

*Welcome to  
Grange Gardens*



Calvert Way, Bedale - North Yorkshire DL8 2AP

# Bedale – The Gateway to the Dales



MARKET SQUARE - BEDALE



GOLF CLUB CLOSE TO BEDALE CENTRE



ST GREGORY'S CHURCH - BEDALE

Grange Gardens is a superb development of just fourteen, highly specified, 2- and 3-bedroom semi-detached homes situated off Calvert Way, Masham Road, in the historic market town of Bedale, North Yorkshire.

Each of the properties has been designed with energy efficiency in mind. A combination of high-performance triple glazed window units, voltaic solar panels, 'A' Rated gas fired boilers and high levels of insulation all contribute towards superb energy efficiency.

At the heart of Bedale and just 1/2 mile walk from Grange Gardens is the Georgian cobbled marketplace, which for over 750 years has played host to a weekly Tuesday market, with traders offering a range of high quality and locally sourced food and vegetables as well as clothing, arts/crafts and a wealth of other household supplies.

Grange Gardens offers a superb opportunity to acquire a brand new, energy efficient home, in an outstanding and historic location on the very fringe of the Yorkshire Dales.



THE MARKET CROSS - BEDALE



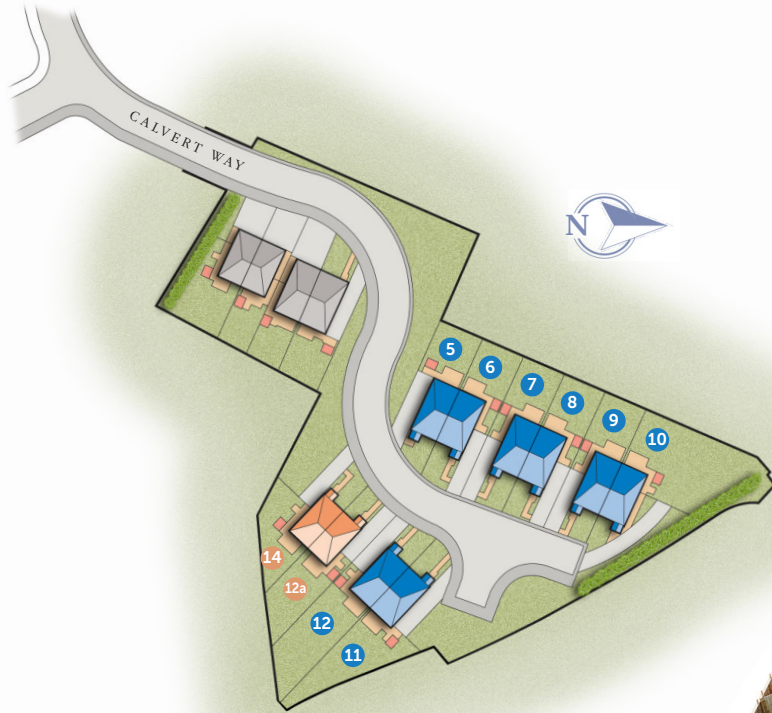
HARBOUR WALLS AND WEIR - BEDALE



LEECH HOUSE - BEDALE

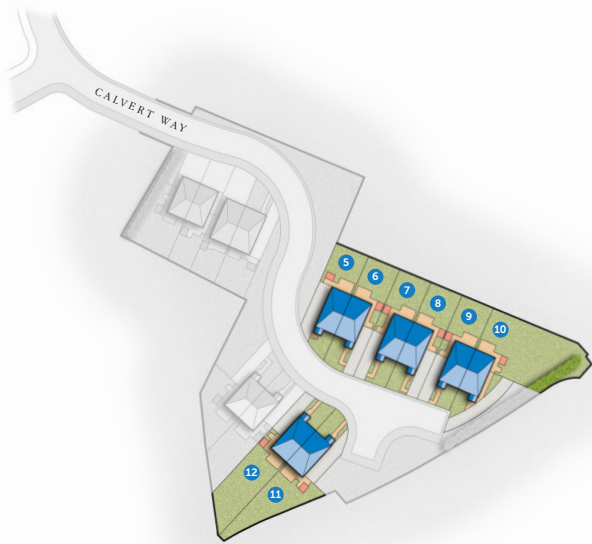
Calvert Way, Bedale - North Yorkshire

# Site Plan

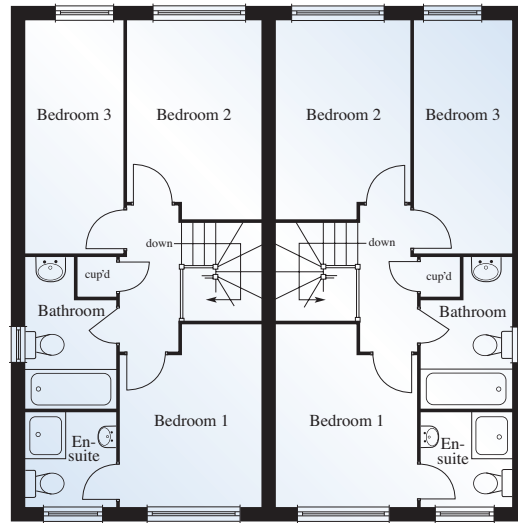
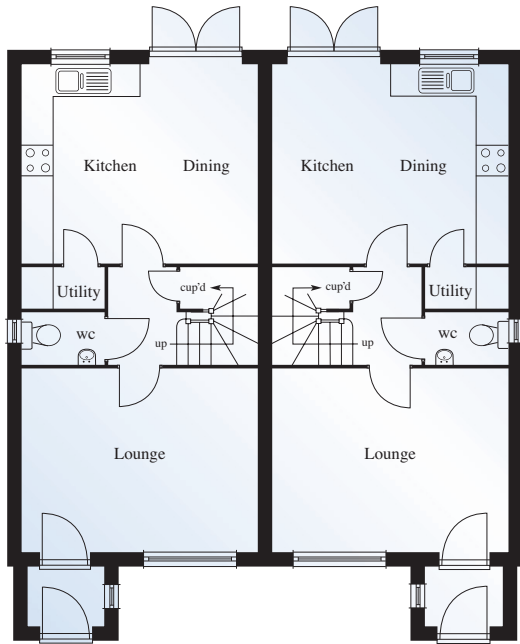


- Plot 5 – 12 The Mulberry
- Plots 12a – 14 The Birch

Calvert Way, Bedale - North Yorkshire



Plots 5 - 12  
**The Mulberry**  
 THREE BEDROOM SEMI-DETACHED HOUSE



**Ground Floor**

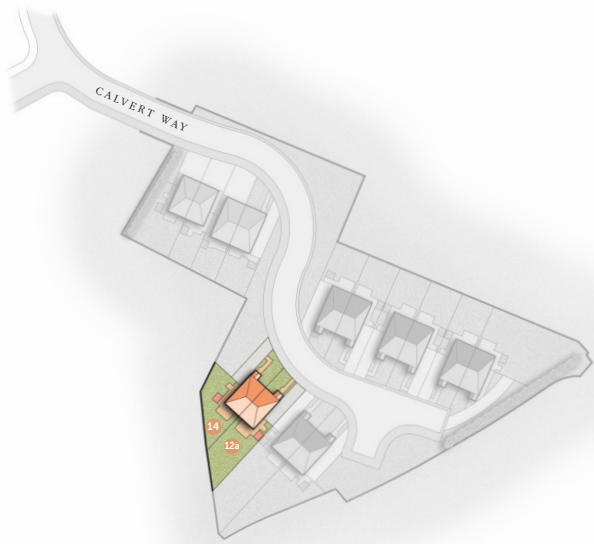
LOUNGE	4.58 x 3.55m	15'0" x 11'7"
KITCHEN/DINING	4.58 x 3.86m	15'0" x 12'8"
UTILITY	1.60(max) x 0.80m	5'3"(max) x 2'7"

**First Floor**

BEDROOM 1	2.75 x 3.55m(max)	9'0"(max) x 11'7"(max)
EN-SUITE	1.75 x 1.82m	5'8" x 5'11"
BEDROOM 2	2.60 x 3.86m(max)	8'6" x 12'8"(max)
BEDROOM 3	1.90 x 4.52m	6'2" x 14'10"
BATHROOM	1.75 x 2.96m(max)	5'8" x 9'8"(max)

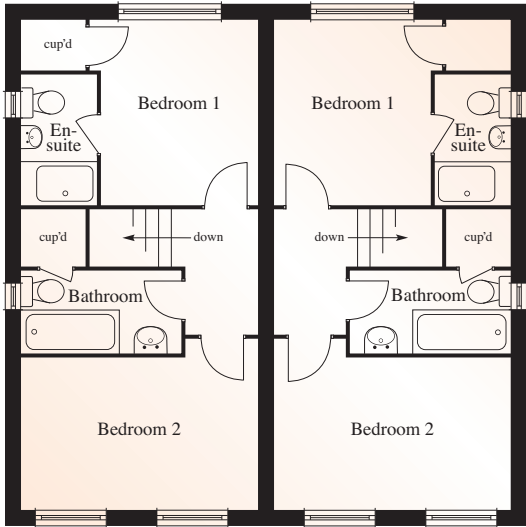
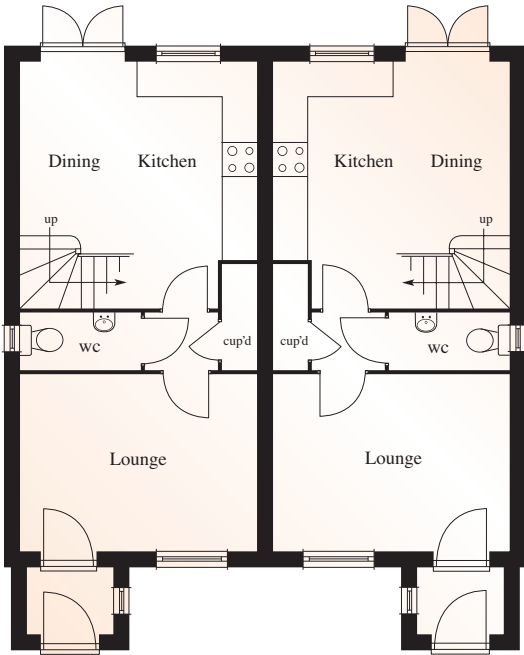
Floor plans, window configurations and roof designs vary from plot to plot. Please see on-site plans for full details.

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Plots 12a - 14  
**The Birch**

TWO BEDROOM SEMI-DETACHED HOUSE



**Ground Floor**

LOUNGE	4.13 x 3.10m	13'6" x 10'2"
KITCHEN/DINING	4.13(max) x 4.31m(max)	13'6"(max) x 14'1"(max)

**First Floor**

BEDROOM 1	2.94(max) x 3.24m(max)	9'8"(max) x 10'7"(max)
EN-SUITE	1.30 x 2.29m(max)	4'3" x 7'6"(max)
BEDROOM 2	4.13 x 2.65m	13'6" x 8'8"
BATHROOM	2.80 x 1.45m	9'2" x 4'9"

Floor plans, window configurations and roof designs vary from plot to plot. Please see on-site plans for full details.

Calvert Way, Bedale - North Yorkshire

# Specification

## STANDARD EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION IN WIENERBERGER DORTON MANOR BRICK.

WINDOW AND EXTERNAL GLAZED FRAMES IN LOW MAINTENANCE WHITE PVCU WITH POLISHED CHROME IRONMONGERY.

COMPOSITE EXTERNAL DOORS FITTED WITH 3-STAR 'ANTI-SNAP' CYLINDER LOCKS.

TURF TO FRONT GARDENS AND LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN. REAR GARDENS PREPARED AND SEEDED.

EXTERNAL LIGHTS TO FRONT AND REAR.

EXTERNAL TAP.

7KW MODE 3 EXTERNAL CAR CHARGING POINT.



IMAGES SHOWN ARE FOR REPRESENTATION PURPOSES ONLY – ACTUAL PRODUCT SPECIFICATIONS MAY DIFFER

## STANDARD INTERNAL SPECIFICATION

WALLS AND CEILINGS FINISHED IN ALMOND WHITE MATT EMULSION.

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE SATIN PAINT.

WHITE PANELLED INTERNAL DOORS.

POLISHED CHROME IRONMONGERY THROUGHOUT.

FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND PART TILING TO ALL OTHER SANITARY-WARE WALLS WITH CHOICE FROM THE RANGE PROVIDED.

ELECTRICAL SOCKETS AND SWITCHES IN WHITE.

LED DOWN LIGHTS TO KITCHEN/DINING AREAS, UTILITY, BATHROOMS/ENSUITES AND WC.

PRE-WIRED SATELLITE TV POINT TO LOUNGE.

FIBRE OPTIC CABLE LAID TO EACH PROPERTY.

HIGH EFFICIENCY 'A' RATED GAS-FIRED VAILLANT ECOFIT CENTRAL HEATING COMBI BOILER WITH HEATED TOWEL RAIL TO BATHROOMS AND ENSUITES AND RADIATORS TO OTHER ROOMS.



A CHOICE OF KITCHEN FINISHES FROM THE RANGE PROVIDED.

ZANUSSI DOUBLE OVEN, WITH CHOICE OF GAS OR CERAMIC HOB, EXTRACTOR HOOD.

SANITARY-WARE BY IDEAL STANDARD, 'I-LIFE' RANGE.

BRASSWARE AND ELECTRIC SHOWERS BY AQUALISA.

WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEMS CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

**NBC** 10 – YEAR BUILDMARK WARRANTY

## SPECIFICATION UPGRADES

SYSTEM 3 INTERMITTENT EXTRACT FANS TO KITCHENS AND WET ROOMS.

HIGH EFFICIENCY TRIPLE GLAZED WINDOW UNITS.

PHOTO VOLTAIC SOLAR PANELS TO MAIN ROOF.

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- ARE TREATED FAIRLY;
- KNOW WHAT SERVICE LEVELS TO EXPECT;
- ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISIONS;
- KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.



A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM: [WWW.CONSUMERCODE.CO.UK](http://WWW.CONSUMERCODE.CO.UK)

THE DETAILS PROVIDED ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE; THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATION AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.

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# Buyer Assistance

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 constantly changing 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.



THE YORKSHIRE DALES

Calvert Way, Bedale - North Yorkshire

# Location & Transport

Grange Gardens has excellent road links – junction 51, A1(M) is under 2 miles away.

The administrative centre of Northallerton is 8 miles to the east and is easily accessible by a regular bus service from the market square.

For those travelling further afield, there are direct rail services from Northallerton to Leeds, York, Newcastle, London and Edinburgh.

For SAT-NAV use DL8 2AP.

