LIVE IN THE UK', HARROGATE'S APPEAL NEVER DIMINISHES AND IT IS EASY TO SEE WHY. THE ATTRACTIVE SPA TOWN IS IDEALLY LOCATED FOR ACCESS TO THE YORKSHIRE DALES AND BENEFITS FROM A MULTITUDE OF STYLISH RETAIL OUTLETS, RESTAURANTS, BARS ETC.

HOOKSTONE COURT IS ITSELF EXTREMELY WELL PLACED WITH A WEALTH OF LOCAL FACILITIES NEARBY, INCLUDING A MORRISONS SUPERSTORE WITHIN HALF A MILE AND A SAINSBURYS SUPERSTORE JUST OVER ONE MILE AWAY, ADJACENT TO THE GREAT YORKSHIRE SHOWGROUND ON WETHERBY ROAD. THERE IS A SUPERB CHOICE OF QUALITY SCHOOLING IN THE AREA FOR PUPILS OF ALL AGES. AT PRIMARY LEVEL THIS INCLUDES, WILLOW TREE COMMUNITY PRIMARY SCHOOL, HOOKSTONE CHASE COMMUNITY PRIMARY SCHOOL, OAKLANDS JUNIOR SCHOOL, ASPIN PARK COMMUNITY SCHOOL AND AT SECONDARY LEVEL, ST AIDAN'S CHURCH OF ENGLAND SCHOOL, ST JOHN FISHER CATHOLIC SCHOOL, HARROGATE GRAMMAR SCHOOL, HARROGATE HIGH SCHOOL AND KING JAMES'S SCHOOL.



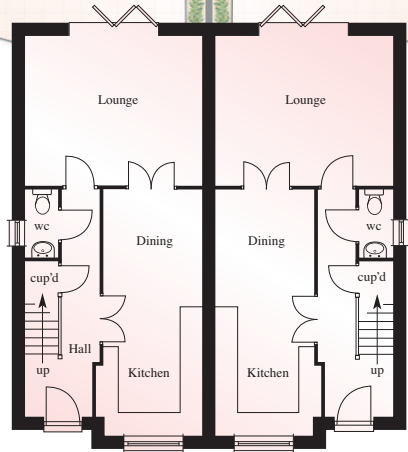
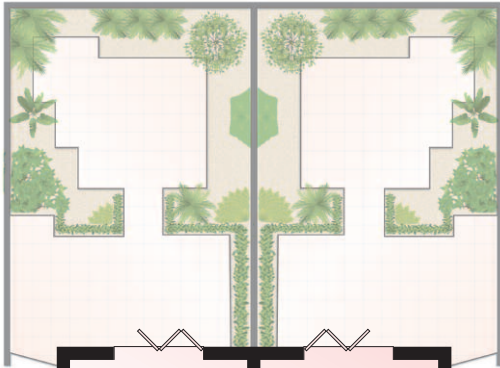
THE DEVELOPMENT LIES JUST TWO MILES TO THE EAST OF HARROGATE TOWN CENTRE. A REGULAR BUS SERVICE OPERATES FROM OUTSIDE THE DEVELOPMENT TO THE TOWN CENTRE. FOR THOSE TRAVELLING BY CAR, THE BYPASS IS WITHIN ONE MILE AND THE A1M JUST SIX MILES AWAY.

HARROGATE RAILWAY STATION OFFERS A DAILY DIRECT SERVICE TO LONDON KINGS CROSS AND REGULAR SERVICES TO LEEDS AND YORK. LEEDS BRADFORD AIRPORT IS JUST FOURTEEN MILES AWAY.

IF YOU ARE LOOKING FOR A BRAND NEW, SPACIOUS AND ENERGY EFFICIENT HOME BUILT TO EXACTING STANDARDS, IN A LOCATION WITH A SUPERB SELECTION OF LOCAL FACILITIES, THEN HOOKSTONE COURT IS THE PLACE FOR YOU.

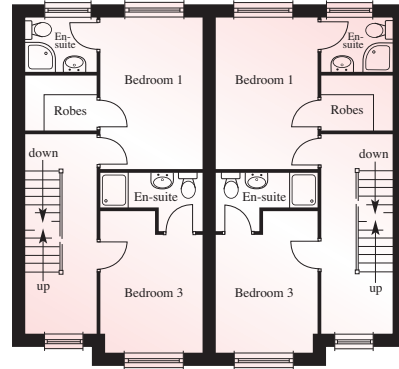
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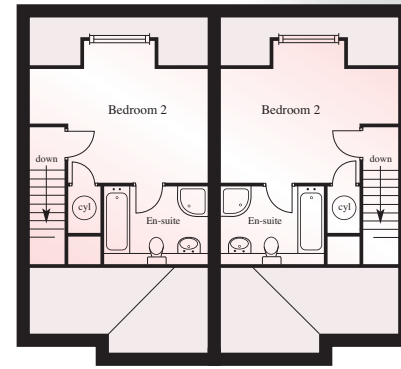
Ground Floor

KITCHEN/DINING	2.85 (max) x 6.55m	9'4" (max) x 21'5"
LIVING AREA	4.80 x 4.00m	15'8" x 13'1"



First Floor

BEDROOM 1	2.79 x 4.10m	9'1" x 13'5"
EN-SUITE	1.95 x 1.50m	6'4" x 4'11"
ROBES	1.95 x 1.50m	6'4" x 4'11"
BEDROOM 3	2.79 x 3.80m (max)	9'1" x 12'5" (max)
EN-SUITE	2.79 x 1.65m (max)	9'1" x 5'5" (max)



Second Floor

BEDROOM 2	4.80 (max) x 3.08m	15'8" (max) x 10'1"
EN-SUITE	2.83 x 1.80m	9'3" x 5'10"



GENERAL

ENERGY EFFICIENT HOMES, BUILT TO CODE FOR SUSTAINABLE HOMES LEVEL 4.

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION WITH BRICK AND/OR COLOUR-THROUGH RENDER FINISH.

WINDOWS AND EXTERNAL GLAZED FRAMES TO BE LOW MAINTENANCE PVCU IN WHITE

DOUBLE GLAZING IN PLANITHERM TOTAL+ GLASS FOR BETTER THERMAL INSULATION AND TOUGHENED SAFETY GLASS WHERE APPROPRIATE

LANDSCAPED REAR GARDENS

EXTERNAL TAP TO REAR

EXTERNAL LIGHTS TO FRONT AND REAR

INTERNAL SPECIFICATION

WALLS FINISHED IN MATT EMULSION

CEILINGS FINISHED IN PURE WHITE MATT EMULSION

DOORS AND SKIRTINGS FINISHED IN WHITE SATIN

OAK INTERNAL DOORS TO GROUND FLOORS AND WHITE PAINTED SMOOTH FIVE PANEL DOORS TO UPPER FLOORS

120MM MDF 'DOUBLE V' GROOVE SKIRTING THROUGHOUT

70MM MDF 'DOUBLE V' GROOVE ARCHITRAVE THROUGHOUT

CERAMIC FLOOR TILES TO ALL GROUND FLOOR ROOMS (OTHER THAN LOUNGE) AND ALL BATH/SHOWER ROOMS

WALL TILING TO BATH AND SHOWER ROOMS IN ACCORDANCE WITH PLANS

ELECTRIC SOCKETS AND SWITCHES IN POLISHED CHROME

LED DOWN LIGHTS TO KITCHEN, DINING ROOM, HALLWAY, BATHROOM AND EN-SUITES

DIMMABLE LED DOWN LIGHTS TO LOUNGE

SATELLITE/DATA DISTRIBUTION SYSTEM TO LOUNGE, DINING ROOM, AND ALL BEDROOMS

INTERNAL SPECIFICATION (CONTINUED)

INTRUDER SECURITY ALARM SYSTEM

HIGH EFFICIENCY CONDENSING BOILER WITH RADIATORS TO ROOMS OTHER THAN BATH/SHOWER ROOMS WHICH WILL HAVE CHROME HEATED TOWEL RAILS. ELECTRIC UNDERFLOOR HEATING TO ALL BATH/SHOWER ROOMS

WALK-IN WARDROBE TO MASTER BEDROOM (INCLUDING HANGING RAIL/SHELVING)

* A CHOICE OF KITCHEN FINISHES FROM CONTEMPORARY TO MORE TRADITIONAL STYLES

QUARTZ WORKTOPS

FULLY-INTEGRATED KITCHEN APPLIANCES BY BOSCH, INCLUDING MULTI FUNCTION BUILT UNDER DOUBLE OVEN, HOB EXTRACTOR HOOD, DISHWASHER, WASHER/DRYER AND FRIDGE/FREEZER

SANITARY-WARE BY IDEAL STANDARD FROM THE CONCEPT RANGE. FITTED FURNITURE TO EN-SUITES 1 AND 2

IDEALCAST TEMPO REINFORCED BATH

IDEAL KUBO GLAZED SHOWER ENCLOSURES TO EN-SUITES 1 AND 2. IDEAL SYNERGY INFOLD SHOWER ENCLOSURE TO EN-SUITE 3. IDEAL RAIN DUO SHOWER MIXERS

 10 YEAR BUILDMARK WARRANTY



THE GOVERNMENT'S 'HELP TO BUY' SCHEME IS AVAILABLE ON THIS DEVELOPMENT - ASK FOR DETAILS

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- + ARE TREATED FAIRLY;
- + KNOW WHAT SERVICE LEVELS TO EXPECT;
- + ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISION;
- + KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.

A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM:
WWW.CONSUMERCODEFORHOMEBUILDERS.COM

THE DETAILS IN THIS BROCHURE ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE. THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATIONS AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.

* WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEM CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

BUYER ASSISTANCE

ONCE YOU HAVE CHOSEN THE NEW ARNCLIFFE HOME YOU WOULD LIKE, THERE ARE A RANGE OF FACILITIES WE CAN OFFER TO MAKE YOUR PURCHASE THAT MUCH EASIER.

IF YOU DO NOT YET HAVE A BUYER FOR YOUR EXISTING HOUSE, WHY NOT CONSIDER OUR HIGHLY SUCCESSFUL **PART EXCHANGE** SCHEME?

HUNDREDS OF PURCHASERS HAVE TAKEN ADVANTAGE OF THIS FACILITY, WHICH HAS ENABLED THEM TO PLAN THEIR MOVE WITH CERTAINTY, WITHOUT THE WORRY OF FINDING A BUYER AT THE RIGHT PRICE OR THE HASSLE OF APPOINTING ESTATE AGENTS AND NEGOTIATING WITH POTENTIAL BUYERS.

SIMPLY COMPLETE OUR NO-OBLIGATION APPLICATION FORM AND WE WILL ARRANGE A MUTUALLY CONVENIENT TIME TO INSPECT YOUR PROPERTY, FOLLOWING WHICH WE WILL CONFIRM ITS ELIGIBILITY FOR PART EXCHANGE AND DISCUSS OUR VALUATION WITH YOU. ONCE WE HAVE AGREED FIGURES, YOUR PURCHASE CAN PROCEED WITHOUT DELAY AND YOU COULD BE MOVING INTO YOUR BRAND NEW HOME IN WEEKS.

OUR PART EXCHANGE FACILITY IS ENTIRELY WITHOUT OBLIGATION AND IN THE EVENT THAT YOU DECIDE NOT TO PROCEED WITH OUR OFFER, YOU WILL FACE NO CHARGES.

PART EXCHANGE MAY NOT BE APPROPRIATE IN ALL CASES, FOR EXAMPLE IF YOUR EXISTING HOUSE IS OF A SIMILAR OR GREATER VALUE THAN THE NEW HOUSE YOU WISH TO PURCHASE. WE THEREFORE OFFER A **SALES ASSISTANCE** SCHEME WHEREBY WE APPOINT A LOCAL ESTATE AGENT TO MARKET YOUR PROPERTY AT A MUTUALLY AGREEABLE FIGURE BUT WITH THE BENEFIT OF THE FACILITIES WE OFFER ON OUR NEW HOMES; FOR EXAMPLE PART EXCHANGE, MORTGAGE ASSISTANCE, ETC.

THE **MORTGAGE** MARKET IS CONSTANTLY CHANGING AND IT IS DIFFICULT TO STAY AHEAD OF THE LATEST PRODUCTS. WE THEREFORE OFFER THE SERVICES OF AN INDEPENDENT FIRM OF FINANCIAL ADVISERS WHO HAVE ACCESS TO ALL MAJOR LENDERS AND CAN GIVE IMPARTIAL ADVICE ON THE BEST DEALS AROUND AT ANY GIVEN TIME.

THESE ADVISERS WILL MEET YOU AT A MUTUALLY CONVENIENT TIME AND PLACE (AT HOME IF YOU WISH) AND TALK THROUGH THE OPTIONS WITH YOU, ON A NO OBLIGATION BASIS. IF YOU DECIDE TO PROCEED WITH ONE OF THEIR SUGGESTIONS, THEY WILL GUIDE YOU THROUGH THE PAPERWORK AND MONITOR PROGRESS OF YOUR APPLICATION THROUGH TO THE TIME A MORTGAGE OFFER IS ISSUED.

ONCE AGAIN, THIS FACILITY IS COMPLETELY FREE OF CHARGE AND ENTIRELY WITHOUT OBLIGATION.

Arncliffe

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