

On the fringe of historic York



GREEN COURT

Huntington, York

Arncliffe

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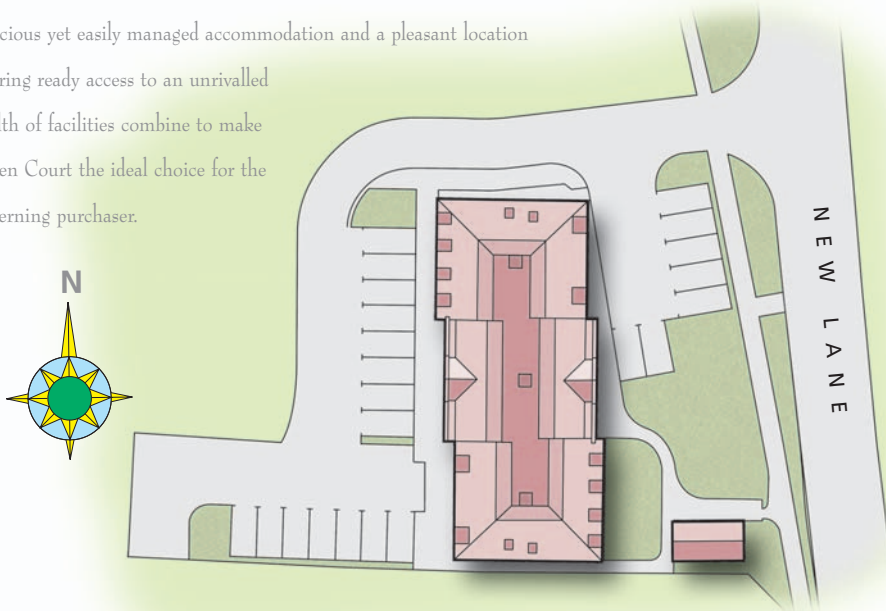
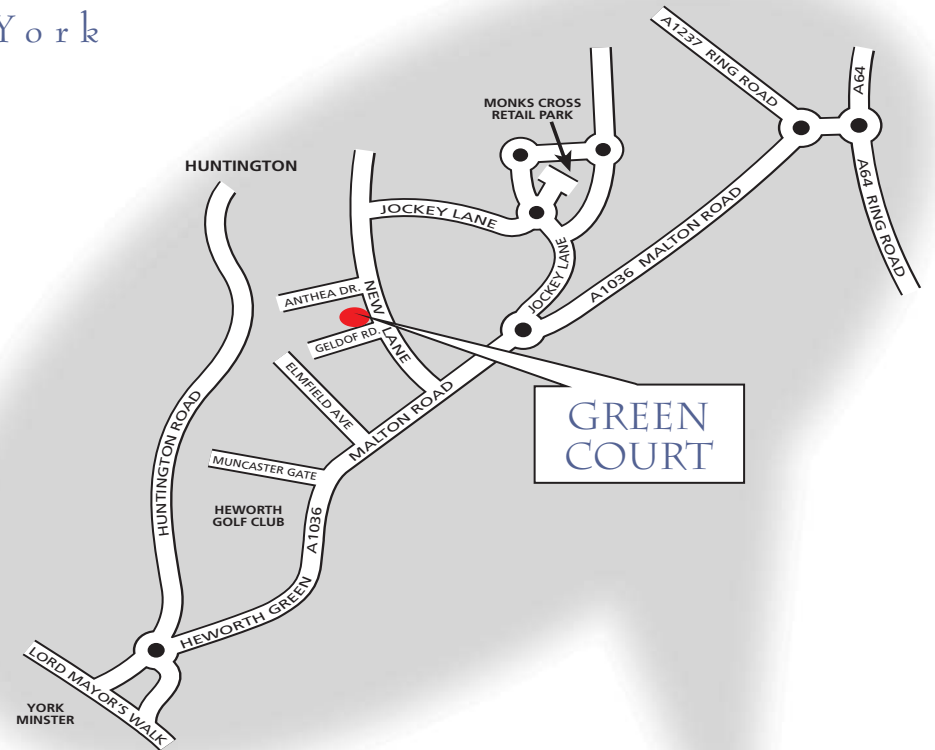
Huntington, York

Situated only 2 miles from the city walls of York, Green Court is an exclusive development of just eighteen 2-bedroomed apartments in the popular village of Huntington.

Not only is Green Court well located to take advantage of the many facilities and attractions the historic city of York has to offer but the Monks Cross Retail Park, featuring many famous name shops and a large supermarket, is just a short distance away. The Clifton Moor complex is also within easy reach by car.

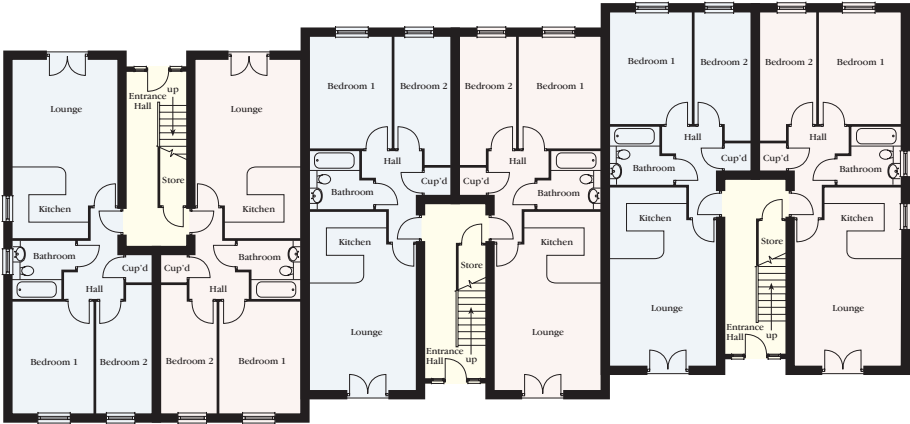
Residents at Green Court will also enjoy ready access to the region's road networks, with the A1237 York Outer Ring Road less than a mile away leading in turn to the trunk roads A19 (Teesside), A1079 (Hull) and A64 (East Coast, Leeds, A1 and M1 motorways). York railway station, which is only 3 miles from the development, is on the East Coast main line, offering direct services to many destinations including London, Edinburgh and Newcastle.

Spacious yet easily managed accommodation and a pleasant location offering ready access to an unrivalled wealth of facilities combine to make Green Court the ideal choice for the discerning purchaser.

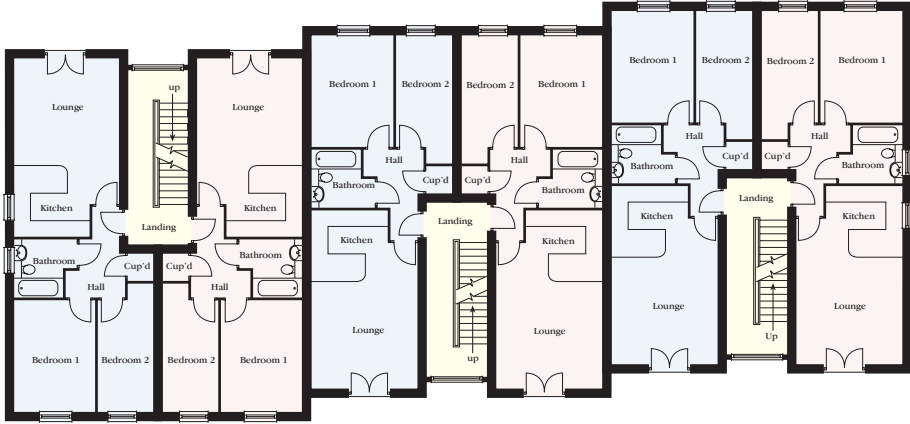


GREEN COURT

Floor Plans



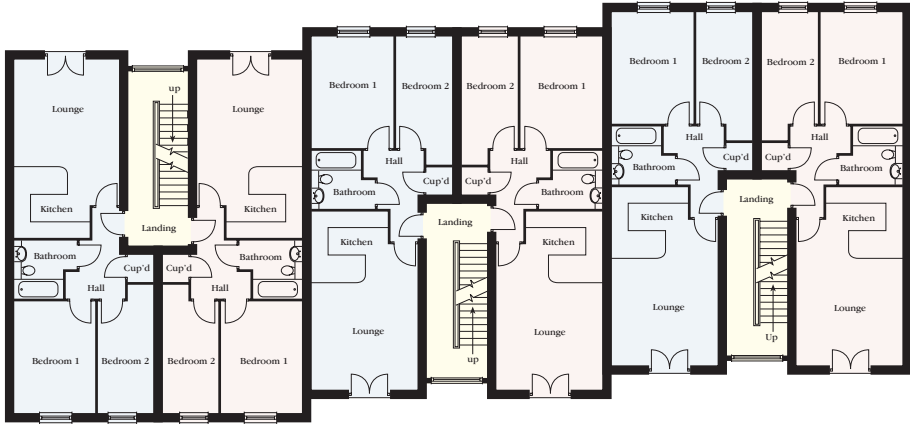
Ground Floor Apartments 1 - 6



First Floor Apartments 7 - 12

All Apartments 1 to 18

LOUNGE/KITCHEN	6.515 x 3.860m	21'4" x 12'8"
BEDROOM 1	4.080 x 3.010m	13'5" x 9'11"
BEDROOM 2	4.080 x 2.075m	13'5" x 6'10"
BATHROOM	2.340 x 2.120m	7'8" x 6'11"



Second Floor Apartments 12A - 18

SPECIFICATION

Traditional construction in brick with artstone features to high insulation standards.



PVCu double-glazed window frames.



Choice of sanitaryware and ceramic tiles from specified ranges.



Choice from specified ranges of fitted kitchen furniture incorporating oven, ceramic or gas hob, cooker hood, fridge/freezer, and washer/dryer.



Gas fired central-heating system with high efficiency combination condensing boiler.



Remote control door entry system.



Security alarm system and mains-operated smoke detectors.



 10-YR. WARRANTY

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. 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.

The approximate room dimensions shown in this brochure are maximum dimensions and are taken before plaster finishes.

WAYS IN WHICH ARNCLIFFE CAN HELP YOU MAKE YOUR MOVE

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 now extremely competitive and it is difficult to stay abreast 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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