



Abbeystone Gardens

- Monk Fryston -

Leeds, North Yorkshire LS25

AN EXCLUSIVE NEW DEVELOPMENT OF NINE,
THREE AND FOUR BEDROOM HOMES



DESCRIPTION

Abbeystone Gardens is an exclusive development offering the rare opportunity to purchase a new build property within Monk Fryston.

The new homes are situated in a very attractive residential location and close to amenities on Main Street. The dwellings have been built from Limestone in keeping with the local area.

The individual properties consist of nine family homes; five, four bedroom detached houses and four, three bedroom townhouses.

Each property has been designed to offer comfortable and contemporary accommodation, whilst boasting a high level of specification throughout.



SITE PLAN

NB Not to scale. Illustration for plot identification only- boundaries to be confirmed



LOCATION & HISTORY

Monk Fryston is a small idyllic village located in the Selby district of North Yorkshire. The name of the village originates from 'Monks Free Stone' as the Benedictine Monks used the stone from the Quarry to build Selby Abbey. The historic village benefits from a Church of England Primary school, which boasts an Ofsted rating of outstanding, Parish Church, village Post Office and Store, public house dating back to the 1600's and the Monk Fryston Hall Hotel which dates back to the 12th century.

Villages located nearby are Hillam, South Milford and Sherburn. South Milford benefits from a range of restaurants, public houses and M&S convenience store. Further along in Sherburn you can find an array of amenities such as banks, supermarkets, public houses and Railway Station. Monk Fryston is located just over 8 miles from Selby and within easy access to the A1 and M62. The A63 linking Leeds to Selby runs through the village.



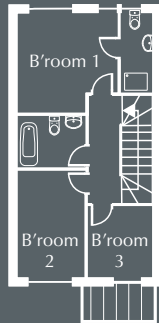


THE FLOORPLANS

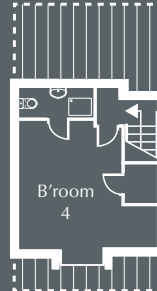
Plot 1



GROUND

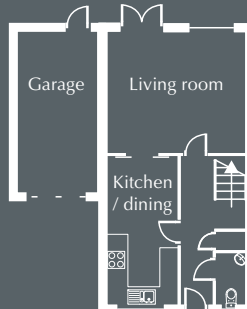


FIRST

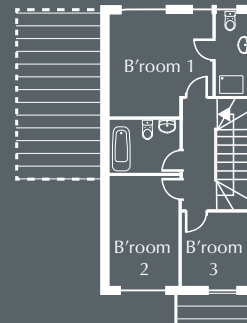


SECOND

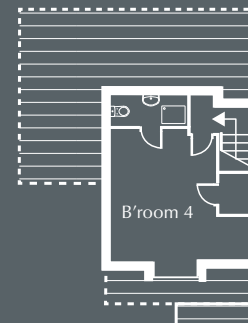
Plot 2



GROUND



FIRST



SECOND

Plots 1 & 2

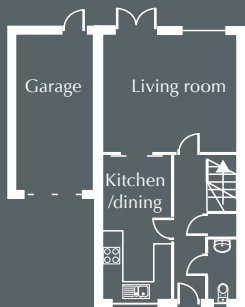
Room	Length x Width m (Max)*
Lounge	4.82 x 4.14
Kitchen	5.15 x 2.43
Ground WC	1.86 x 1.04
Bedroom 1	3.59 x 3.60
Bedroom 2	2.43 x 2.58
Bedroom 3	2.28 x 2.58
Bathroom	2.43 x 1.86
Bedroom 4	3.63 x 4.78

Plots 3, 4, 5 & 6

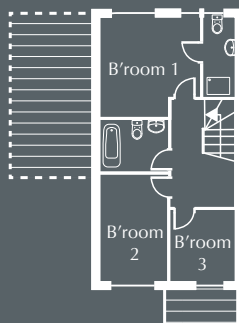
Room	Length x Width m (Max)*
Lounge	4.82 x 4.14
Kitchen	5.15 x 2.43
Ground WC	2.11 x 1.04
Bedroom 1	3.36 x 3.59
Bedroom 2	2.43 x 4.10
Bedroom 3	2.28 x 3.08
Bathroom	2.43 x 1.86

Plots 3 & 6

*NB plot 6 is opposite handed to plot 3



Ground
(PLOT 3)



First
(PLOT 3)



Ground
(PLOT 4)



First
(PLOT 4)

Plots 4 & 5



Ground



First



Second

Plots 7, 8 & 9

Plots 7, 8 & 9

Room	Length x Width m (Max)*
Lounge	5.18 x 4.14
Kitchen	5.15 x 2.79
Ground WC	1.86 x 1.04
Bedroom 1	3.59 x 3.95
Bedroom 2	2.79 x 3.87
Bedroom 3	2.28 x 2.58
Bathroom	2.79 x 1.86
Bedroom 4	3.39 x 4.60

*NB Plans are illustrations for general guidance only and are not to scale. Measurements are approximate.



SPECIFICATION

Kitchen:

- High quality German made (Nolte Eco) kitchen with quality laminated worktops
 - Integrated under unit lighting and tile upstand
 - Stainless steel 1.5 bowl sink and drainer with stainless steel taps
- Bosch hot air oven and 5 ring gas hob with Bosch glass canopy extractor hood to plots 1, 2, 7, 8 and 9
 - Single oven and 4 burner gas hob with glass canopy extractor hood to plots 3, 4, 5 and 6
 - Built under dishwasher, built in fridge freezer and washer/ dryer
 - Bosch microwave to plots 1, 2, 7, 8 and 9

Bathrooms:

- Quality sanitaryware comprising thermostatic bath and electric shower with rail
 - Heated chrome towel rail
 - Full height grey tiling
- Wall hung vanity unit and basin
- Flush mounted mirror to wall

Ground Floor WC:

- Curved closed back WC
- Curve round basin and semi ped
 - Basin Mixer

Lounge:

- Double glazed window to front elevation
- Double doors leading to rear garden

Finishes:

- uPVC front door with letter plate and security locks
 - Flush oak veneer doors internally
- Good quality satin anodized aluminium ironmongery to all doors

Energy Saving Features:

- uPVC double glazed windows
- Gas central heating with radiators

Security:

- Lockable SAA handles and fitted with proprietary opening restrictors
 - Security locks to front door

External:

- Turfed lawn area to the front with block paved driveway, providing parking
 - Enclosed rear garden with fenced boundaries and turfed lawn area
 - Plots 1, 2, 3, 6 & 7 have garages



Plots 1 & 2

Plots 4 & 5

Plot 6

Plot 7

Plot 8



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- Monk Fryston -

Warranty:



Each property will benefit from a 10 year
Premier Guarantee warranty issued on legal completion.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. The date of this publication is February 2018.

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HOMES

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