

A select development of just 11 brand new contemporary homes
located in a desirable semi-rural village near the market town of Richmond

Dales View

MOOR ROAD, HUDSWELL, RICHMONDSHIRE DL11 6BN



...a better address

Dales View

Craftsman built with random stone to harmonise with neighbouring farm buildings, these superb new properties feature spacious, individually designed, contemporary layouts that will delight a wide range of purchasers.

This stylish development has been planned round a central courtyard to recall the layout of a typical farm of this part of the county and to capitalise on the spectacular views at the rear of the site.

Character features including brick arch surrounds, double height ceilings and galleries will grace some of the homes and all the houses benefit from an advanced specification, new technology, up to date fixtures and fittings and individual car parking.

With a location second to none, Dales View offers a high quality lifestyle at an affordable price ...



Dales View is a charming development of just eleven high quality homes in a delightful rural setting on the edge of the village of Hudswell.



Yorvik Homes

Yorvik Homes has been building high quality houses and apartments throughout Yorkshire for over 15 years, introducing new designs and technologies which have benefitted residents and the environment alike.

We like to think that our passion for detail and commitment to quality sets us apart from the average house builder, and our customers tend to agree! With over 300 exquisite new homes built in prime locations throughout the region, we continue to exceed their expectations.

We develop energy-efficient, low maintenance homes specifically designed for today's busy lifestyles. Unlike volume house builders, whose creativity is often hampered by the need for product standardisation, we go out of our way to satisfy the individual requirements of our customers and accommodate their specific needs wherever possible.

Yorvik Homes puts customer service first. We are dedicated to ensuring the home you buy is the home you love to live in, and our experienced management team takes a close interest at each stage of construction - maintaining a friendly and helpful service at all times and providing expert guidance before, during and after sales.



The Grange, North Stainley



Bishops Court, Melsonby



Bridgewater Manor, Yarm

Photographs depict typical Yorvik homes - layouts and finishes may vary.



The River Swale

Out and About

Hudswell lies on the south side of the River Swale, in the heart of the Yorkshire Dales National Park, about three miles south west of Richmond. The village enjoys easy access to the A1 and the Dales countryside, while race-goers will enjoy its excellent proximity to Catterick racecourse!

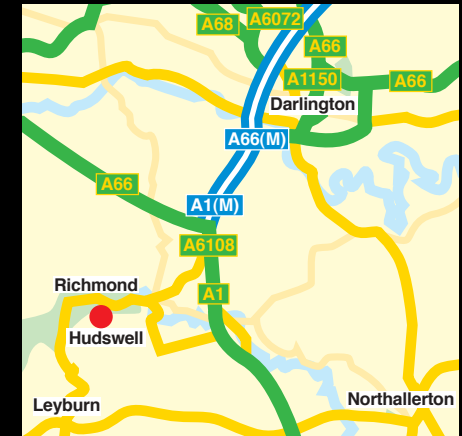
The George and Dragon pub, which is now owned by the villagers themselves, was re-opened by William Hague MP in June 2010. With facilities including a small shop and library, free internet access, community allotments and a future bed & breakfast annex, it recently won the 'Social and Community' category of the Yorkshire & Humber Market Town awards.

Nearby Richmond is a delightful Yorkshire Dales market town with a variety of shops and community groups and with pubs, hotels and restaurants to cater for every taste. It also boasts a Norman castle, splendid Georgian architecture and a thriving cobbled market place.

The fast flowing river Swale and breathtaking scenery make the area ideal for country walks, in landscapes that have inspired many of our finest painters and poets.



Market Square, Richmond



The George and Dragon pub, Hudswell



Images of Richmond



Specification

General/ External

Traditional construction with insulated cavity walls, externally finished in random stone. Roofs feature environmentally friendly, simulated roof slate. The paved courtyard is finished in Tegula paving; rear gardens are turfed.

Kitchens and Utility Rooms

All properties will have a choice from our selection of quality kitchen units with tiling between worktops and wall units. Each plot has its own specific budget for kitchen appliances – please ask for details of kitchen and utility room layouts.

Bathrooms, En-suites and Cloakrooms

Bathrooms and main en-suites feature high quality sanitary ware from the Ideal Standard Concept range.

Secondary en-suites and cloakrooms feature sanitary ware from the Ideal Standard Alto range. Showers are supplied by Aqualisa.

Decoration

Skim plaster to all internal walls, finished with mist coat and two top coats of emulsion. Moulded skirting and architraves are painted gloss white.

Heating

Each property features gas central heating.

Electrical

Throughout each property there will be adequate power points with white sockets - see individual layouts for socket locations. TV points are included to the lounge and master bedroom. Telephone points are included to the hall, master bedroom and galleried study where applicable.

Doors and Windows

Pre-finished timber windows. External doors are reinforced composite with chrome ironmongery and multi-point locking system. Internal doors are pre-finished oak with chrome ironmongery.

Energy Assessment Certificate

A full copy of the Predicted Energy Assessment Certificate and/or an Energy Performance Certificate is available for each individual property as applicable, on request from Yorvik Homes.

Development Layout



- Plot 1 Wharfe Croft**
 4 bedroom, 3 bathroom house with double garage, study/ playroom and a superb galleried living/kitchen area.
- Plot 2 Rose Cottage**
 2 bedroom cottage with a dedicated car parking space.
- Plot 3 Lilac Cottage**
 2 bedroom cottage with a dedicated car parking space.
- Plot 4 Primrose Cottage**
 2 bedroom cottage with a dedicated car parking space.
- Plot 5 Mistal House**
 3 bedroom, 3 bathroom house with a galleried study area and a single garage.
- Plot 6 Swale Cottage**
 3 bedroom, 3 bathroom cottage with a galleried study area and an adjoining single garage.
- Plot 7 Byre Cottage**
 3 bedroom, 2 bathroom cottage with a single garage.
- Plot 8 The Granary**
 4 bedroom, 2 bathroom house with an integral single garage.
- Plot 9 The Hayloft**
 4 bedroom, 2 bathroom house with dressing area to the master bedroom and a single integral garage.
- Plot 10 The Coach House**
 4 bedroom, 2 bathroom house with nursery/ dressing area to the master bedroom and a single garage.
- Plot 11 Dales View Farmhouse**
 5/6 bedroom, 3 bathroom house on three floors with superb family kitchen/breakfast room and adjoining double garage.





Plot 1

Wharfe Croft

4 bedroom, 3 bathroom house with double garage, study/ playroom and a superb galleried living/kitchen area.

Ground Floor

Hall		
Kitchen/Diner	8360 x 3990	27'4" x 13'1"
Utility	2712 x 2570	8'10" x 8'5"
Dining	4990 x 3500	16'4" x 11'5"
Study/Playroom	3500 x 2800	11'5" x 9'2"
Living Room	4490 x 5430	14'8" x 17'9"
Cloakroom	1065 x 1725	3'5" x 5'7"

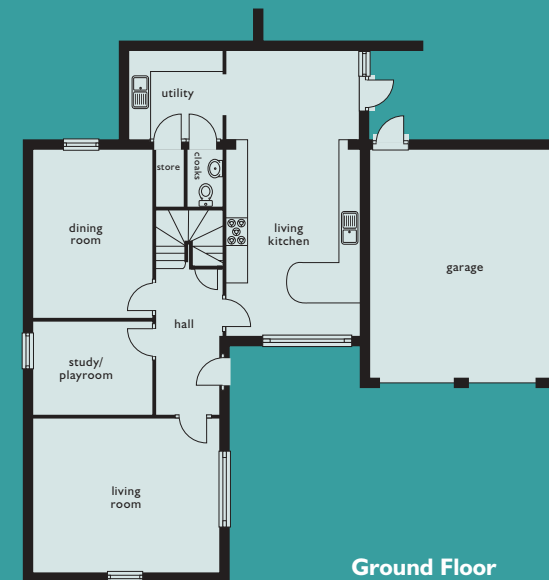
First Floor

Bedroom 1	6200* x 4500*	20'4"* x 14'9"*
En suite Bathroom	3240 x 1768	10'7" x 5'9"
Gallery	2994 x 4300	9'9" x 14'1"
Bedroom 2	5355 x 2620*	17'6" x 8'7"*
En suite shower	3240 x 1768	10'7" x 5'9"
Bedroom 3	3712 x 4152	12'2" x 13'7"
Bedroom 4	4990 x 3560	16'4" x 11'7"
Family Bathroom	3003 x 1762	9'10" x 5'9"

* Average dimension



First Floor



Ground Floor



Plot 2

Rose Cottage

2 bedroom cottage with a dedicated car parking space.

Plot 3

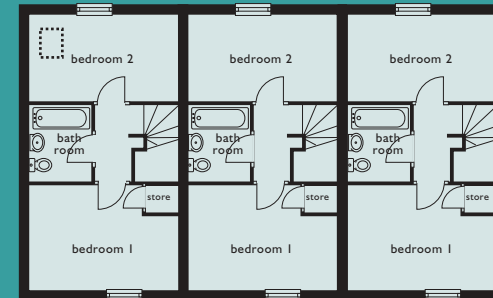
Lilac Cottage

2 bedroom cottage with a dedicated car parking space.

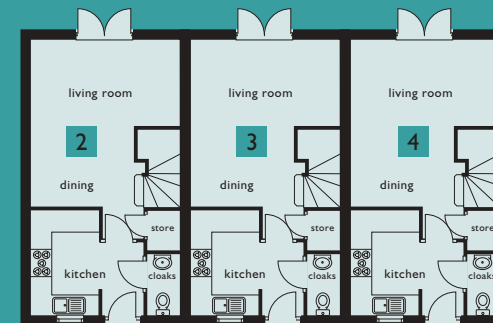
Plot 4

Primrose Cottage

2 bedroom cottage with a dedicated car parking space.



First Floor



Ground Floor

Plots 2, 3 & 4

Ground Floor

Kitchen	3273 x 3054	10'8" x 10'0"
Cloakroom	962 x 1600	3'1" x 5'2"
Living Room	4826 x 4310	15'9" x 14'1"

First Floor

Bedroom 1	4310 x 3054	14'1" x 10'0"
Bedroom 2	4310 x 2429	14'1" x 7'11"
Bathroom	2322 x 1783	7'7" x 5'10"



Plot 5

Mistal House

3 bedroom, 3 bathroom house with a galleried study area and a single garage.

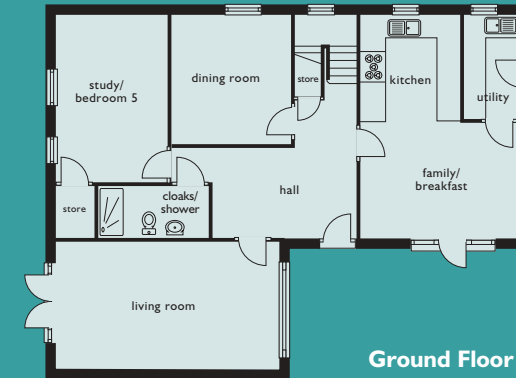
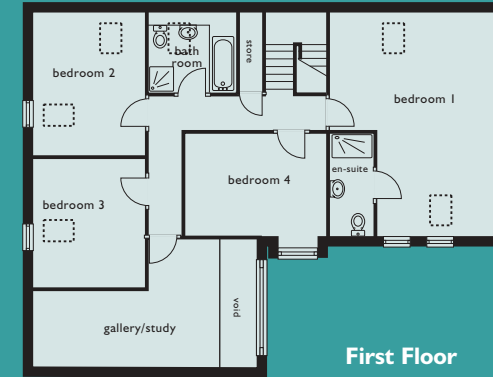
Ground Floor

Hall		
Kitchen	3077 x 2857	10'0" x 9'4"
Breakfast Room	3303 x 4585	10'9" x 15'0"
Utility	3002 x 1653	9'10" x 5'4"
Dining Room	3450 x 3700	11'3" x 12'1"
Bedroom5/Study	4850 x 3240	15'10" x 10'7"
Cloak/shower room	1430 x 3203	4'8" x 10'5"
Living room	3710 x 6380	12'2" x 20'11"

First Floor

Bedroom 1	4585 x 5000*	15'0" x 16'4"*
En suite shower	2903 x 1262	9'6" x 4'1"
Bedroom 2	4140 x 3240	13'6" x 10'7"
Bedroom 3	3862 x 3240	12'7" x 10'7"
Bedroom 4	4243 x 2903	13'10" x 9'6"
Bathroom	2662 x 2500	8'8" x 8'2"
Gallery/Study	5100 x 2500	16'8" x 8'2"

* Average dimension





Plot 6

Swale Cottage

3 bedroom, 3 bathroom cottage with a galleried study area and an adjoining single garage.

Ground Floor

Hall			
Living Kitchen	6380(max) x 6690	20'11"(max) x 21'11"	
Living room	4000 x 5440	13'1" x 17'10"	
Utility	2440 x 2400	8'0" x 7'10"	
Bedroom 1	3400 x 4352	11'1" x 14'3"	
Ensuite bathroom	1913 x 2842	6'3" x 9'3"	
Bedroom 2	2880 x 3190	9'5" x 10'5"	
Cloak/shower room	1513 x 1913	4'11" x 6'3"	

First Floor

Bedroom 3	4000 x 3146	13'1" x 10'3"
En suite shower	1526 x 1963	5'0" x 6'5"
Gallery/Study	4000 x 1300	13'1" x 4'3"





PLOT 7

PLOT 8

Plot 7

Byre Cottage

3 bedroom, 2 bathroom cottage with a single garage.

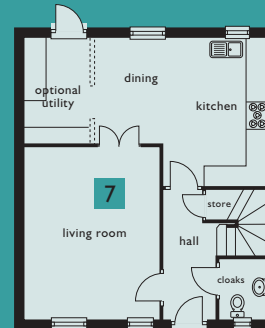
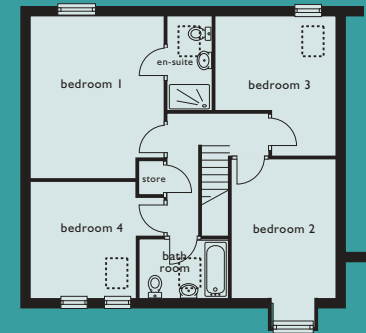
Plot 8

The Granary

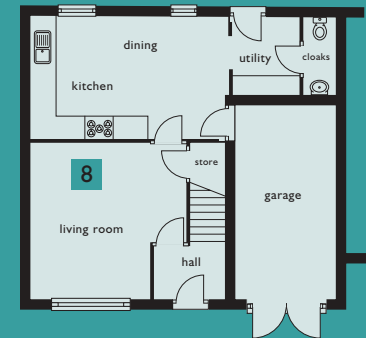
4 bedroom, 2 bathroom house with an integral single garage.



First Floor



Ground Floor



Plot 7

Ground Floor

Hall			
Dining Kitchen	5160 x 4225 (max)	16'11" x 13'10"(max)	
Optional Utility	1750 x 3000	5'8" x 9'10"	
Living Room	4880 x 3900	16'0" x 12'9"	
Cloakroom	1413 x 1738	4'7" x 5'8"	

First Floor

Bedroom 1	4012 x 4000*	13'2" x 13'1"	
En suite shower	2762 x 1275	9'0" x 4'2"	
Bedroom 2	2912 x 4012	9'6" x 13'2"	
Bedroom 3	2863 x 3388	9'4" x 11'1"	
Bathroom	1737 x 2863	5'8" x 9'4"	

* Average dimension

Plot 8

Ground Floor

Hall			
Kitchen/Diner	5500 x 3450	18'0" x 11'3"	
Utility	2200 x 2052	7'2" x 6'8"	
Cloakroom	2200 x 963	7'2" x 3'1"	
Living Room	4450(max) x 4430max	14'7"(max) x 14'6" (max)	

First Floor

Bedroom 1	3607 x 4553	11'9" x 14'11"	
En suite Shower	1250 x 2615	4'1" x 8'6"	
Bedroom 2	3965 x 3103	13'0" x 10'2"	
Bedroom 3	3683 x 3200*	12'0" x 10'5"*	
Bedroom 4	3352 x 2807	10'11" x 9'2"	
Bathroom	2630 x 1752	8'7" x 5'8"	

* Average dimension



Plot 9

The Hayloft

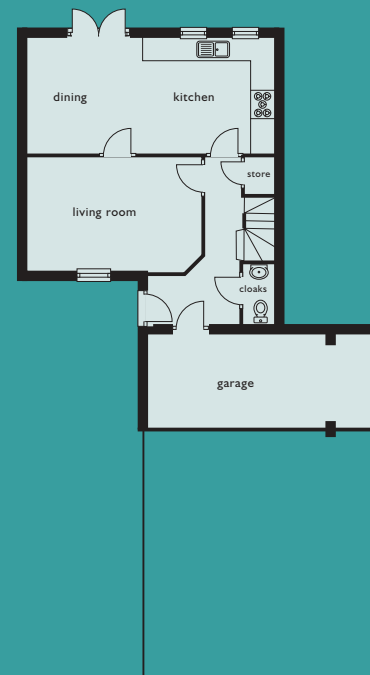
4 bedroom, 2 bathroom house with dressing area to the master bedroom and a single integral garage.

Ground Floor

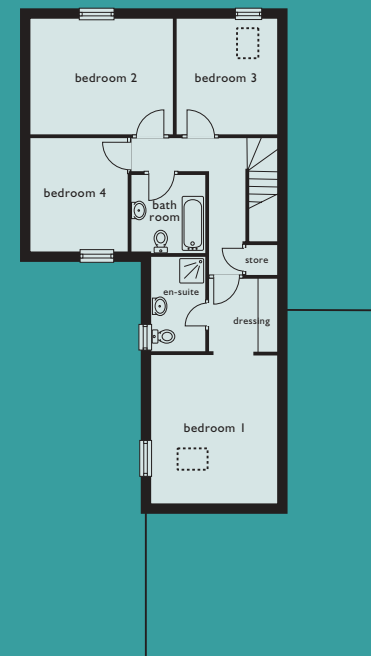
Hall		
Kitchen/	7395 x 3340	24'2" x 10'11"
Breakfast Room		
Living room	3340 x 5140	10'11" x 16'10"
Cloakroom	1006 x 1825	3'3" x 5'11"

First Floor

Bedroom 1	3730 x 4342	12'2" x 14'2"
Dressing Area	2150 x 700	7'0" x 2'3"
En suite Shower	2900 x 1682	9'6" x 5'6"
Bedroom 2	3340 x 4307	10'11" x 14'1"
Bedroom 3	3013 x 3340	9'10" x 10'11"
Bedroom 4	3340 x 3012	10'11" x 9'10"
Bathroom	2260 x 2315	7'4" x 7'6"



Ground Floor



First Floor





Plot 10

The Coach House

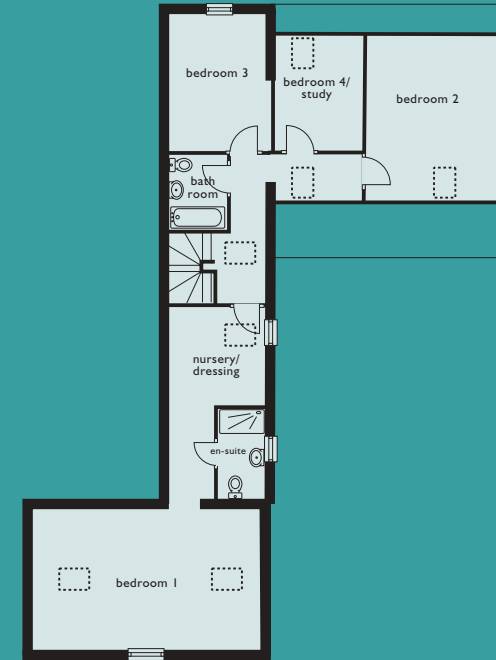
4 bedroom, 2 bathroom house with nursery/ dressing area to the master bedroom and a single garage.

Ground Floor

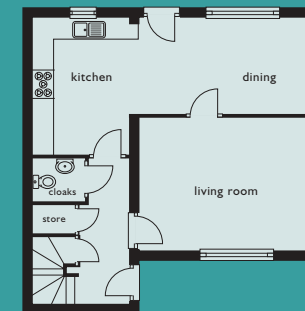
Hall		
Kitchen	2775 x 3965	9'1" x 13'0"
Dining Room	2830 x 4940	9'3" x 16'2"
Living Room	4940 x 3850	16'2" x 12'7"
Cloakroom	1313 x 1237	4'3" x 4'0"

First Floor

Bedroom 1	6780 x 4130	22'2" x 13'6"
En suite Shower	2712 x 1313	8'10" x 4'3"
Nursery/Dressing	2775 x 2888	9'1" x 9'5"
Bedroom 2	3773 x 4275(max)	12'4" x 14'0"(max)
Bedroom 3	3868 x 2775	12'7" x 9'1"
Bedroom 4/Study	2612 x 3280(max)	8'6" x 10'9"
Bathroom	2380 x 1774	7'9" x 5'9"



First Floor



Ground Floor



Plot 11

Dales View Farmhouse

5/6 bedroom, 3 bathroom house on three floors with superb family kitchen/breakfast room and adjoining double garage.

Ground Floor

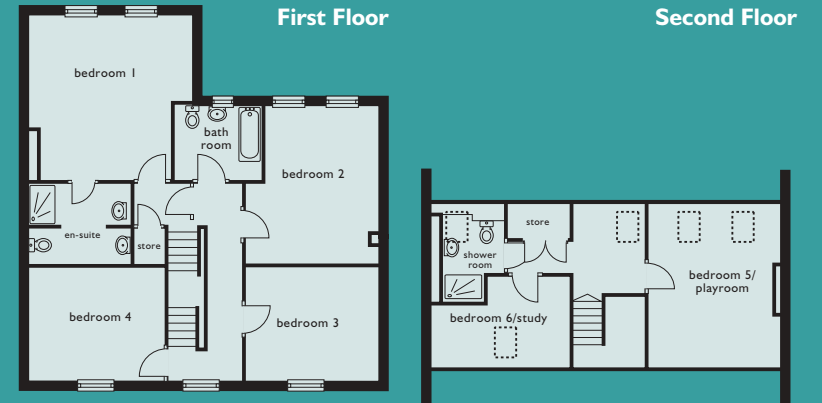
Hall		
Living Kitchen	8130 x 3865	26'6" x 12'7"
Breakfast Room	5650 x 2590	18'6" x 8'5"
Utility room	2580 x 3372	8'5" x 11'0"
Dining Room	4480 x 4055	14'8" x 13'3"
Living Room	6200 x 4780	20'4" x 15'8"
Cloakroom	2065 x 1525	6'9" x 5'0"

First Floor

Bedroom 1	4860 x 4780(max)	15'11" x 15'8"(max)
En suite Shower	2413 x 3067	7'10" x 10'0"
Bedroom 2	4698 x 3800(max)	15'4" x 12'5"(max)
Bedroom 3	3878 x 3357	12'8" x 11'0"
Bedroom 4	3357 x 4055	11'0" x 13'3"
Bathroom	2210 x 2729	7'3" x 8'11"

Second Floor

Bedroom5/Playroom	3878 x 3600	12'7" x 11'9"
Bedroom 6/Study	4055 x 2200(max)	13'3" x 7'2"(max)
Shower Room	2700 x 1700	8'10" x 5'6"



For further details on Dales View please call us on
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Whilst every effort has been made to ensure the information is correct, this brochure is designed specifically as a guide and Yorvik Homes reserve the right to amend the plot layout and specification as necessary and without notice.
All dimensions contained within this brochure are approximate and should not be used to calculate carpet sizes or spacings for appliances or furniture.