



RED HOUSE FARM

SKIPWITH, YORK YO8 5SQ



Site layout and amenities

DANIELGATHHOMES





RED HOUSE FARM
SKIPWITH, YORK YO8 5SQ

SITE layout



Plots 1, 2 & 3
The Derwent
Three bedroom home



Plot 4
The Aspen
Four bedroom detached home with double garage



Plot 5
The Rowan
Four bedroom detached home with double garage



Plot 6
The Hawthorn
Five bedroom detached home with double garage



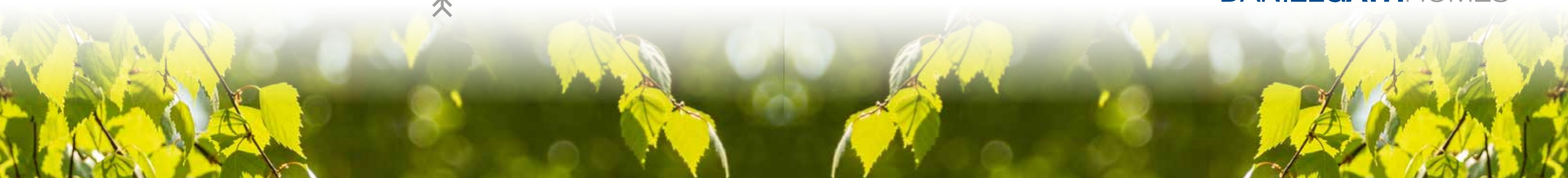
Plot 7
The Russett
Four bedroom detached home with double garage



Plot 8
The Maple
Four bedroom detached home with double garage



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LOCAL amenities



Schools

North Duffield Community Primary School
Broadmanor, Selby, YO8 5RZ
Tel: 01757 288487

Escrick Primary School
11 Carr Lane, Escrick, YO19 6JQ
Tel: 10904 728570

Barby High School
York Road, Selby, YO8 5JP
Tel: 01757 706161

Fulford Secondary School
Fulfordgate, Fulford, YO10 4FY
Tel: 01904 633300

Doctors

The Ridings Medical Group
Bubwith Surgery, Selby, YO8 6LY
Tel: 01757 288315

Elvington Medical Practice
54a Main Street, York, YO19 6AB
Tel: 0845 071 7170

Dentist

Acorn Dental Practice
44 York Road, York, YO24 4LZ
Tel 01904 789876

Bishophthorpe Dental Centre

30 Sim Balk Lane, York, YO23 2QQ
Tel: 01904 703427

Supermarkets

Sainsbury's Local
212-214 Fulford Road,
York, YO10 4DX
Tel 01904 623937

Waitrose
Foss Islands Road, York,
YO31 7UL
Tel 01904 653563

Morrisons
Market Cross, Selby, YO8 4YR
Tel 01757 210350

Police

North Yorkshire Police
Civic Centre, Doncaster Road
YO8 9FT

Post Office

North Duffield Post Office
Derwent House, Main Street,
Selby, YO8 5RG
Tel: 01757 288456

Leisure

The Bubwith Centre
Playing Fields, Main Street,
Selby, YO8 6LX
Tel: 01757 288299

Fulford Golf Club
Heslington Lane, York,
YO10 5DY
Tel 01904 413579

The Selby Golf Club
Mill Lane, Brayton,
Selby, YO8 9LD
Tel: 01757 228622

Local Authority

Selby District Council
Civic Centre, Doncaster Road,
Selby, YO8 9FT
Tel: 01757 705101

Train Stations

Selby: Station Road, Selby,
YO8 4NW
York: Station Road, York,
YO24 1AB



For further details call **01904 479778**
or visit **www.danielgathhomes.co.uk**

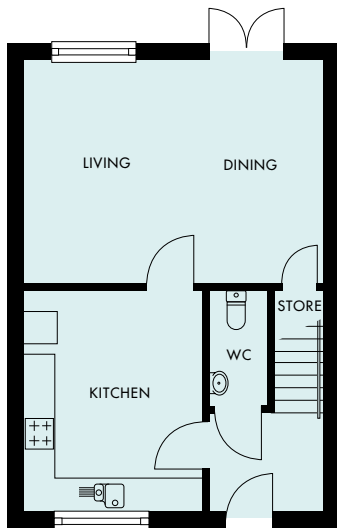
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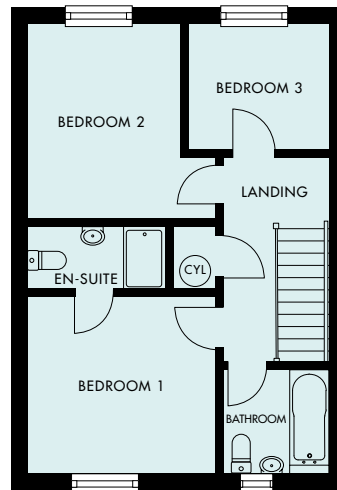
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THE Derwent

THREE BEDROOM HOME



ground floor



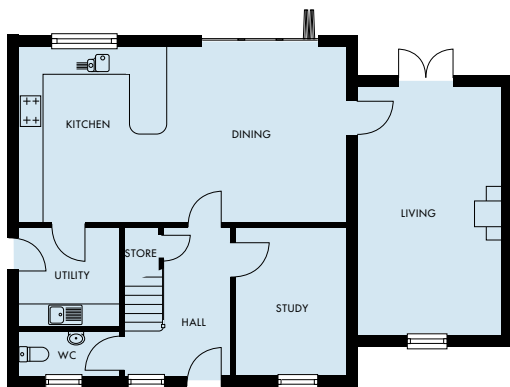
first floor

Kitchen	4.10 x 3.30	13'4" x 10'8"
Living/Dining	5.55 x 4.10	18'2" x 13'4"
Cloaks		
Bedroom 1	3.30 x 3.45	10'8" x 11'3"
En suite		
Bedroom 2	3.55 x 3.45 (max)	11'6" x 11'3" (max)
Bedroom 3	2.60 x 2.30	8'5" x 7'5"
Bathroom		

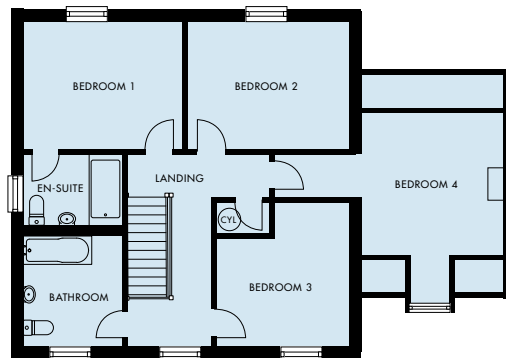
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THE Aspen

FOUR BEDROOM DETACHED HOME



ground floor



first floor

Kitchen/Dining

8.35 x 4.45 27'4" x 14'5"

Living

6.30 x 3.60 20'6" x 11'8"

Study

3.75 x 2.80 12'3" x 9'1"

Utility

Cloaks

Bedroom 1

4.10 x 3.25 13'4" x 10'6"

En suite

Bedroom 2

4.10 x 3.25 13'4" x 10'6"

Bedroom 3

3.70 x 3.40 (max) 12'1" x 11'1" (max)

Bedroom 4

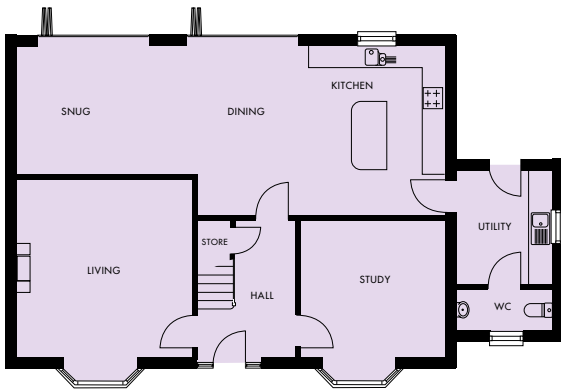
3.65 x 3.60 11'9" x 11'8"

Bathroom

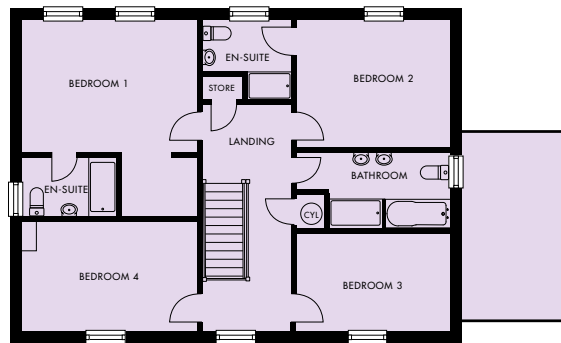
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THE Rowan

FOUR BEDROOM DETACHED HOME



ground floor



first floor

Kitchen/Dining/Snug
11.50 x 4.55 37'7" x 14'9"

Living
4.75 x 4.35 15'5" x 14'2"

Study
3.85 x 3.65 12'6" x 11'9"

Utility

Cloaks

Bedroom 1
4.70 x 3.50 15'4" x 11'4"

En suite
Dressing

Bedroom 2
4.18 x 3.40 13'7" x 11'1"

En suite

Bedroom 3
4.15 x 2.65 13'6" x 8'6"

Bedroom 4
4.70 (max) x 2.85 (max) 15'4" (max) x 9'3" (max)

Bathroom

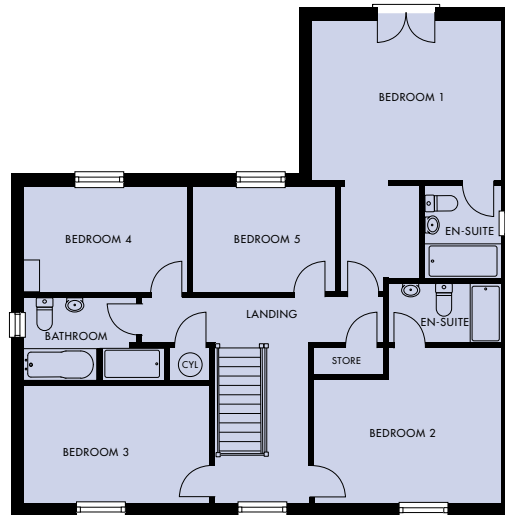
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THE Hawthorn

FIVE BEDROOM DETACHED HOME



ground floor



first floor

Kitchen/Dining/Snug

7.85 (max) x 6.55 (max) 25'7" x 21'4"

Sitting

4.70 x 3.50 15'4" x 11'4"

Living

4.70 x 3.75 15'4" x 12'3"

Study

3.50 x 2.80 11'4" x 9'1"

Utility

Cloaks

Bedroom 1

4.50 x 3.90 14'7" x 12'7"

En suite

Bedroom 2

4.50 x 3.75 (max) 14'7" x 12'3" (max)

En suite

Bedroom 3

4.50 x 2.85 14'7" x 9'3"

Bedroom 4

3.95 x 3.00 12'9" x 9'8"

Bedroom 5

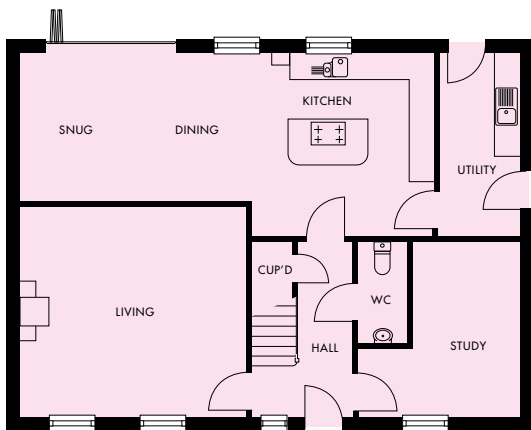
3.45 x 2.55 11'3" x 8'3"

Bathroom

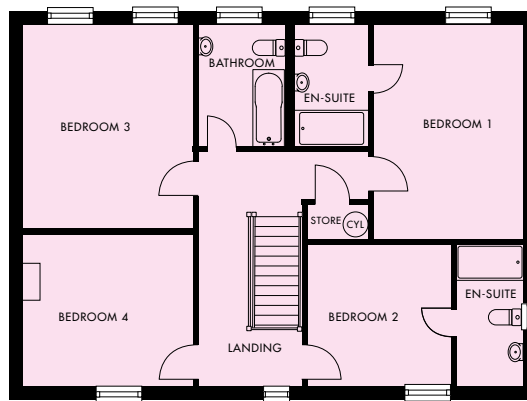
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THE Russett

FOUR BEDROOM DETACHED HOME



ground floor



first floor

Kitchen/Dining/Snug
9.50 (max) x 4.20 (max) 31'1" x 13'7" (max)

Living
5.20 x 4.80 17'0" x 15'7"

Study
4.00 (max) x 3.70 (max) 13'1" x 12'1" (max)

Utility

Cloaks

Bedroom 1
4.95 x 3.40 16'2" x 11'1"

En suite
Bedroom 2
3.30 x 3.25 10'8" x 10'6"

En suite
Bedroom 3
4.70 x 3.90 15'4" x 12'7"

Bedroom 4
3.90 x 3.50 12'7" x 11'4"

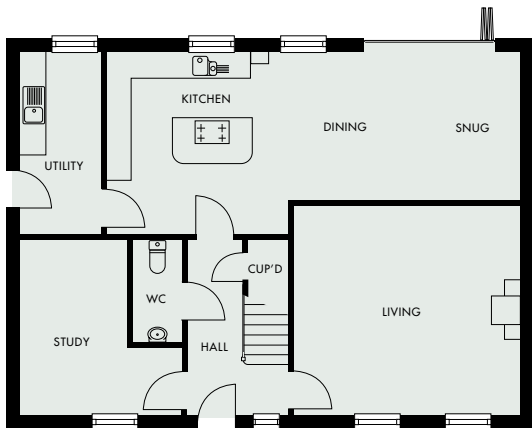
En suite
Bedroom 4
3.90 x 3.50 12'7" x 11'4"

Bathroom

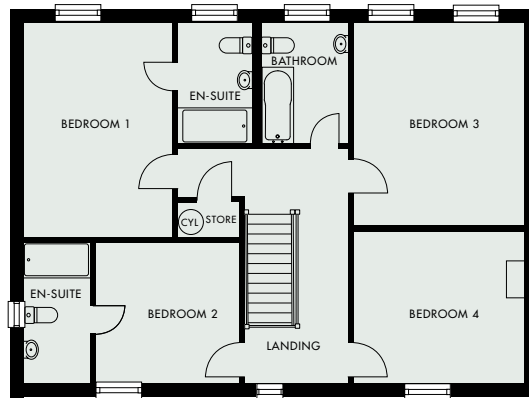
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THE Maple

FOUR BEDROOM DETACHED HOME



ground floor



first floor

Kitchen/Dining/Snug
9.50 (max) x 4.20 (max) 31'1" x 13'7" (max)

Living
5.20 x 4.80 17'0" x 15'7"

Study
4.00 (max) x 3.70 (max) 13'1" x 12'1" (max)

Utility

Cloaks

Bedroom 1
4.95 x 3.40 16'2" x 11'1"

En suite
Bedroom 2
3.30 x 3.25 10'8" x 10'6"

En suite
Bedroom 3
4.70 x 3.90 15'4" x 12'7"

Bedroom 4
3.90 x 3.50 12'7" x 11'4"

Bathroom

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RED HOUSE FARM

SKIPWITH, YORK YO8 5SQ

Specification

Interior Features

Walls

Almond white emulsion.

Internal doors

Suffolk oak with clear wax finish.

Internal door furniture

Modern chrome lever with rose and chrome hinges.

Architrave

MDF architrave in gloss white finish.

Skirting

MDF skirting in gloss white finish.

Stairs

Newels and spindles painted in white gloss with oak handrail and newel cap with clear wax finish.

Ceilings

White emulsion.

Loft access

Pre formed loft access.

Woodwork

White gloss finish.

Central heating

Air source heating. Towel rails in bathroom and en-suite(s).

Flooring

Concrete ground floor with 22mm chipboard to first floor.

Electrical

Fireplace

Feature log burner to sitting room (selected house types only).

Phone points

BT points as per electrical drawing.

TV points

As per electrical drawing, cable to be provided to loft space only.

Sockets

White sockets throughout.

Tiling

Shower areas

All walls to shower to be full height tiles from Porcelanosa standard range.

Bath areas

All walls to bath areas to be half tiled (where there is no shower) from Porcelanosa standard range.

Bathroom / Ensuite

Toilet and basin wall to be half tiled.

WC

Splash back to basin

Kitchen and utility features

Kitchen styles

Choice of Crown Kitchens from the Lifestyle range.

Work surface

Range of granite worktops available (selected house types only) with upstand. (Laminate worktops in utility).

Sinks

Kitchen sink to be composite granite bowl and a half (selected house types only) with chrome mixer. Utility sink to be stainless steel single bowl with chrome mixer (where applicable).



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Specification continued



Appliances

Hob

NEFF 60cm Induction hob (ceramic hob in Derwent house type).

Oven

NEFF double oven (single oven in Derwent house type).

Dishwasher

NEFF Integrated dishwasher (selected house types only).

Extract

NEFF 60cm stainless steel extract with external flue.

Fridge/freezer

NEFF Integrated Fridge freezer (selected house types only).

Bathroom and Cloaks

Sanitaryware

Ideal Standard throughout.

Shower doors/Bath screens

Roman shower doors/panels and bath screen fitted where required.

Showers

Aqualisa thermostatic shower fitted in bathroom and en-suite(s).

Exterior features

Bricks

Kempley Antique.

Roof Tiles

Red Terracotta Pantile.

Windows/French Doors/Bi-folding doors

UPVC Grey with Chrome handles.

External Doors

Timber core GRP with softwood frame.

Garage doors

Cedar clad up & over automated doors.

Turf

To the front and rear, garden, planting as per the landscaping layout.

Paving slabs

Indian stone paving with patio area to the rear of the property.

Warranty

White goods: 1 year warranty

DGH: 2 year new home warranty

LABC: 10 year structural warranty

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