

A woman with long reddish hair, wearing sunglasses, a pink top, and a grey jacket, is walking a light-colored dog on a leash. They are on a paved path that curves through a lush green landscape with tall grasses on the left and a grassy field on the right. The sky is bright blue with scattered white clouds. The sun is low in the sky, creating a lens flare effect.

WILLOW BRIDGE LANE
DALTON

The Best of All Worlds

A STUNNING COLLECTION OF FAMILY HOMES IN
THE HEART OF BEAUTIFUL NORTH YORKSHIRE



Country living for the whole family...

This new Whitfield Homes development is a collection of 4 and 5 bedroom detached, well-designed, comfortable and good value family homes.

Whether you're keen to explore the beautiful local countryside or seeking culture and entertainment in one of the many nearby market towns, Willow Bridge Lane means you really can have the best of all worlds.



Dalton is a pretty village superbly positioned near the market town of Thirsk, close to both the North York Moors and the Yorkshire Dales.

Surrounded by countryside, but with easy access to main transport routes, Dalton is close to a choice of good schools and makes the perfect place to enjoy family life.

Overall plan



A little bit about Whitfield Homes

We specialise in developing design-led, high quality homes for purchasers seeking a blend of individuality and craftsmanship supported by dedicated customer service.

We create unique developments which are carefully designed to blend sympathetically into their local environment and contribute positively to the local area.

We offer outstanding levels of specification and finish, internally and externally which harmonise to create exceptional places to live.



GOLDCREST

A substantial 4 bedroom detached house with large, dual aspect, living room, separate dining room and dining kitchen with bi-fold doors to the rear.



Ground Floor				
Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Dining	3.975	3.325	13' 1"	10' 10"
Kitchen	3.975	3.350	13' 1"	10' 11"
Breakfast	4.008	3.230	13' 1"	10' 7"
Utility	2.180	1.562	7' 1"	5' 1"
WC	0.900	1.700	2' 11"	5' 6"
Lounge	3.975	6.820	13' 1"	22' 4"

First Floor				
Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Bed 3	4.021	3.577	13' 2"	11' 8"
Bathroom	2.700	1.900	8' 10"	6' 2"
B1 Ensuite	1.912	2.075	6' 3"	6' 9"
Bed 1	4.008	5.675	13' 1"	18' 7"
Study	2.975	1.975	9' 9"	6' 5"
B2 Ensuite	2.975	0.900	9' 9"	2' 11"
Bed 2	2.975	3.735	9' 9"	12' 3"
Bed 4	3.213	2.500	10' 6"	8' 2"



SANDERLING

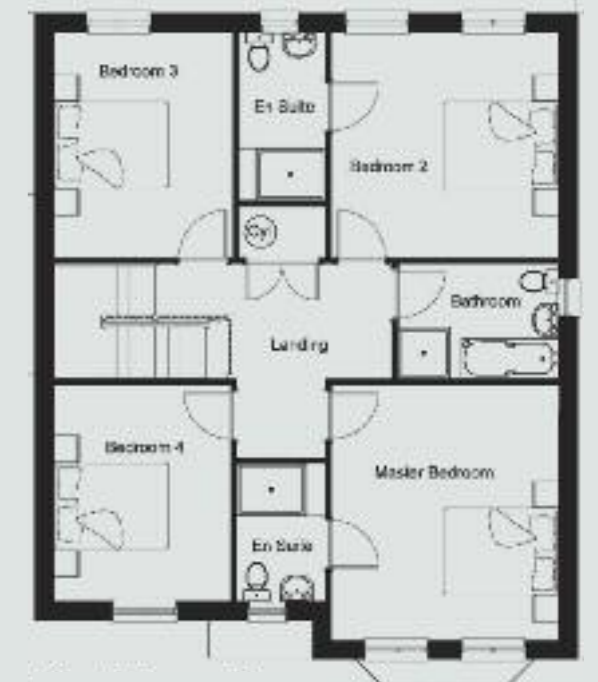
A 4 double bedroomed detached house with 2 en-suites and a large open plan dining kitchen.



Ground Floor

Ground Floor				
Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Family Room	3.120	3.624	10' 2"	11' 10"
WC	1.700	1.150	5' 6"	3' 9"
Kitchen/Breakfast	8.745	3.800	28' 8"	12' 5"
Utility	3.035	1.825	9' 11"	5' 11"
Lounge	3.907	5.281	12' 9"	17' 3"
Garage	5.635	5.860	18' 5"	19' 2"

First Floor				
Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Bed 4	3.127	3.664	10' 3"	12' 1"
Bed 3	3.102	3.840	10' 2"	12' 7"
B2 Ensuite	1.500	2.835	4' 11"	9' 3"
Bed 2	3.932	3.840	12' 10"	12' 7"
Bathroom	2.700	2.155	8' 10"	7' 1"
Bed 1	3.407	4.339	11' 2"	14' 2"
B1 Ensuite	1.500	2.501	4' 11"	8' 2"



First Floor

SKYLARK

A 5 double bedroomed detached house with 2 en-suites and a large open plan dining kitchen.



Ground Floor

Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Living Room	3.880	6.270	12' 8"	20' 6"
Dining Room	3.620	4.572	11' 10"	15' 2"
Kitchen/Breakfast/Family	7.030	6.270	23' 1"	20' 6"
Utility	4.055	2.732	13' 3"	8' 11"
WC	2.000	1.012	6' 6"	3' 3"
Garage	5.640	5.965	18' 6"	19' 6"



First Floor

Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Bed 4	4.180	3.082	13' 8"	10' 1"
Bed 3	3.920	3.738	12' 10"	12' 3"
Bed 2	3.620	2.675	11' 10"	8' 9"
B2 Ensuite	1.800	2.675	5' 10"	8' 9"
Bathroom	3.200	2.675	10' 5"	8' 9"
B1 Ensuite	2.720	3.575	8' 11"	11' 8"
B1 Dressing	2.925	3.490	9' 7"	11' 5"
Master Bed	4.295	5.920	14' 1"	19' 5"
Bed 5	4.000	2.485	13' 1"	8' 1"

REDWING

An impressive 3 storey detached house with large master bedroom running the full depth of the first floor and potential “teenage suite” to the top floor with bedroom, bathroom and living area.



Ground Floor

Ground Floor				
Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Lounge	3.750	5.830	12' 3"	19' 1"
Kitchen/Dining	8.745	3.485	28' 8"	11' 5"
WC	0.892	1.800	2' 11"	5' 10"
Utility	1.725	1.800	5' 7"	5' 10"
Family	2.722	3.575	8' 11"	11' 8"

First & Second Floor				
Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Master Bed	3.790	6.118	12' 5"	20' 1"
B1 Ensuite	3.790	2.522	12' 5"	8' 3"
Bathroom	1.982	2.700	6' 6"	8' 10"
Bed 2	2.762	5.090	9' 1"	16' 8"
Bed 3	2.762	3.550	9' 1"	11' 7"
B4 Ensuite	2.575	1.948	8' 5"	6' 4"
Bed 4	3.750	5.410	12' 3"	17' 8"



First Floor



Second Floor

KINGFISHER

A spacious detached house with a large master bedroom suite, bedroom 2 with ensuite, first floor study and a large open plan kitchen dining room.



Ground Floor

Ground Floor

Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Lounge	3.750	5.830	12' 3"	19' 1"
Kitchen/Dining	8.745	3.485	28' 8"	11' 5"
Utility	1.725	1.800	5' 7"	5' 10"
WC	0.892	1.800	2' 11"	5' 10"
Family Room	2.722	3.575	8' 11"	11' 8"
Garage	5.525	5.640	18' 1"	18' 6"

First Floor

Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Bed 2	3.790	3.572	12' 5"	11' 8"
B2 Ensuite	3.790	1.200	12' 5"	3' 11"
Bed 3	3.790	3.763	12' 5"	12' 4"
Bathroom	1.982	2.700	6' 6"	8' 10"
Study	2.762	2.700	9' 1"	8' 10"
B1 Ensuite	1.800	2.700	5' 10"	8' 10"
Master Bed	5.480	5.595	17' 11"	18' 4"
Bed 4	2.762	4.877	9' 1"	16' 1"



First Floor

LINNET

An impressive 3 storey house with 5 double bedrooms, 2 en-suites and a large “rumpus room” covering the whole of the top floor.



Ground Floor

Ground Floor

Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Garage	4.975	5.725	16' 3"	18' 9"
Kitchen/Dining/Breakfast	10.155	4.530	33' 3"	14' 10"
Utility	1.800	1.992	5' 10"	6' 6"
WC	0.900	1.992	2' 11"	6' 6"
Lounge	3.550	5.692	11' 7"	18' 8"

First & Second Floor

Room	Wide Metric	Long Metric	Wide Imperial	Long Imperial
Master Bed	5.022	3.596	16' 5"	11' 9"
B1 Ensuite	1.825	2.579	5' 11"	8' 5"
Bed 5	3.488	3.720	11' 5"	12' 2"
Bed 4	3.507	3.720	11' 6"	12' 2"
Bed 3	3.550	4.883	11' 7"	16' 1"
Bathroom	3.550	2.100	11' 7"	6' 10"
B2 Ensuite	3.550	2.056	11' 7"	6' 8"
Bed 2	3.550	4.050	11' 7"	13' 3"
Rumpus Room	10.155	5.520	33' 3"	18' 1"

First Floor



Second Floor



SPECIFICATION

Construction

Brick and block cavity walls
Sandtoft Cassius Pantile roof
Black PVC-u guttering and white PVC soffits
High levels of insulation

Windows, Doors & Joinery

Munster Heritage ivory cream PVC-u windows
Four panel internal doors
Aluminium bi-folding doors
Oak handrail with painted stop chamfered spindles to stairs
Balustrade to stairs
144mm Moulded skirtings
Painted steel front door
75mm architraves
125mm ornate cornice to living room, hallway, landing and master bedroom

Electrical

Alarm system
Smoke detectors
External socket to rear elevation
LED downlighters to kitchen and bathrooms
Multiple TV and telephone points
TV aerial in loft space
Media plate to lounge
3 KW Photo-voltaic System

Kitchen

High quality Howdens kitchen
Granite work tops with 100mm upstands in kitchen
Bosch five burner gas hob
Bosch double electric oven
70/30 fridge freezer
Integrated microwave
Integrated dishwasher
Extractor fan
1.5 bowl stainless steel sink
Chrome swan neck tap
Glass splashback to hob
LED under unit lighting
Soft closers to all units

Other features

Fully turfed gardens
1.8m timber boarded boundary fence
5 lever security locks to external doors
NHBC 10 year warranty
White contemporary sanitary-ware
Chrome towel rails to all bathrooms
Half-tiled walls to bathrooms with full height to showers.
Tiled floors to kitchen, utility, cloakroom and bathrooms
Thermostatic showers
Outside tap to rear gardens
Underfloor heating to ground floor areas
Semi pressurised hot water system
Thermostatic valves to radiators
LPG communal Gas supply
Loft ladder access and loft light where appropriate

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