



LEA GARDENS

HUNTINGTON, YORK

A BESPOKE DEVELOPMENT OF FIVE DETACHED
FAMILY HOMES IN HUNTINGTON, YORK



Welcome to Lea Gardens

Tucked away in a quiet corner of the sought-after Huntington suburb, Lea Gardens is an exclusive new development of five thoughtfully designed detached homes.

Each property has been carefully crafted to combine timeless design with modern efficiency – complete with air source heat pumps, and ultrafast full fibre broadband to support today’s connected lifestyles. Open-plan layouts and high-quality finishes create welcoming, flexible spaces.

Lea Gardens is proudly delivered by Kyme Homes, a dynamic local independent house builder known for creating exceptional homes with character, quality and a deep understanding of modern living.



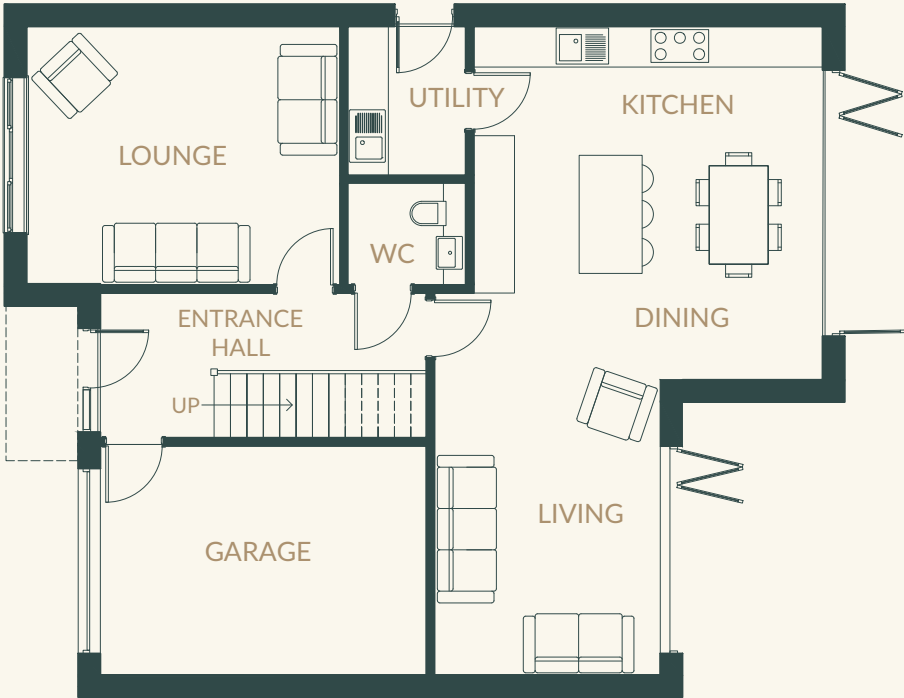


Plot One

A spacious 4-bedroom home with integrated garage, positioned in the north-east corner of the site.

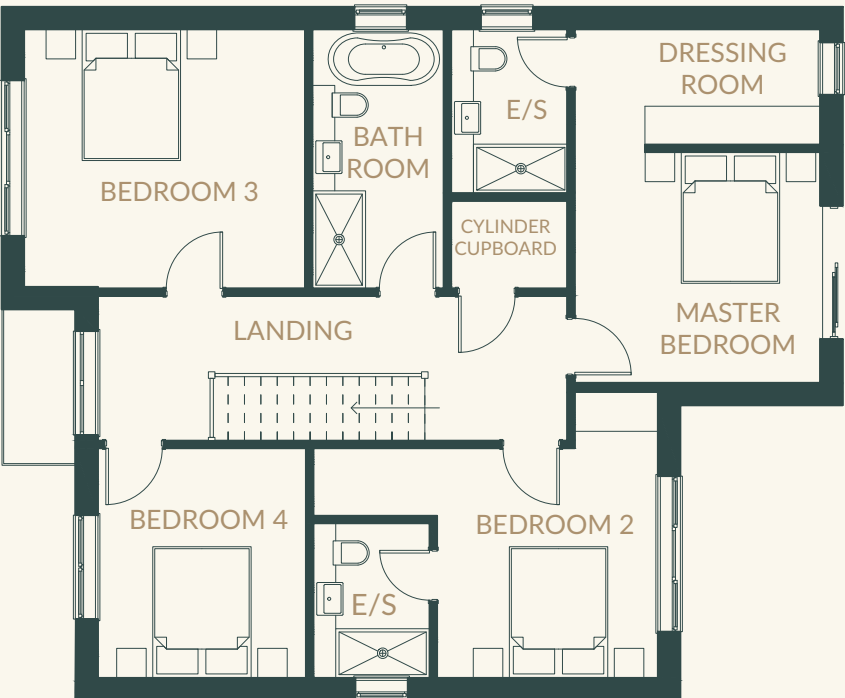
Ground Floor

Lounge	4790mm x 3920mm
Utility	1800mm x 2280mm
Kitchen/ Dining	5330mm x 5400mm
Living	3440mm x 4500mm
WC	1800mm x 1570mm
Garage	4970mm x 3500mm



First Floor

Master Bedroom	3740mm x 5390mm
En Suite	1770mm x 2500mm
Bedroom 2	3370mm x 3500mm
Bedroom 3	4290mm x 3930mm
Bedroom 4	3170mm x 3500mm
Bathroom	2000mm x 3950mm



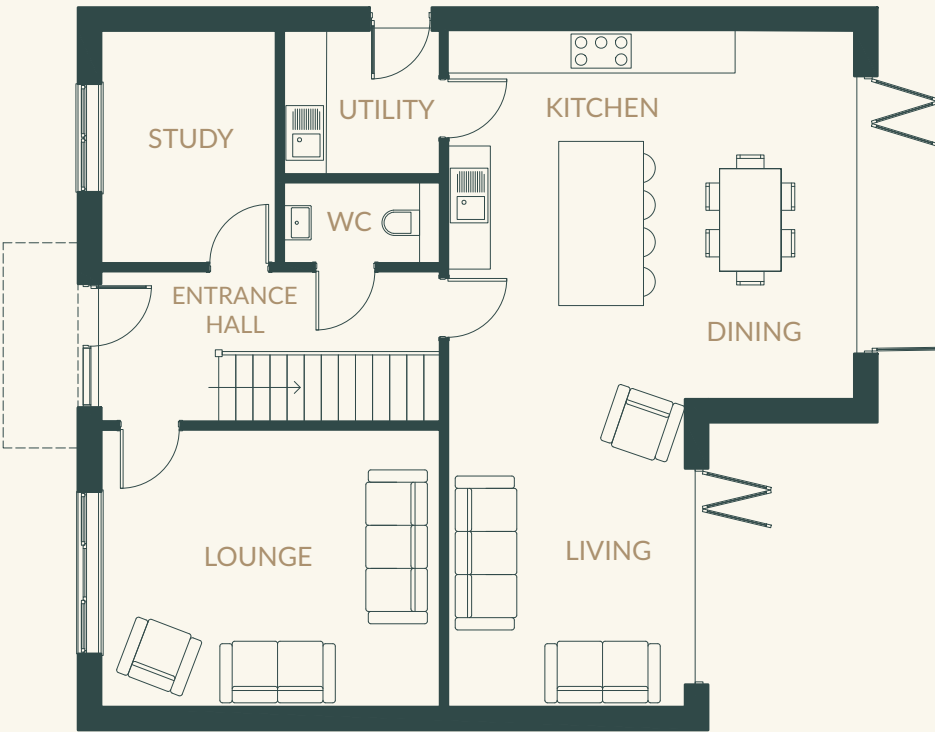


Plot Two

A generous 4-bedroom detached home with separate garage, located on the east of Lea Gardens

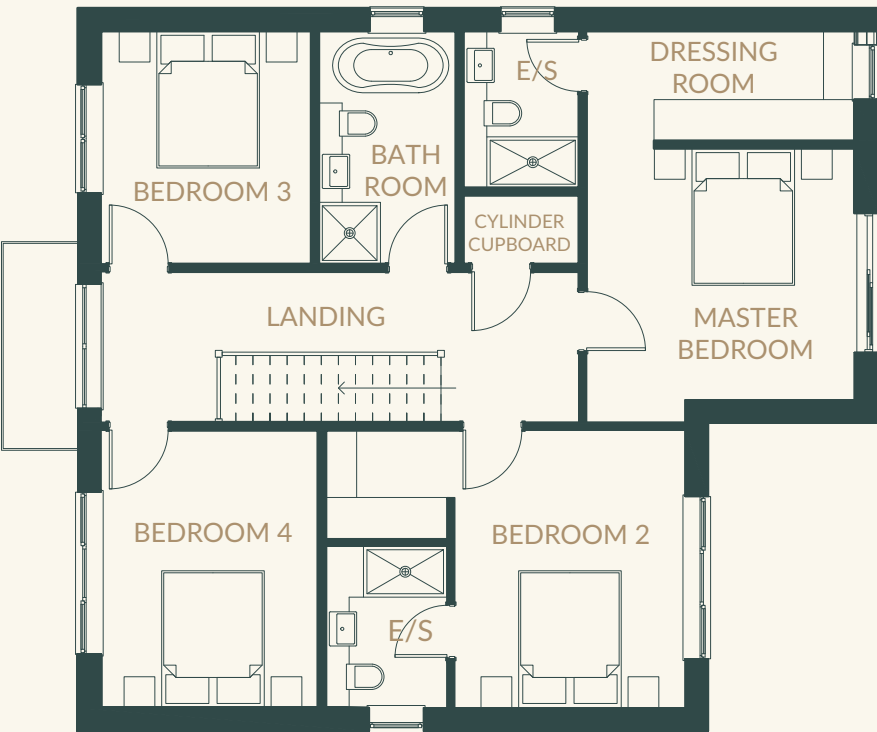
Ground Floor

Lounge	4950mm x 4050mm
Utility	2280mm x 2100mm
Kitchen/ Dining	5940mm x 5390mm
Living	3470mm x 4500mm
WC	2280mm x 1180mm
Study	2550mm x 3400mm



First Floor

Master Bedroom	3910mm x 5390mm
En Suite	1680mm x 2290mm
Bedroom 2	3390mm x 4050mm
Bedroom 3	3070mm x 3400mm
Bedroom 4	3170mm x 4070mm
Bathroom	2000mm x 3400mm



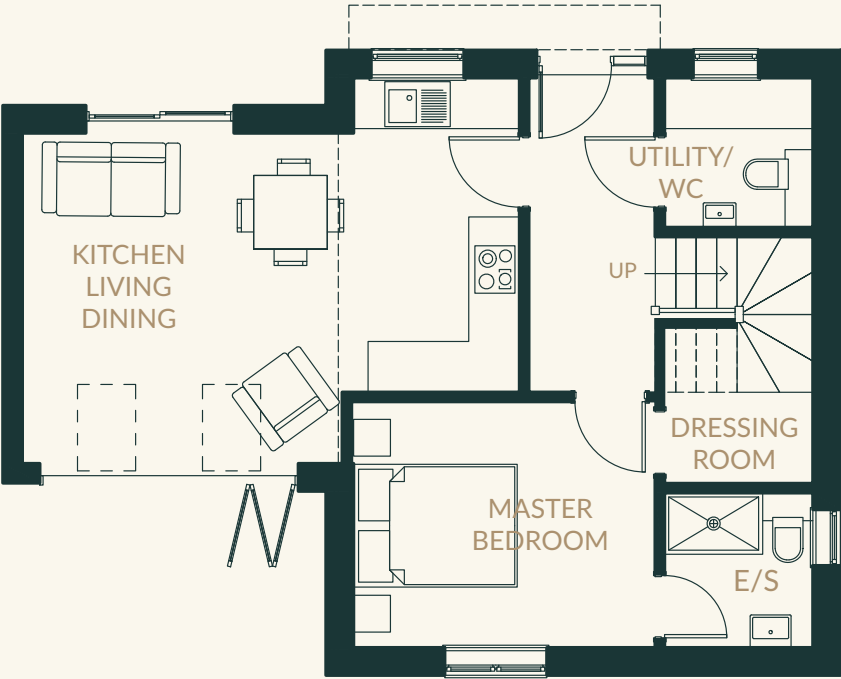


Plot Three

A stylish 2-bedroom home featuring open-plan living and private driveway.

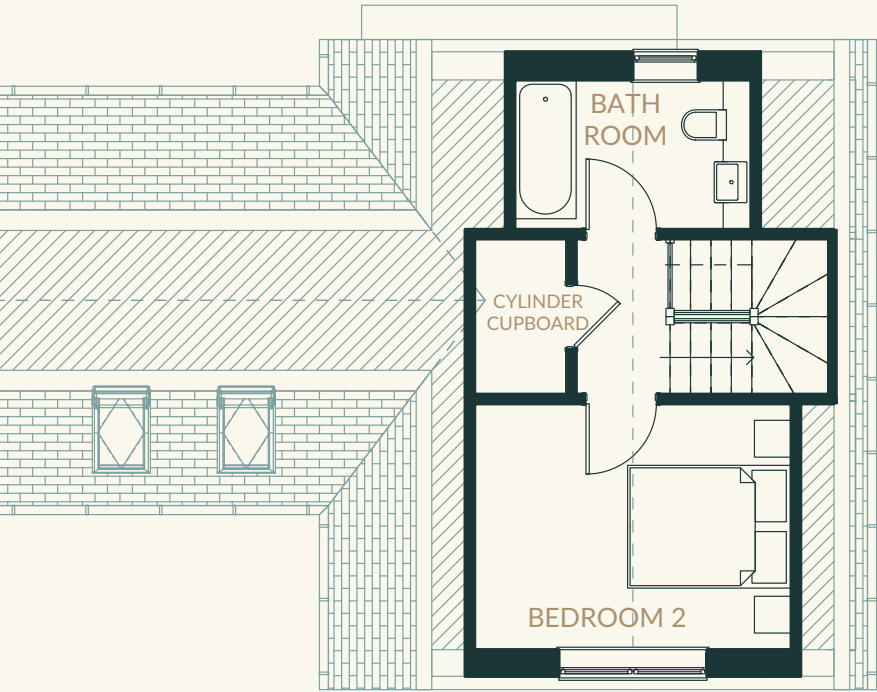
Ground Floor

Kitchen / Living / Dining	6070mm x 4050mm
Master Bedroom	3680mm x 3010mm
En Suite	1810mm x 1910mm
Dressing Room	1810mm x 1900mm
WC/ Utility	1810mm x 1830mm



First Floor

Bedroom 2	3870mm x 3000mm
Bathroom	2890mm x 1820mm



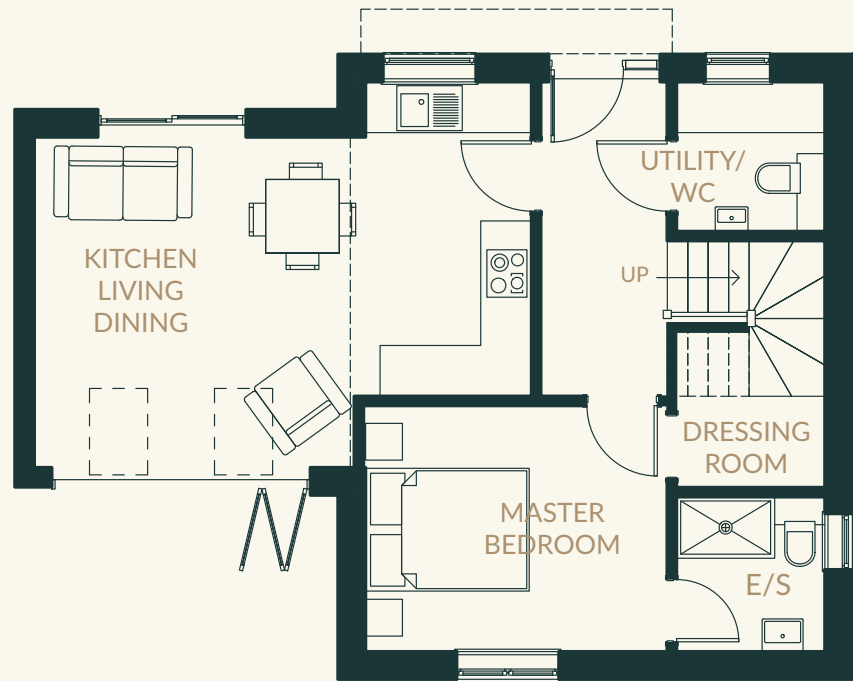


Plot Four

A stylish 2-bedroom home featuring open-plan living and private driveway.

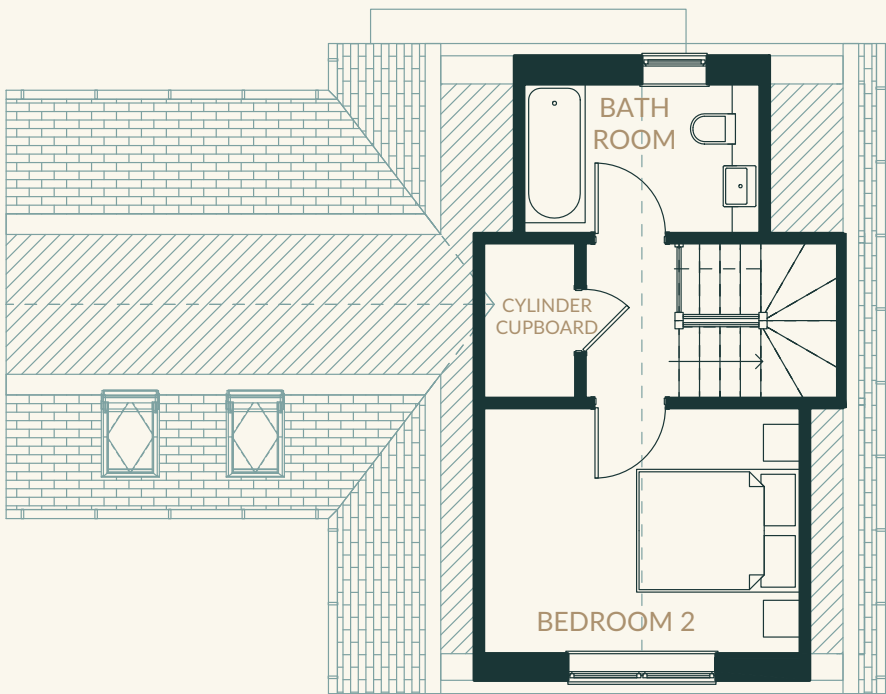
Ground Floor

Kitchen / Living / Dining	6070mm x 4050mm
Master Bedroom	3680mm x 3010mm
En Suite	1810mm x 1910mm
Dressing Room	1810mm x 1900mm
WC/ Utility	1810mm x 1830mm



First Floor

Bedroom 2	3870mm x 3000mm
Bathroom	2890mm x 1820mm



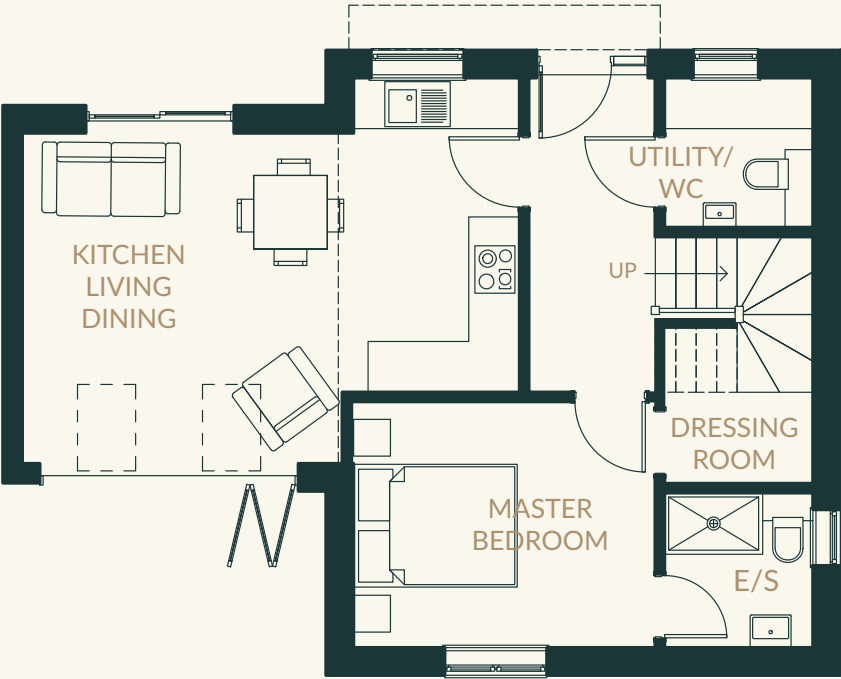


Plot Five

A stylish 2-bedroom home featuring open-plan living and private driveway.

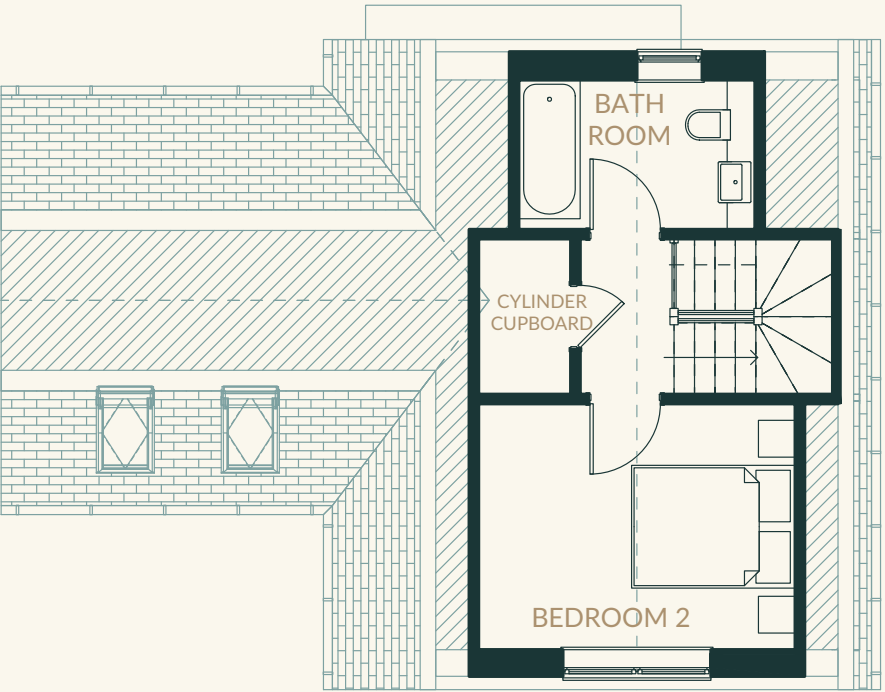
Ground Floor

Kitchen / Living / Dining	6070mm x 4050mm
Master Bedroom	3680mm x 3010mm
En Suite	1810mm x 1910mm
Dressing Room	1810mm x 1900mm
WC/ Utility	1810mm x 1830mm



First Floor

Bedroom 2	3870mm x 3000mm
Bathroom	2890mm x 1820mm





Disclaimer:

The site plan and red line boundary shown are for illustrative purposes only and are not intended to form part of any legal agreement. All boundaries, layouts, landscaping and property positions are indicative and subject to change during the development process. Purchasers should rely on the legal documents and drawings provided by their solicitor for accurate and final information.

Specification

Kitchen & Utility Room

- > Fully fitted kitchen and utility with Symphony units and worktops*
- > Low energy pelmet lighting
- > High quality cooking appliances including
 - single multi-function electric fan oven
 - combination microwave oven (in Plots 1 & 2 only)
 - induction hob with extractor fan
- > Integrated dishwasher
- > Integrated fridge freezer
- > One and a half bowl sink and mono sink mixer tap
- > Separate utility room with one and a half bowl sink and mono sink mixer tap (in Plots 1 & 2 only) and separate spaces for a washing machine and tumble dryer

Bathroom, En-Suite & Cloakroom

- > Quality fitted white sanitary ware throughout, with complimentary chrome taps and non-electric thermostatic showers
- > Bathroom and en suite fully tiled to floor, over bath and/or to shower enclosure, with remaining walls half-height tiled and painted above*
- > Tiled splashbacks above wash hand basins, with cloakroom and bedroom one en suite having vanity units*
- > Heated chrome towel rail to bathrooms
- > Shaver point to bathrooms

Energy Saving Features

- > PVCu double glazed windows, French doors and aluminium bi-folds (where applicable) in ‘anthracite’ grey externally and white internally
- > Central heating and hot water provided by an energy efficient air source heat pump system with programmable heating control and Smart Meter technology, supplying thermostatically controlled under floor heating to the ground floor and radiators upstairs
- > Low energy down lighters to kitchen/dining, utility room, hallway, bathroom, en suite and cloakroom and pendant light fittings with energy saving light bulbs elsewhere
- > Infrastructure for a purchaser’s electric vehicle charging point **
- > Electrical circuit in the loft ready to install a purchaser’s Solar PV on the roof and battery storage (where space permits)**

Electrical, Audio & Visual Data

- > Satin chrome electrical sockets and switches throughout the kitchen/ dining areas and white elsewhere
- > A future resilient cable infrastructure so data, broadband, TV and telephone lines can be implemented with flexibility throughout the home
- > Master telephone and broadband connection point with the latest Openreach Full Fibre to the Property provided, enabling a future-proofed ultrafast connection speed

Finishes

- > Rooms left ready to lay purchaser’s floor coverings**
- > Contemporary doors with complimentary door handles and hinges
- > Staircase in painted softwood with an oak and glass panel balustrade
- > Profiled skirtings and architraves in painted finish
- > Walls painted in white emulsion
- > Smooth finish ceilings, painted in white emulsion
- > Sealant paint to garage floor (where applicable)
- > Loft light, electrical socket and access hatch

Safety & Security

- > PAS24 locking devices to external doors
- > Mains operated smoke detectors to hallway and landing
- > Mains operated heat detector to kitchen/dining

External

- > Coursed brickwork and timber cladding to the elevations, under a modern tiled roof
- > Composite construction external doors, complete with letter plate, door furniture and house name/number fitted alongside the front door and complementary secure up and over garage door (where applicable)
- > Energy efficient external lights adjacent to each external door
- > Security light covering driveway

- > Private drives in block paving
- > Private footpaths and patio areas flagged with gardens turfed or seeded to grass
- > Close boarded timber fence to separate the gardens of the adjoining plots
- > PVCu fascias, bargeboards and rainwater goods in black
- > Outside cold water tap and electrical socket

All homes come with a 10 year building warranty

* Kyme Homes offer a choice of kitchen and utility unit styles (including worktops and sinks) and bathroom tiles from a selected range subject to availability and the build stage of each property.

** Kyme Homes can provide additional purchaser options to include floor coverings, mains operated intruder alarm and CCTV system, Solar PV and battery storage subject to availability and the build stage of each property.

Further details are available upon request. These particulars are for guidance only and do not in any way form part of a warranty or guarantee.

These sales particulars are correct at the time of printing (23/05/2025), but do not form part of any contract.

The Perfect Location

The Lea Gardens development is located on Lea Way in the popular Huntington suburb of York. This peaceful residential setting offers the best of both worlds – a quiet, well-connected community within easy reach of the historic city centre.

Located just 4 miles from York city centre, Huntington is ideal for families, commuters and downsizers alike. The immediate neighbourhood is served by a number of everyday amenities including a supermarket, post office, and doctors’ surgery, while its proximity to both Monks Cross Shopping Park and Vangarde Shopping Park ensures convenient access to a broad range of high-street and designer brands, supermarkets, cafés, restaurants and leisure facilities.

There’s a strong choice of schools in the area, including the highly regarded Huntington School, rated Outstanding by Ofsted (accurate at the time of print) and just 0.6 miles from the development. Families are also well served by a range of primary schools within a short distance.

Lea Gardens combines the tranquillity of a village setting with the convenience of city life and excellent travel links. Whether you’re looking for a place to grow, relax or explore, it’s a location that delivers on all fronts.

Key Locations

- York – 4 miles (approx. 13-minute drive)
- Selby – 17 miles (approx. 27-minute drive)
- Leeds – 29 miles (approx. 40-minute drive)
- Hull – 38 miles (approx. 1 hour drive)

Schools

- Huntington School – Outstanding secondary school, 0.6 miles
- Joseph Rowntree School – 0.8 miles
- Archbishop Holgate’s School – 2.9 miles

Medical

- Victoria Way Surgery – 0.3 miles
- Huntington Health Care Centre – 0.5 miles
- Nuffield Health York Hospital – 2.5 miles

Retail & Leisure

- Monks Cross Shopping Park – 1.4 miles
- Vangarde Shopping Park – 1.3 miles
- Heworth Golf Club – 1.4 miles
- Fulford Golf Club – 4.3 miles
- Askham Bog Nature Reserve – 6 miles
- Moorlands Nature Reserve – 5 miles



Previous Projects by Kyme Homes





LEA GARDENS

HUNTINGTON, YORK

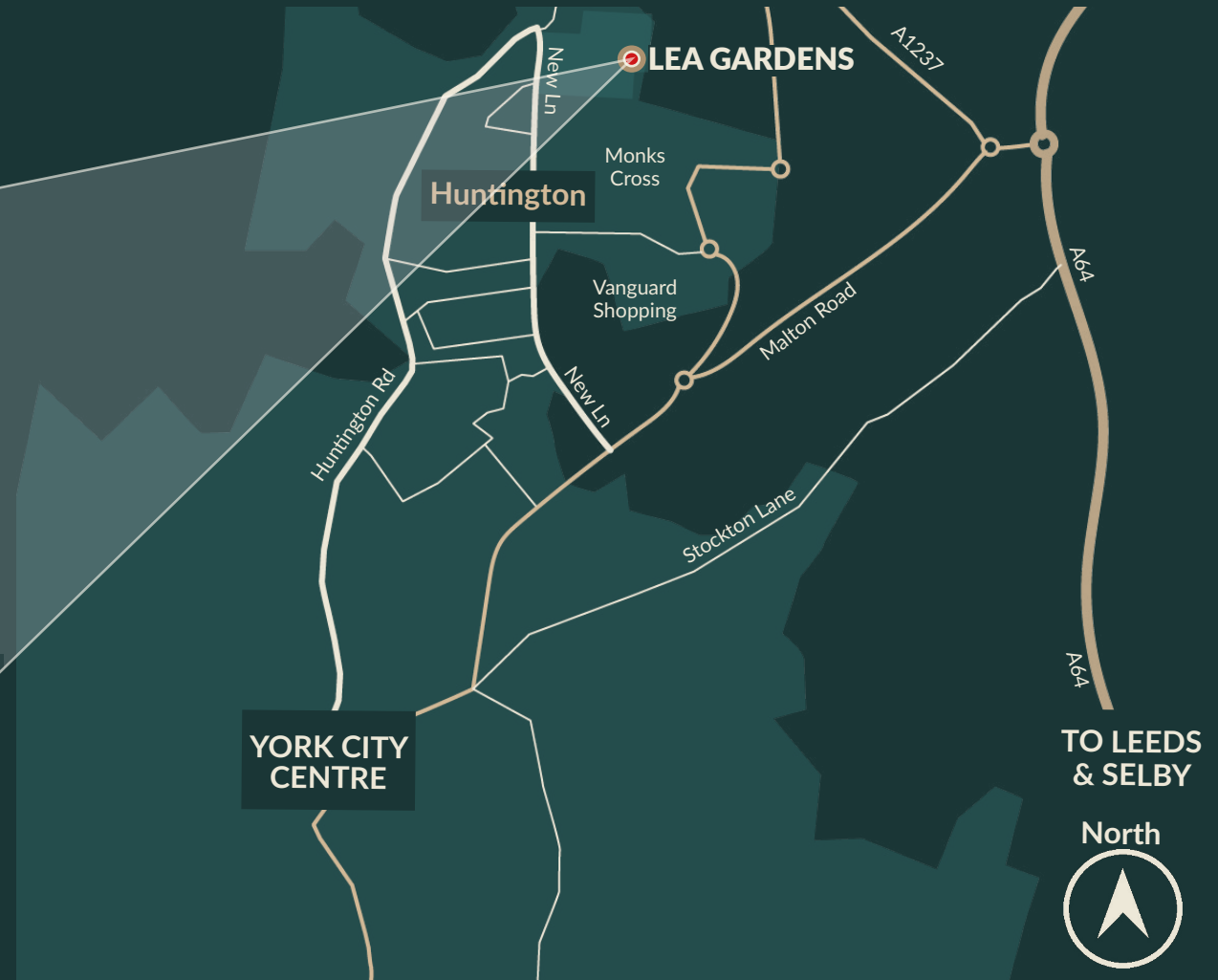
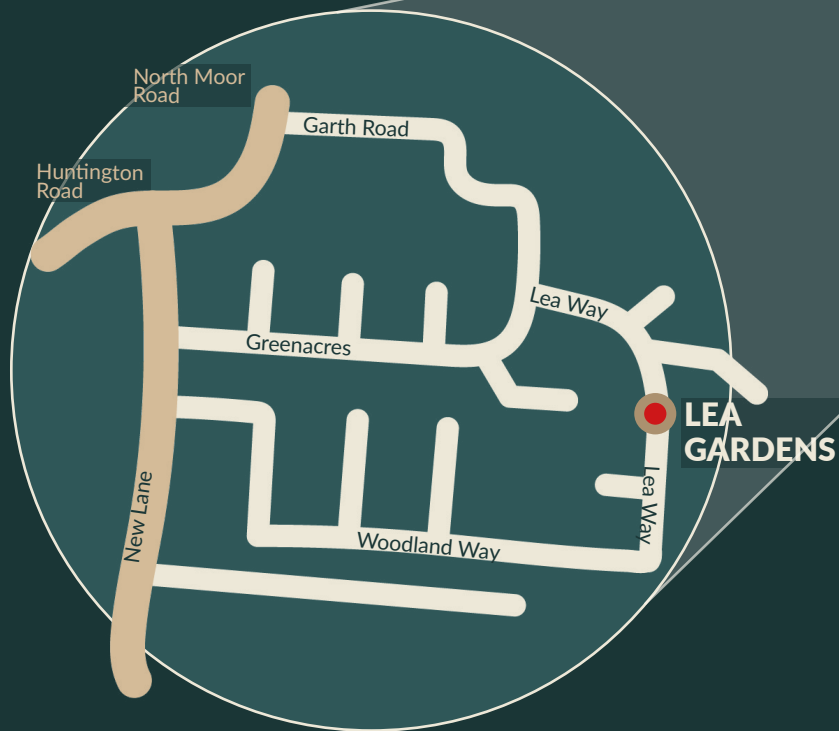
Where to find us:

Lea Way, Huntington, York, YO32 9PE

Get in touch:

hello@kymehomes.com

01937 372 121



THE PROPERTY MISDESCRIPTION ACT 1991

Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, of constitute a representation or warranty and, as such, should be treated as a guide only. Interested parties should check with the Sales Negotiator and confirm all details with their solicitor. The developer reserves the right to amend the specification, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home (if applicable) may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Negotiator and confirmed with solicitors. The site plan and the individual house types are computer generated and for illustration purposes only. All details correct at time of going to print.

