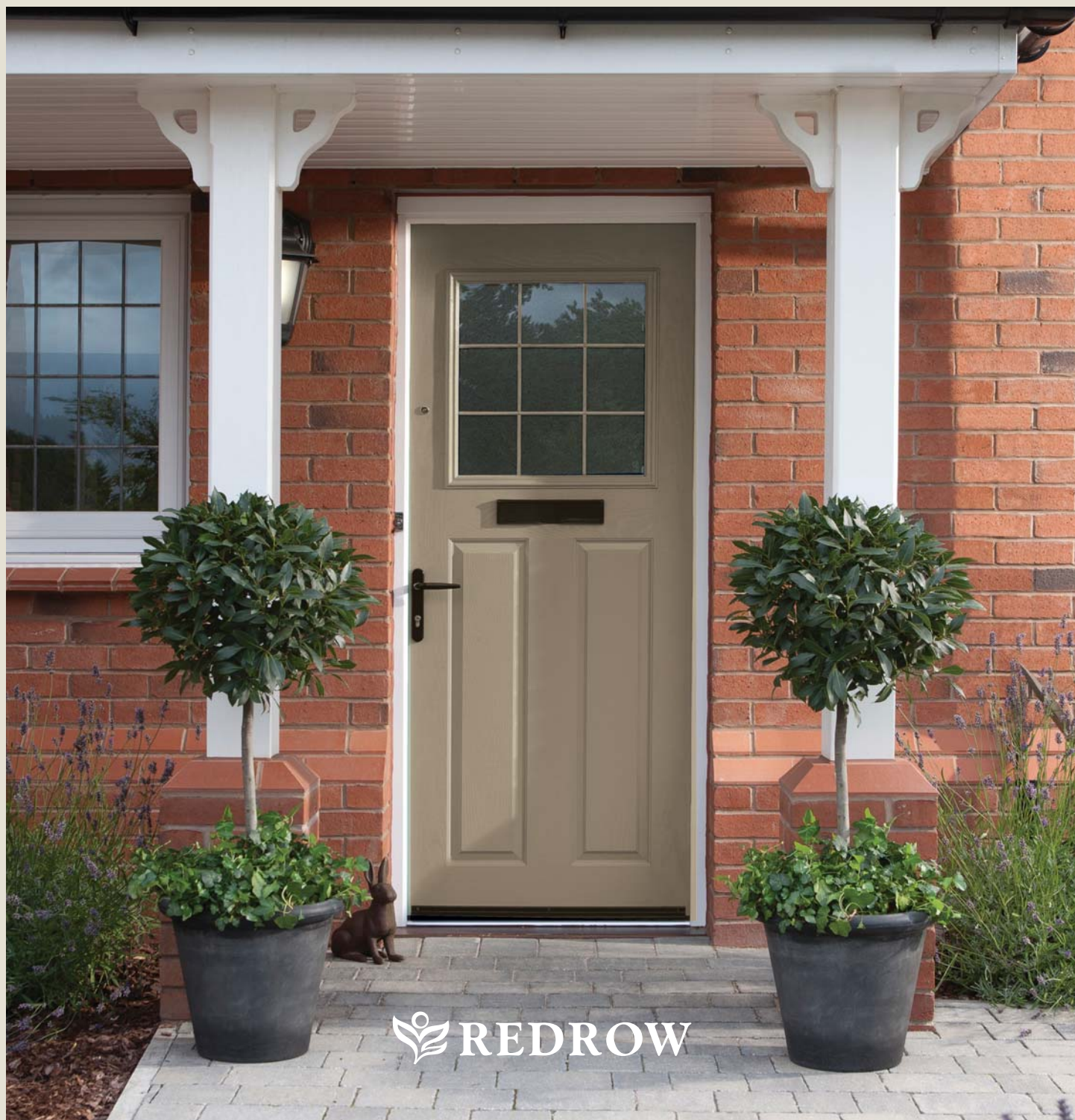




THE GRANARY

LOCAL AMENITIES



 REDROW

Stepping into The Heritage Collection
at The Granary is truly like

COMING HOME

With seven million visitors a year, creating a tourist industry worth £450m, York is clearly an attractive and popular place to be. With so much to see and do, from history and heritage to great shopping and high class restaurants, people travel from across the UK, and around the world, to visit this incredible city.

With a brand new Redrow home at The Granary, you'll have all of this right on your doorstep, not just for a weekend break, but every day, along with great local schools, handy shops and services and top local entertainment. Located in the northern suburbs of the city, you and your family will be close enough to enjoy everything York has to offer, yet far enough away to enjoy a quieter life away from the tourists, giving you the very best of both worlds.

TRANSPORT

York is a largely self-contained city, with good public transport links in and around the centre. The development lies close to the A1237 York outer ring road, within easy reach of the A19 and A59. The A1(M) is just 14 miles to the west with Harrogate beyond at 22 miles. Leeds is 25 miles and Hull 38 miles.

Trains from York connect to London in under two hours as well as a host of other destinations across the UK. The area is served by First Group, with a bus stop within walking distance offering a regular regional bus service. The nearest airport is Leeds Bradford Airport, just 32 miles away.

SHOPPING

With Clifton Moor Shopping Park close by, featuring a range of famous names plus a Tesco Extra superstore, you don't have to head into the city to shop. However, if you do, you'll find a wealth of great shops and stores, plus lots more. Check out the Shambles Market, open daily, or the farmers' market on the last Friday of the month. Visit the main pedestrianised shopping area for your favourite names, from M&S to Disney, or discover the many quirky shops hidden away down winding alleys and find something truly original.

For a designer bargain, head south to York Designer Outlet, just ten miles south of the city, where you'll find big brands at huge savings.

SPORT & LEISURE

There are several challenging golf courses within easy reach of the development, including Heworth Golf Club and Forest of Galtres. You'll also find a wealth of sporting opportunities at York Sports Club, which is home to many of the city's teams. York Races holds regular meetings and other events throughout the year.

For leisure, there's lots to discover nearby, with a Vue cinema and a ten pin bowling alley near Clifton Moor Shopping Park, and a Picturehouse cinema in the city centre. The city is also home to the Grand Opera House, York Theatre Royal and the Joseph Rowntree Theatre. For evening entertainment, York is famously home to 365 pubs, with one for every day of the year. You can also choose from some excellent restaurants, including the excellent Ate O Clock. Mulan Chinese restaurant, close to the Granary, also comes highly recommended.

OUT & ABOUT

As a major tourist city, York has endless exciting days out for all the family to enjoy. Travel back in time at the Jorvik Centre, the Castle Museum or the iconic Cliffords Tower. Trace the history of the railways at the National Rail Museum, discover the Chocolate Story or enjoy a scare at York Dungeon.

You can explore the city by open top bus, or take a boat trip down the Ouse to discover the history of the surrounding area. York also hosts a range of events throughout the year, ranging from the Yorkshire Fringe festival to Britain's biggest food festival. Whatever your interests, there's something for you in York.

SCHOOLS AND SERVICES

York has an excellent selection of local schools, from high schools to faith schools, plus a choice of top class independent education. You'll find Lakeside Primary, Clifton with Rawcliffe Primary and Burton Green Primary all within easy reach for the younger ones, while older children can choose between York High School, Huntingdon School, Millthorpe School or All Saints Roman Catholic High. The excellent independent schools St Peter's School (founded in 627AD) and Bootham School are also within easy reach.

For doctors, Clifton Medical Practice on Water Lane (Sat Nav YO30 6PS call 01904 623259) and Petergate Surgery are your closest. While for dentists Clifton Moor Dental practice (Sat Nav YO30 6AW, call 01904 659023) and Mydentist (Sat Nav YO30 4TN, call 01904 692620) are nearby.



WATER LANE, YORK, NORTH YORKSHIRE YO30 6PO

01904 270 504

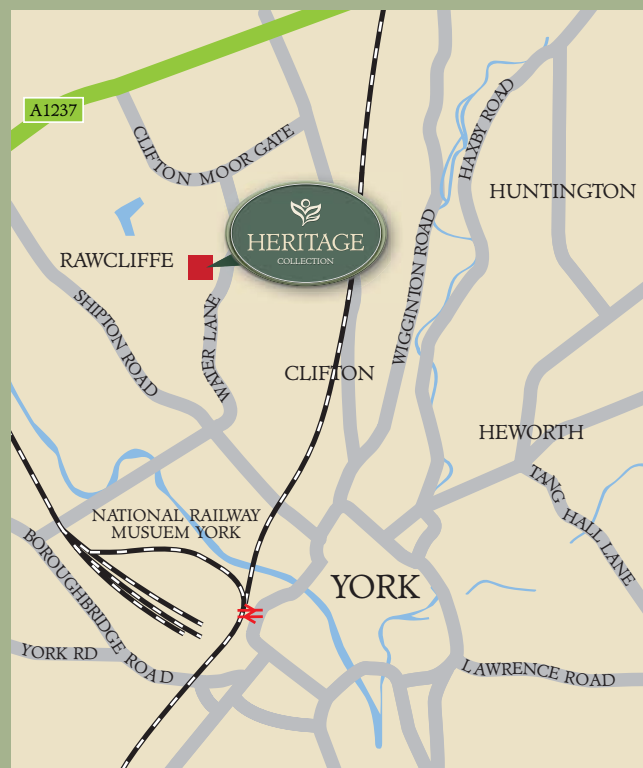
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Directions

From York – leave on the A19 Shipton Road (signposted Shipton / Rawcliffe) and continue for approximately 1 mile. Turn right at Water Lane and continue following the development signage. The Granary is on the left hand side.

From the A1237 ring road - leave at the junction with the B1363 Wigginton Road. Take the first right onto Clifton Moor Gate then first left after half a mile onto Water Lane. Continue following the development signage until you reach The Granary.



Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA & National Rail, March '18.



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* 'Explore Finishing Touches' feature only available on selected developments and properties.

 **REDROW**
A BETTER WAY TO LIVE



THE GRANARY

SPECIFICATION



 REDROW



Quality is never an accident;
it is always the result
of high intention, sincere
effort, intelligent direction
and skilful execution; it
represents the wise choice
of many alternatives



Interior Features

Walls

Dulux Almond White emulsion paint finish.

Internal Doors

Cambridge 2 panel smooth.

Internal Door Furniture

Carlisle Brass in a choice of polished or satin chrome finish.

Architrave

Torus profile MDF in Satin White paint finish.
69 x 14.5mm ground floor & 58 x 14.5mm first floor.

Skirting boards

Torus profile MDF in Satin White paint finish to match architrave.
194 x 14.5mm ground floor & 119 x 14.5mm first floor.

Staircase

Square plain spindles with square newels in Satin White paint finish complete with light ash hardwood, or similar, handrail and newel caps with ball finished in clear varnish/lacquer.

Ceilings

Flat skim finish with Dulux white emulsion paint decoration.

Loft Access

Pre-formed loft access.

Woodwork

Dulux satinwood in white.

Central Heating

Full gas central heating with energy efficient wall mounted boiler to be fitted. Dual zone heating or combination boiler dependant on house type. Please see Sales Consultant for further details. Compensator programmer (confirm if Load or Weather type) to be installed in order to increase the operating efficiency of the heating system.

Radiators

Myson round top radiators.

Fireplaces & Fires

Spur only to be provided in the lounge for future installation by others.

Phone Point

Schneider fittings, finish to match electrical accessories in room (NB first point will be std BT box). Positions as indicated on drawings.

TV Point

Schneider fittings, finish to match electrical accessories in room. Positions as indicated on drawings. Cabling to be provided to loft space for occupiers' future provision of aerial.

Electrical Sockets / Switch Plates

Schneider white electrical switch and socket plates throughout.

Consumer Unit

Split load RCD consumer unit by Legrand to be semi recessed. Please refer to drawing for location.

Smoke Detectors

Mains operated with battery back-up.

Ventilation

Envirovent intermittent fans as indicated on house plans.

Kitchen & Utility Features

Kitchen Styles

Moores Kitchens. A range of quality kitchen styles available. Please see My Redrow or Sales Consultant for further details.

Work Surfaces

Range of quality work surfaces available.
Please see My Redrow or Sales Consultant for further details.
Splashback in Stainless Steel.

LED lights

To underside of kitchen wall units as shown on kitchen layout.

Downlights

Please see Sales Consultant for further details.

Upstand

100mm high matching upstand to match worktops.

Sink

Kitchen Stainless steel one and a half bowl sink, with 'Prinz' tap.
Utility (Where applicable) Stainless steel single bowl with chrome mixer tap.

Appliances

AEG Gas Hob 60cm or 90cm (depending on house type)
AEG Double Oven
Electrolux 60cm Chimney Style Extract
Zanussi Fridge Freezer
Double socket with USB to kitchen area

Bathroom & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles

Ideal Standard.

Bath

Ventuno Bath 700mm wide by 1700mm long.

Shower

Aqualisa 'Midas' bar shower valve.
Tray Ideal Standard Simplicity.
Shower Screen Ideal Standard Connect radius bath screen to be fitted above the bath only where there is no shower enclosure within the bathroom.

Sanitaryware

Ideal Standard in white finish.

Bathroom & En-suite Basin Sphere basin with 1 tap hole, semi pedestal & slotted click plug waste.

WC Concept close coupled back to wall pan with Arc dual flush cistern.

Cloakroom Basin Sphere basin with chrome tap or Concept Arc Corner basin (please refer to drawing to confirm basin design).

All have click plug waste.

Bath Panel Unilux front bath panel.

Brassware

Sink Ideal Standard "Ceraplan" monoblock tap with single lever control complete with click plug waste.

Bath Ideal Standard "Ceraplan" single lever bath filler complete with click plug waste.

Shower over Bath Shower valve and screen to be provided above the bath where there is no separate shower enclosure within the bathroom. Thermostatic shower valve above bath including bath screen.

Wall Tiles

To bathroom, wetroom, cloakroom and en-suite. Tiles to be Porcelanosa as indicated on drawings. Please see My Redrow or Sales Consultant for more details.

Towel Warmer

Chrome effect to bathroom and en-suite.

Shaver Socket

One socket per house located in the bathroom.

MOORES
FURNITURE GROUP

AEG

GCODING

*Ideal
Standard*

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.



Exterior Features

External Lights

Front Low Energy lantern to front entrance with solar sensor.

Door Bell Chrome effect bell push with transformer.

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and bathroom windows. French windows to be fitted where indicated on drawings.

External Doors

Front

GRP door with patterned glass.

Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Please refer to the External Finishing Schedule to confirm the external finish selected for each property.

Door complete with lever handle furniture, sleeved letterplate, viewer and door chain.

Rear

Steel door with patterned glass. Style of door to be D06 pattern, finished internally and externally in white. Frame to be uPVC.

Security

Multi point locking system to front and rear doors of house.

House Numeral

House number to front of property on numeral plaque to match the colour of the front door, except when white then numeral to be black.

Garage

Door

Ilkley style steel up and over with window panels to top finish to match front door colour.

Power

Detached To garage for light and power.

Integral Double socket point and lighting pendant.

Paving

Pressed concrete flags as indicated on drawing.

Driveway

Please refer to drawing for driveway finish.

External Fencing

Rear Vertical boarding 1.8m high.

Sides Post and rail.

Turfing

Front

Good standard turfing to front garden.

Refer to layout for landscaping details.

Rear

Topsoil in accord with NHBC requirements.



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