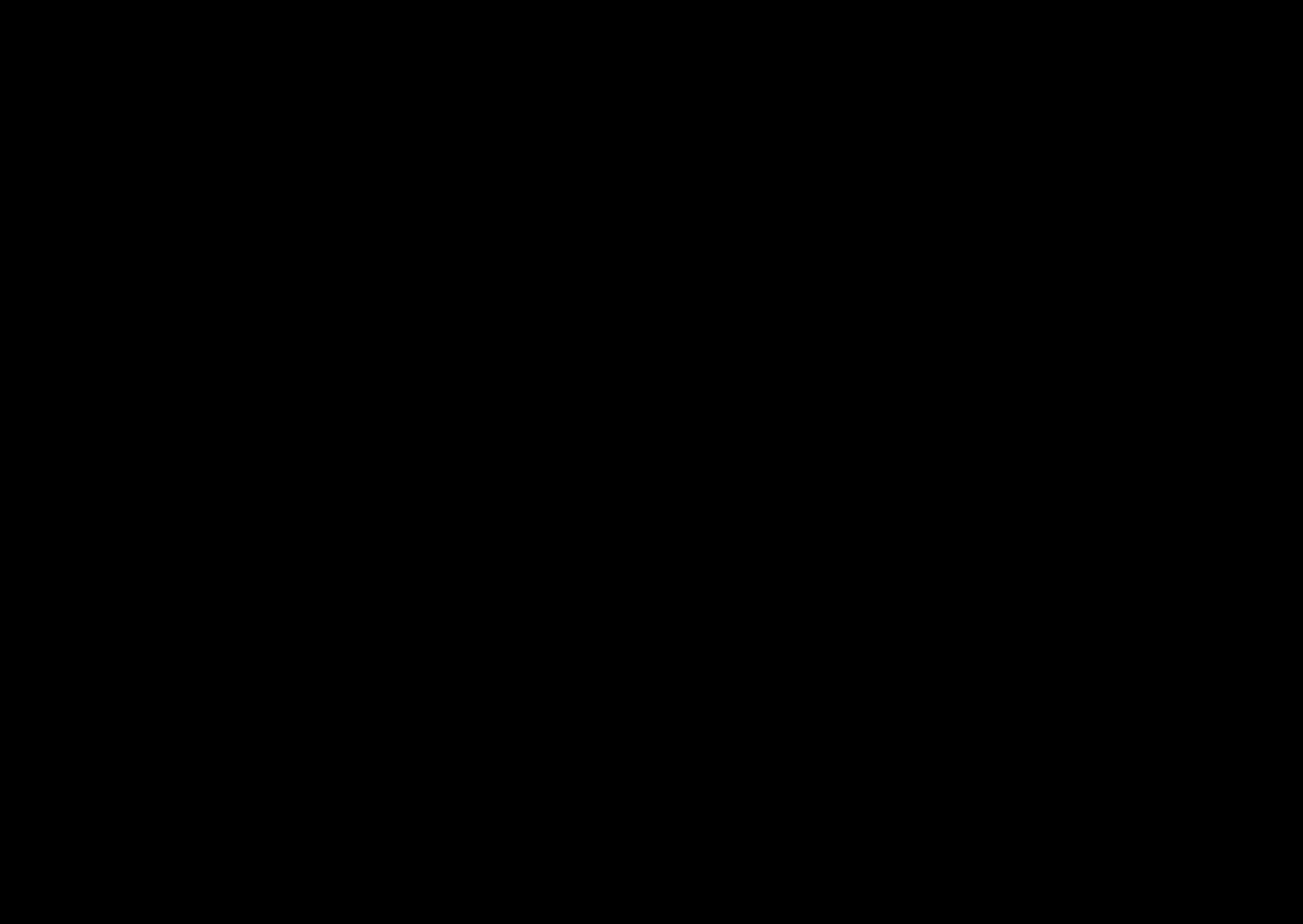


# Kings Croft

K I L L I N G H A L L











# Killinghall

## YORKSHIRE'S HIDDEN GEM

This charming village has a lot to offer and is sure to cater for all of your needs, presenting a variety of important amenities right on your doorstep.

Positioned just north of Harrogate, Killinghall accommodates a primary school, a children's nursery and a doctor's surgery, ensuring families residing at Kings Croft are able to reap the benefits of the local conveniences.

You will have plenty of choice when deciding where to spend your leisure time with a selection of bars and restaurants nearby, bringing together the local residents to create a friendly and vibrant community.

A focus on locally-oriented businesses and excellent transport links are a positive reflection on Killinghall's image as a commuter village. Just south of Killinghall lies the intersection between the A61 and the A59, providing handy access to the surrounding areas such as Leeds, Bradford and York.

Killinghall is the ideal place to settle, keeping its community well-connected to the hustle and bustle of the city whilst boasting a relaxed lifestyle closer to home.

# Kings Croft

## THE PERFECT RETREAT

Nestled in the heart of Yorkshire, Kings Croft presents dynamic homebuyers with a chance to fulfil their desire for an idyllic location without compromising the distance from the city.

The access of the A61 connects Killinghall to the neighbouring towns and cities, but you will also remain close to the countryside with the Yorkshire Dales National Park just a short distance away. This means you will be spoilt with opportunities for recreation and being at one with nature.

All of the homes are crafted with convenience and comfort in mind, from the stylish bathrooms and contemporary kitchens to the modern living spaces suitable for all lifestyles. The character of a Harron property is certain to offer a welcome assurance that will help you settle into your new home in an instant.



*A superior collection of three, four and five bedroom homes are available at Kings Croft.*





# Amenities

## EVERYTHING CLOSE AT HAND

### SCHOOLS

Killinghall C of E Primary School  
Otley Road  
Killinghall  
Harrogate  
HG3 2DW  
01423 506307

Ripley Endowed C of E School  
Main Street  
Ripley  
Harrogate  
HG3 3AY  
01423 770160

Brackenfield School  
128 Duchy Road  
Harrogate  
HG1 2HE  
01423 508558

Harrogate High School  
Ainsty Road  
Harrogate  
HG1 4AP  
01423 548800

### DENTISTS

Jennyfields Dental Practice  
Grantley Drive  
Harrogate  
HG3 2XT  
01423 558118

Clover House Dental Practice Ltd  
152 Skipton Road  
Harrogate  
HG1 4LL  
01423 563344

### DOCTORS

Killinghall Medical Centre  
43 Ripon Road  
Killinghall  
Harrogate  
HG3 2DG  
01423 505828

Jennyfield Health Centre  
Grantley Drive  
Harrogate  
HG3 2XT  
01423 524605

### HOSPITALS

Harrogate District Hospital  
Lancaster Park Road  
Harrogate  
HG2 7SX  
01423 885959

Ripon and District Community Hospital  
Firby Lane  
Ripon  
North Yorkshire  
HG4 2PR  
01423 542900

### AIRPORT

Leeds Bradford Airport  
Whitehouse Lane  
Yeadon  
Leeds  
LS19 7TU  
0871 288 2288

### TRAIN STATIONS












Harrogate Train Station  
Station Parade  
Harrogate  
HG1 ITE  
0800 200 6060





# Site Plan

## KEY

-  **Berkhamsted**  
5 bedroom home
  -  **Edlingham**  
5 bedroom home
  -  **Dunstanburgh**  
5 bedroom home
  -  **Salcombe V0**  
4 bedroom home
  -  **Salcombe V1**  
4 bedroom home
  -  **Warkworth**  
4 bedroom home
  -  **Tonbridge**  
4 bedroom home
  -  **Settle V0**  
4 bedroom home
  -  **Windsor**  
4 bedroom home
  -  **Aylsham**  
3 bedroom home
  -  **Hewick**  
3 bedroom home
- \* Affordable Housing



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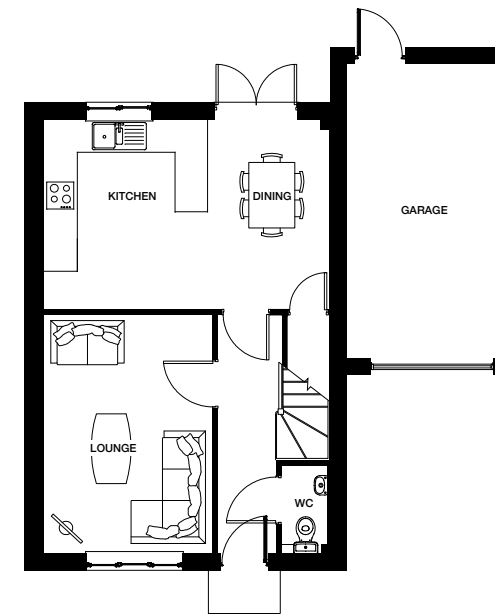
## The Aylsham

### THREE BEDROOM DETACHED HOME

- 3 bedroom home
- Single attached garage
- Open plan kitchen/dining
- Downstairs WC
- 3 double bedrooms
- Stylish bathroom

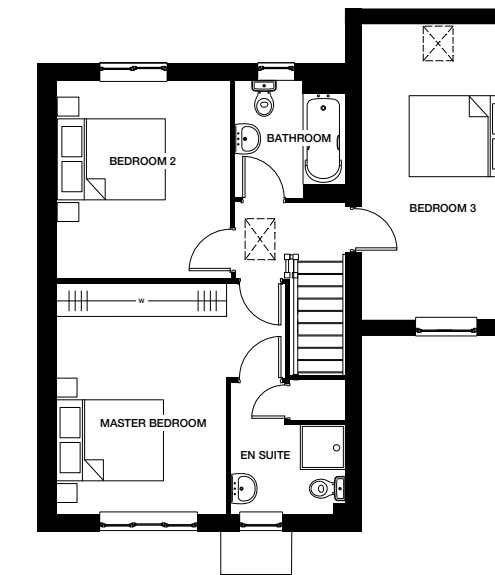
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#### GROUND FLOOR

|                |               |                 |
|----------------|---------------|-----------------|
| Lounge         | 4398 x 3138mm | 14' 4" x 10' 2" |
| Kitchen/Dining | 5303 x 3505mm | 19' 4" x 11' 5" |



#### FIRST FLOOR

|                |                   |                   |
|----------------|-------------------|-------------------|
| Master Bedroom | 4236 x 3138mm     | 13' 9" x 10' 3"   |
| En suite       | 2409 x 2065mm max | 7' 9" x 6' 8" max |
| Bedroom 2      | 3668 x 3203mm     | 12' 0" x 10' 5"   |
| Bedroom 3      | 5429 x 2800mm     | 17' 8" x 9' 2"    |
| Bathroom       | 2000 x 2164mm max | 7' 0" x 6' 6"     |

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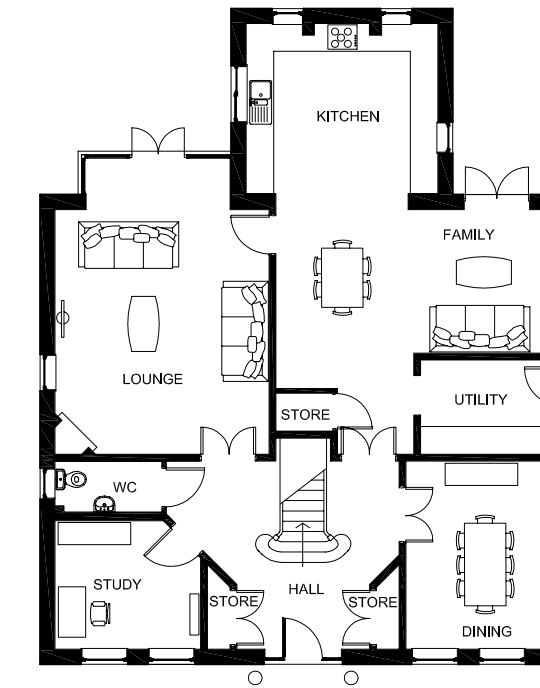




- 5 Bedroom detached home
- Double detached garage
- Open plan kitchen/dining and family room
- Feature staircase with galleried landing
- Utility room
- Study
- Separate dining room
- 5 Double bedrooms
- 2 En suite bathrooms
- Dressing area to master bedroom

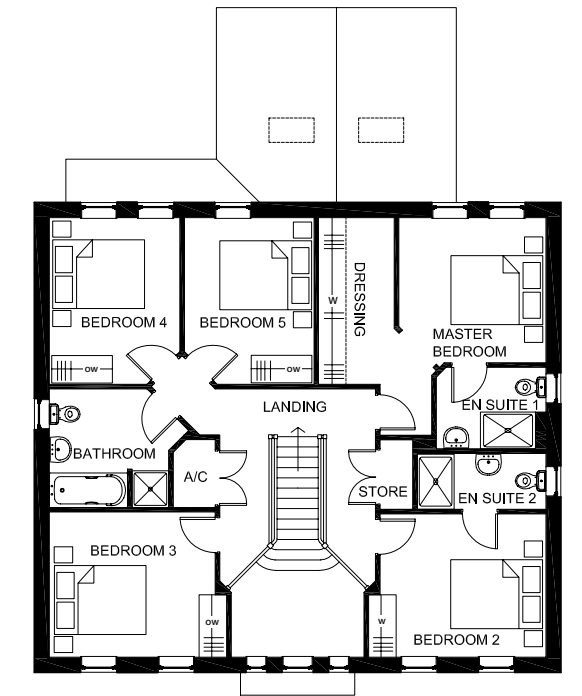
## The Berkhamsted

### FIVE BEDROOM DETACHED HOME



#### GROUND FLOOR

|             |               |               |
|-------------|---------------|---------------|
| Lounge      | 4662 x 6447mm | 15'3" x 21'1" |
| Family room | 6002 x 5323mm | 19'8" x 17'5" |
| Kitchen     | 4177 x 4050mm | 13'8" x 13'3" |
| Dining      | 3170 x 4100mm | 10'4" x 13'5" |
| Study       | 3170 x 2800mm | 10'4" x 9'2"  |
| Utility     | 2850 x 2050mm | 9'4" x 6'8"   |



#### FIRST FLOOR

|                |               |               |
|----------------|---------------|---------------|
| Master bedroom | 3202 x 3162mm | 10'6" x 10'4" |
| Dressing       | 1650 x 3631mm | 5'5" x 11'11" |
| En suite       | 2387 x 1775mm | 7'10" x 5'9"  |
| Bedroom 2      | 3862 x 3124mm | 12'8" x 10'3" |
| En suite 2     | 2800 x 1215mm | 9'2" x 3'11"  |
| Bedroom 3      | 3862 x 3162mm | 12'8" x 10'4" |
| Bedroom 4      | 2840 x 3631mm | 9'3" x 11'11" |
| Bedroom 5      | 2821 x 3631mm | 9'3" x 11'11" |
| Bathroom       | 3034 x 2583mm | 9'11" x 8'5"  |

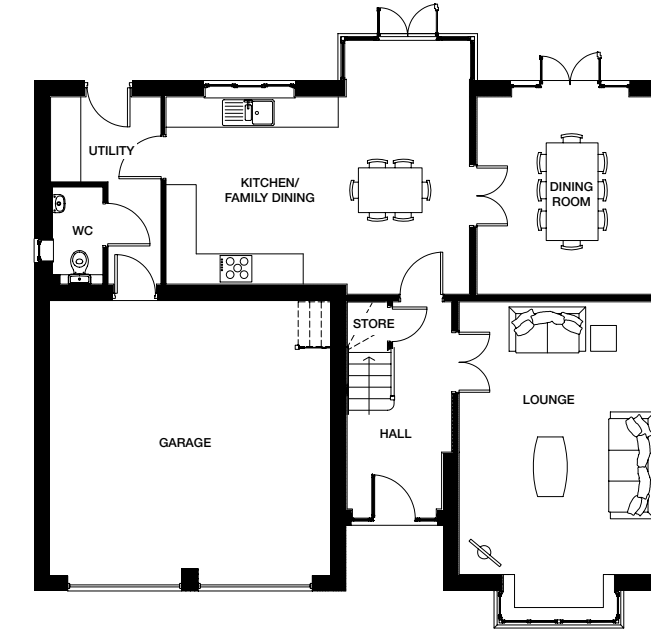




- 5 bedroom detached home
- Double integral garage
- Utility room
- Open plan kitchen/dining area
- Separate dining room
- Study
- Master bedroom with dressing area
- 5 double bedrooms
- Two en-suites
- Family bathroom

## The Dunstanburgh

### FIVE BEDROOM DETACHED HOME



#### GROUND FLOOR

|                           |               |                           |
|---------------------------|---------------|---------------------------|
| Lounge                    | 6080 x 3952mm | 19' 11" x 12' 11" inc bay |
| Kitchen/<br>Family Dining | 6014 x 3910mm | 19' 8" x 12' 10" exc bay  |
| Dining                    | 3910 x 3600mm | 12' 10" x 11' 9"          |
| Utility                   | 2188 x 1685mm | 7' 2" x 5' 6"             |



#### FIRST FLOOR

|                |               |                  |
|----------------|---------------|------------------|
| Master Bedroom | 3562 x 3382mm | 11' 8" x 11' 1"  |
| Dressing       | 2475 x 2240mm | 8' 1" x 7' 4"    |
| En suite 1     | 2475 x 1662mm | 8' 1" x 5' 5"    |
| Bedroom 2      | 3795 x 3644mm | 12' 5" x 11' 11" |
| Bedroom 3      | 3645 x 3263mm | 11' 11" x 10' 8" |
| En suite 2     | 2820 x 1975mm | 9' 3" x 6' 5"    |
| Bedroom 4      | 4002 x 3407mm | 13' 2" x 11' 2"  |
| Bedroom 5      | 2852 x 2823mm | 9' 4" x 9' 3"    |
| Study          | 2325 x 2221mm | 7' 7" x 7' 3"    |
| Bathroom       | 2823 x 2075mm | 9' 3" x 6' 9"    |



## The Edlingham

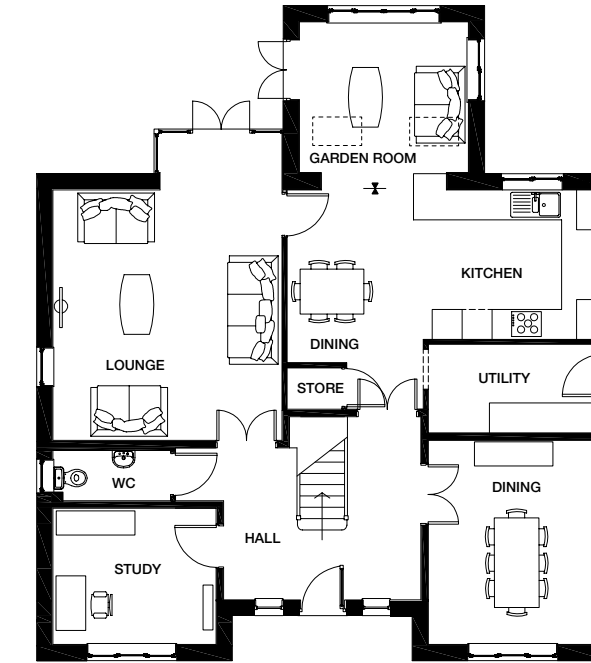
This outstanding five bedroom property has a true air of opulence about it. As soon as you walk into the Edlingham you find yourself in a grand hallway leading off to the many rooms this home offers.



- 5 Bedroom detached home
- Double detached garage
- Utility room
- Open plan kitchen/dining area with garden room
- Separate dining room
- Study
- Feature staircase with galleried landing
- Master bedroom with dressing area
- 5 Double bedrooms
- Two en suites
- Family bathroom

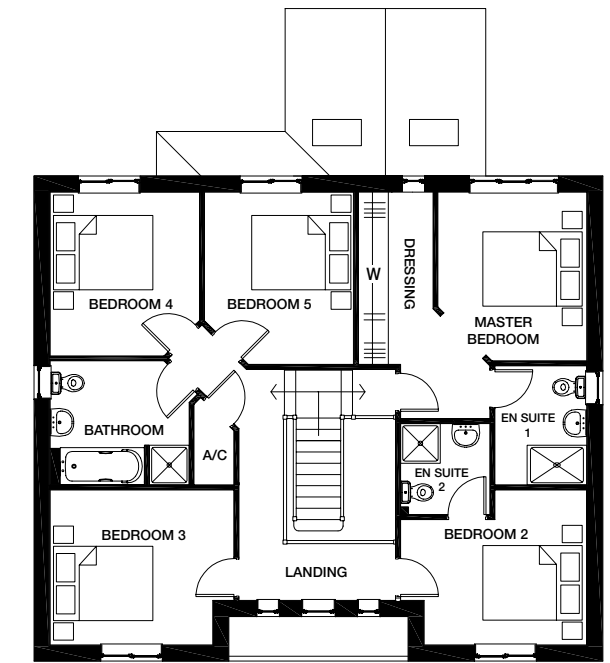
## The Edlingham

### FIVE BEDROOM DETACHED HOME



#### GROUND FLOOR

|                |               |                        |
|----------------|---------------|------------------------|
| Lounge         | 4600 x 5027mm | 15'1" x 16'5" exd. bay |
| Kitchen/dining | 6115 x 4402mm | 20'0" x 14'5"          |
| Dining         | 3277 x 4100mm | 10'9" x 13'5"          |
| Garden room    | 3390 x 3375mm | 11'1" x 11'0"          |
| Study          | 3277 x 2737mm | 10'9" x 8'11"          |
| Utility        | 3277 x 1777mm | 10'9" x 5'9"           |



#### FIRST FLOOR

|                |                   |                   |
|----------------|-------------------|-------------------|
| Master bedroom | 3000 x 3400mm     | 9'10" x 11'1"     |
| Dressing       | 1500 x 3473mm     | 4'11" x 11'4"     |
| En suite       | 1852 x 2400mm     | 6'0" x 7'10"      |
| Bedroom 2      | 3752 x 3127mm max | 12'3" x 10'3" max |
| En suite 2     | 1800 x 1837mm     | 5'10" x 6'0"      |
| Bedroom 3      | 3702 x 3127mm max | 12'1" x 10'3" max |
| Bedroom 4      | 3007 x 3300mm     | 9'10" x 10'9"     |
| Bedroom 5      | 3007 x 3473mm     | 9'10" x 11'4"     |
| Bathroom       | 2965 x 2500mm     | 9'8" x 8'2"       |





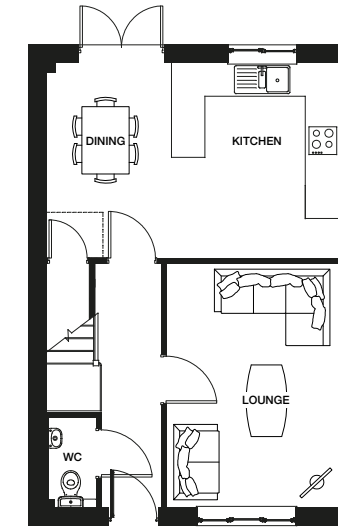
*The Hewick*

The delightful Hewick is the perfect 3 bedroom home for young families and couples alike.

- 3 bedroom home
- Open plan kitchen/dining
- Downstairs WC
- 2 double bedrooms
- 1 single bedroom
- Stylish bathroom

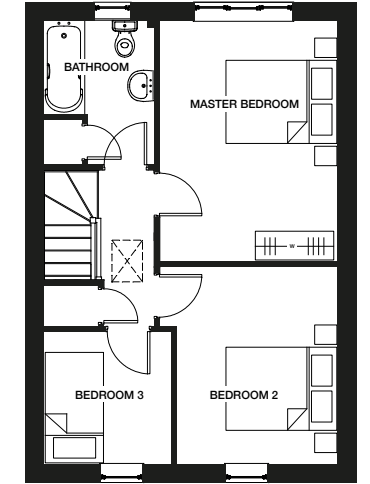
*The Hewick*

THREE BEDROOM  
DETACHED HOME



GROUND FLOOR

|                |               |                 |
|----------------|---------------|-----------------|
| Lounge         | 4398 x 3123mm | 14' 5" x 10' 3" |
| Kitchen/Dining | 5290 x 3505mm | 17' 4" x 11' 6" |
| WC             | 1610 x 900mm  | 5' 3" x 2' 11"  |



FIRST FLOOR

|                |               |                  |
|----------------|---------------|------------------|
| Master Bedroom | 3347 x 3189mm | 10' 11" x 10' 5" |
| Bedroom 2      | 3566 x 3188mm | 11' 8" x 10' 5"  |
| Bedroom 3      | 2390 x 2315mm | 7' 10" x 7' 7"   |
| Bathroom       | 2600 x 2000mm | 8' 6" x 6' 6"    |





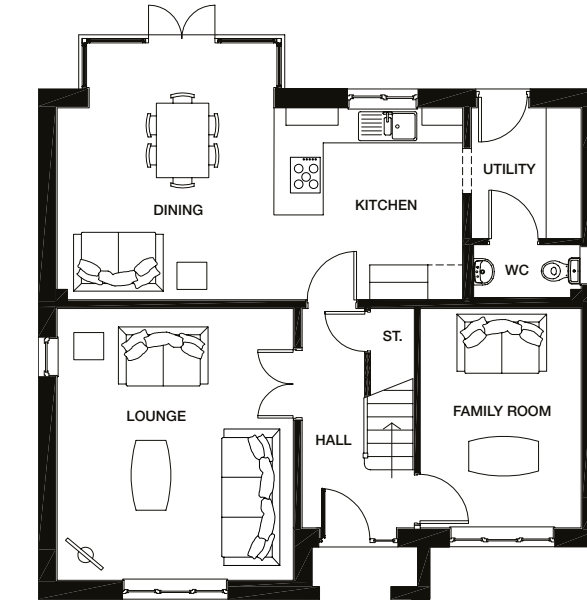
## The Salcombe V6

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.

- 4 bedroom detached home
- Detached double garage
- Open plan kitchen and dining
- Utility room
- Family room
- 4 double bedrooms
- Ensuite bathroom
- Dressing area to Master Bedroom with built in wardrobe

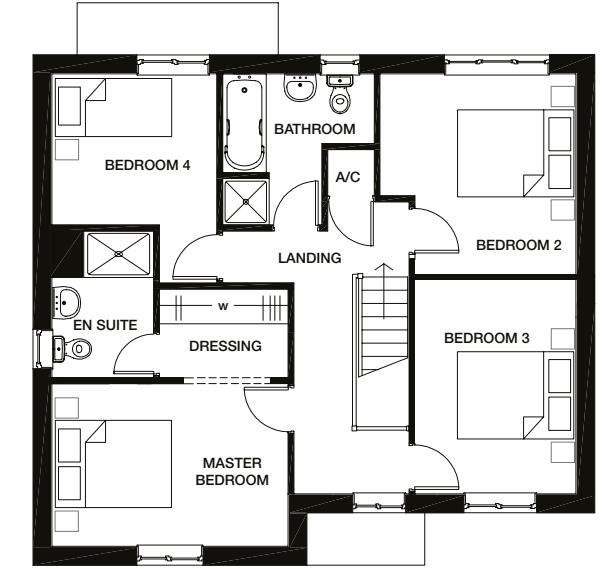
## The Salcombe V6

### FOUR BEDROOM DETACHED HOME



### GROUND FLOOR

|             |               |                 |
|-------------|---------------|-----------------|
| Lounge      | 4675 x 4065mm | 15' 4" x 13' 4" |
| Family Room | 3775 x 2769mm | 12' 4" x 9' 1"  |
| Kitchen     | 3300 x 3300mm | 10' 9" x 10' 9" |
| Dining      | 4420 x 3677mm | 14' 6" x 12' 0" |
| Utility     | 2250 x 1887mm | 7' 4" x 6' 2"   |



### FIRST FLOOR

|                |               |                 |
|----------------|---------------|-----------------|
| Master Bedroom | 4065 x 2800mm | 13' 4" x 9' 2"  |
| Dressing       | 2215 x 1525mm | 7' 3" x 5' 0"   |
| En suite       | 2412 x 1750mm | 7' 10" x 5' 8"  |
| Bedroom 2      | 3462 x 3368mm | 11' 4" x 11' 0" |
| Bedroom 3      | 3662 x 2769mm | 12' 0" x 9' 1"  |
| Bedroom 4      | 2600 x 2838mm | 11' 9" x 9' 3"  |
| Bathroom       | 2608 x 2600mm | 8' 6" x 8' 6"   |





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## The Salcombe V1

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.

- 4 bedroom detached home
- Detached double garage
- Open plan kitchen/dining
- Utility room
- Lounge with feature bay window
- Family room
- 4 double bedrooms
- Ensuite bathroom
- Dressing area to Master Bedroom with built in wardrobe



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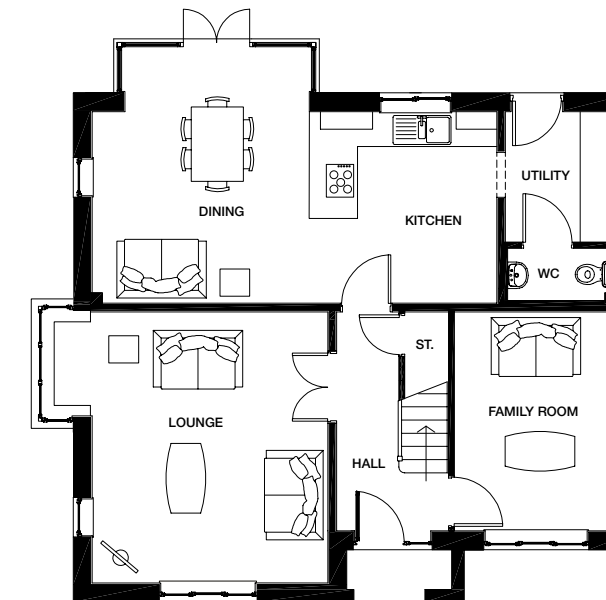
[harronhomes.co.uk](http://harronhomes.co.uk)

## The Salcombe V1

### FOUR BEDROOM DETACHED HOME

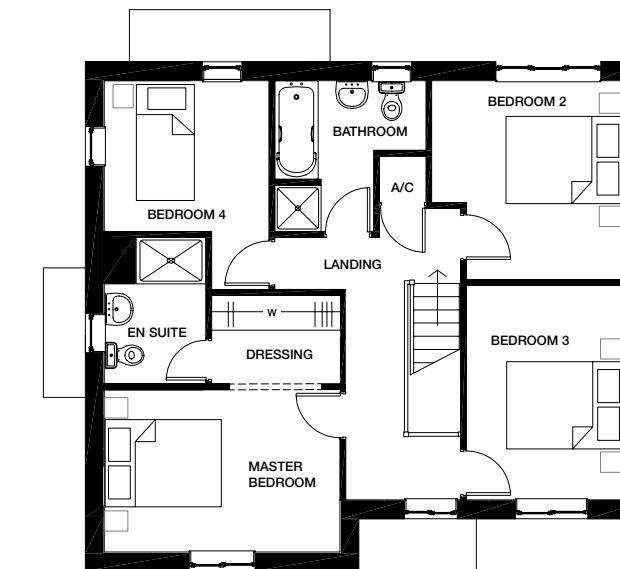
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### GROUND FLOOR

|             |               |                         |
|-------------|---------------|-------------------------|
| Lounge      | 4739 x 4720mm | 15' 6" x 15' 4" inc bay |
| Family Room | 3775 x 2769mm | 12' 4" x 9' 1"          |
| Kitchen     | 3300 x 3300mm | 10' 9" x 10' 9"         |
| Dining      | 4419 x 3677mm | 14' 6" x 12' 0" inc bay |
| Utility     | 2250 x 1887mm | 7' 4" x 6' 2"           |



### FIRST FLOOR

|                |               |                 |
|----------------|---------------|-----------------|
| Master Bedroom | 4065 x 2800mm | 13' 4" x 9' 2"  |
| Dressing       | 2215 x 1525mm | 7' 3" x 5' 0"   |
| En suite       | 2412 x 1750mm | 7' 10" x 5' 8"  |
| Bedroom 2      | 3462 x 3368mm | 11' 4" x 11' 0" |
| Bedroom 3      | 3662 x 2768mm | 12' 0" x 9' 0"  |
| Bedroom 4      | 2838 x 2600mm | 9' 3" x 8' 6"   |
| Bathroom       | 2608 x 2600mm | 8' 6" x 8' 6"   |

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## The Settle V6

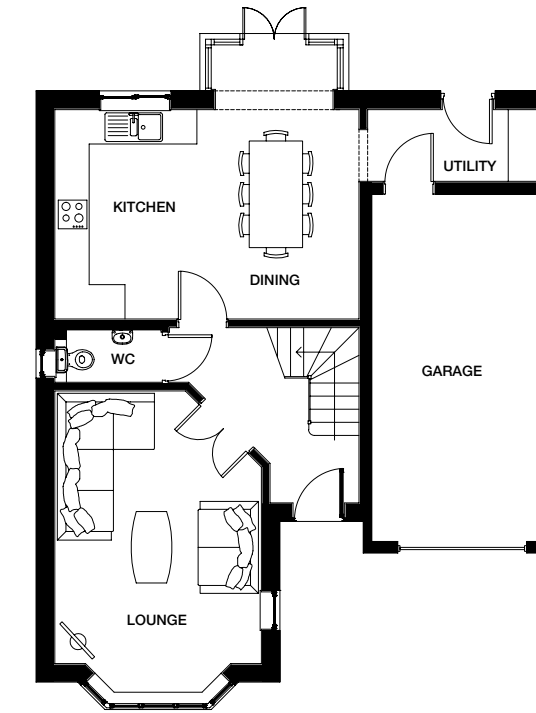
Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



- 4 bedroom detached home
- Lounge with feature bay window
- Open plan kitchen/dining
- Utility room
- 4 double bedrooms
- Dressing area to Master Bedroom with built in wardrobe
- Ensuite bathroom
- Integral single garage

## The Settle V6

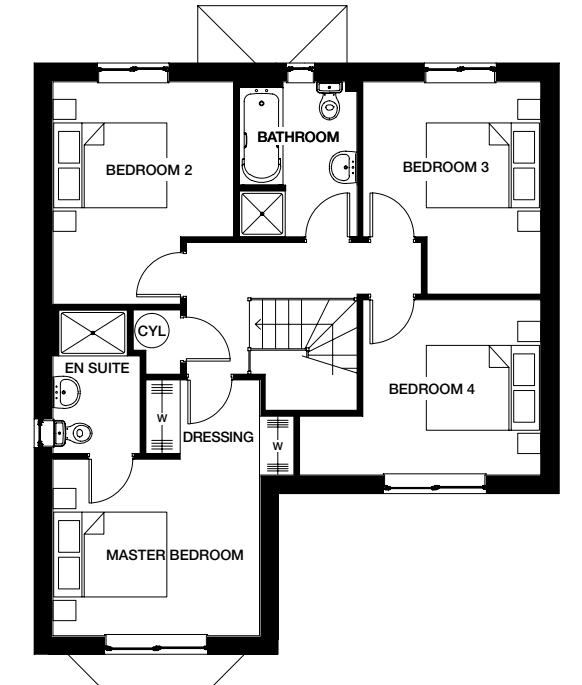
### FOUR BEDROOM DETACHED HOME



GROUND FLOOR PLAN

### GROUND FLOOR

|                |               |                          |
|----------------|---------------|--------------------------|
| Lounge         | 5315 x 3615mm | 17' 5" x 11' 10" inc bay |
| Dining/Kitchen | 5300 x 4770mm | 17' 4" x 15' 7" inc bay  |
| Utility        | 3002 x 1250mm | 9' 10" x 4' 1"           |



FIRST FLOOR PLAN

### FIRST FLOOR

|                |               |                     |
|----------------|---------------|---------------------|
| Master Bedroom | 4495 x 4463mm | 14' 8" x 14' 7" max |
| En suite       | 2469 x 1520mm | 8' 1" x 4' 11"      |
| Bedroom 2      | 3875 x 3150mm | 12' 8" x 10' 4"     |
| Bedroom 3      | 3700 x 3052mm | 12' 1" x 10' 0"     |
| Bedroom 4      | 3889 x 3077mm | 12' 9" x 10' 1" max |
| Bathroom       | 2700 x 2050mm | 8' 10" x 6' 8"      |





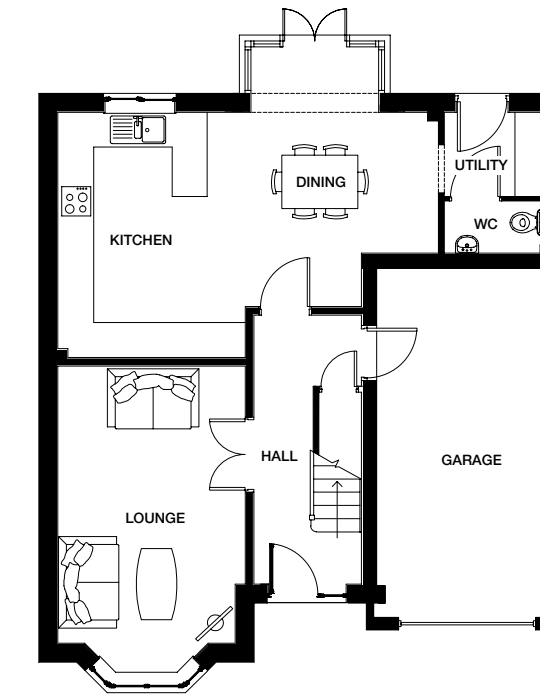
## The Tonbridge

### FOUR BEDROOM DETACHED HOME

- 4 bedroom detached home
- Integral single garage
- Open plan kitchen/dining
- Lounge with feature bay window
- Utility room
- 4 double bedrooms
- Dressing area to Master Bedroom with built in wardrobe

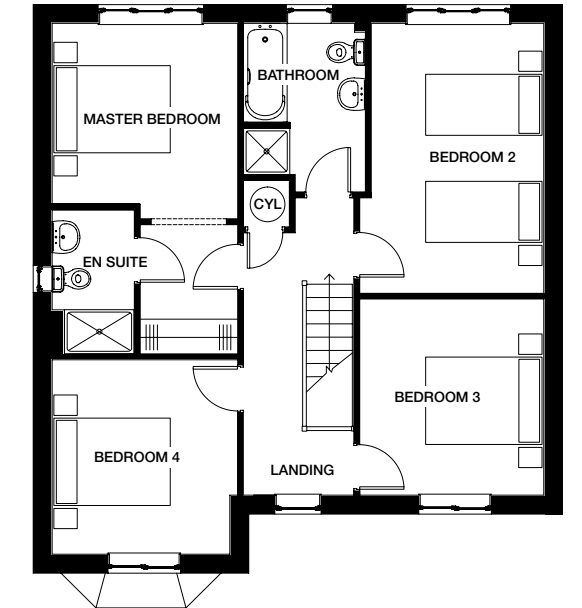
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#### GROUND FLOOR

|                |               |                         |
|----------------|---------------|-------------------------|
| Lounge         | 3053 x 5288mm | 10' 0" x 17' 4" inc bay |
| Dining/Kitchen | 6550 x 5390mm | 21' 5" x 17' 8" inc bay |
| Utility        | 1445 x 1797mm | 4' 8" x 5' 10"          |
| Garage         | 3000 x 6000mm | 9' 10" x 19' 8"         |



#### FIRST FLOOR

|                |               |                     |
|----------------|---------------|---------------------|
| Master Bedroom | 3185 x 3357mm | 10' 5" x 11' 0" max |
| Dressing       | 1670 x 2220mm | 5' 5" x 7' 3"       |
| En suite       | 1410 x 2470mm | 4' 7" x 8' 1"       |
| Bedroom 2      | 3162 x 4638mm | 10' 4" x 15' 2"     |
| Bedroom 3      | 3162 x 3372mm | 10' 4" x 11' 0"     |
| Bedroom 4      | 3185 x 3341mm | 10' 5" x 10' 11"    |
| Bathroom       | 2094 x 2898mm | 6' 10" x 9' 5"      |

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## The Warkworth

The beautiful Warkworth is a spacious four bedroom, detached family home with an integral double garage, ideal for families that are looking for clever design and luxury features.

- 4 Bedroom detached home
- Integral double garage
- Lounge with feature bay window
- Open plan kitchen/dining area
- Utility room
- Family room
- 4 Double bedrooms
- 2 En suite bathrooms
- Dressing area to master bedroom with built in wardrobe



Kings Croft  
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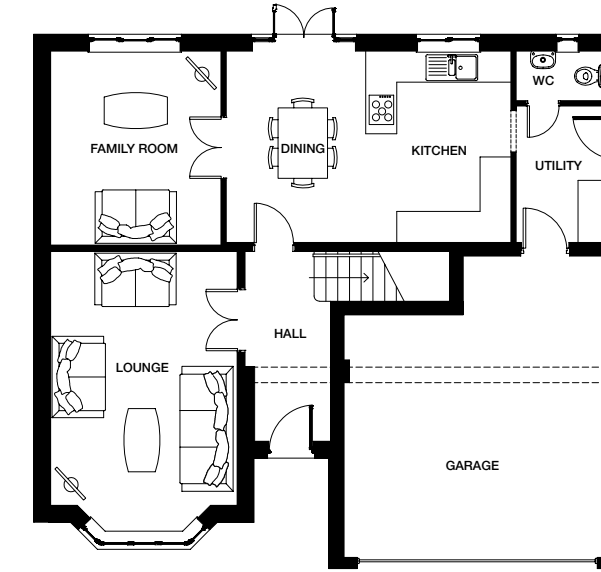
[harronhomes.co.uk](http://harronhomes.co.uk)

## The Warkworth

### FOUR BEDROOM DETACHED HOME

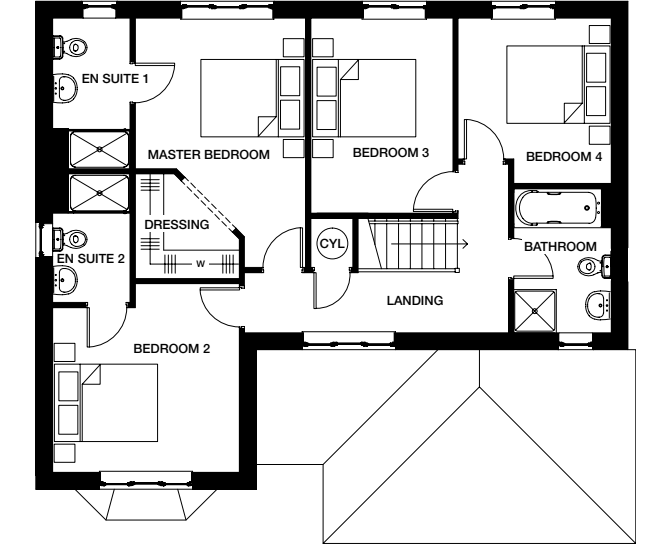
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### GROUND FLOOR

|                |               |                          |
|----------------|---------------|--------------------------|
| Lounge         | 5425 x 3615mm | 17' 9" x 11' 10" inc bay |
| Family room    | 3740 x 3300mm | 12' 3" x 10' 9"          |
| Dining/kitchen | 5515 x 3739mm | 18' 1" x 12' 3"          |
| Utility        | 2677 x 1800mm | 8' 9" x 5' 10"           |



### FIRST FLOOR

|                |               |                 |
|----------------|---------------|-----------------|
| Master bedroom | 4065 x 2800mm | 13' 4" x 9' 2"  |
| Dressing       | 2215 x 1525mm | 7' 3" x 5' 0"   |
| En suite       | 2412 x 1750mm | 7' 10" x 5' 8"  |
| Bedroom 2      | 3462 x 3368mm | 11' 4" x 11' 0" |
| Bedroom 3      | 3662 x 2768mm | 12' 0" x 9' 0"  |
| Bedroom 4      | 2838 x 2600mm | 9' 3" x 8' 6"   |
| Bathroom       | 2608 x 2600mm | 8' 6" x 8' 6"   |

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## The Windsor

This stylish, four bedroom detached home with integral garage offers the best in modern day living for families that want luxury and style.

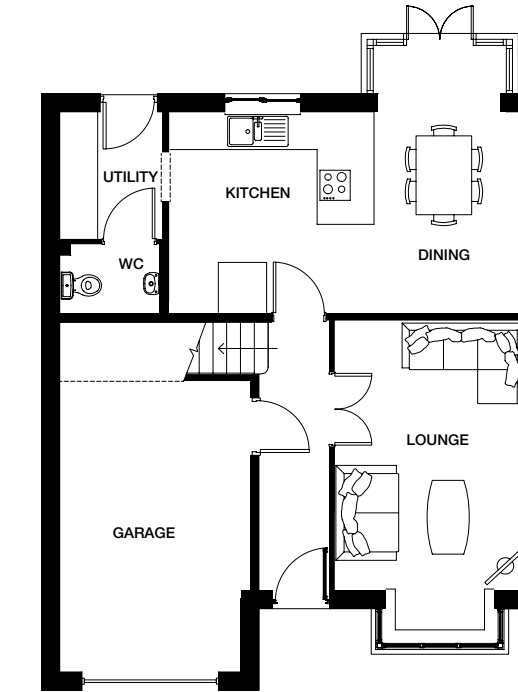
- 4 bedroom detached home
- Integral single garage
- Open plan kitchen/dining
- Utility room
- Lounge with feature bay window
- 4 double bedrooms
- Ensuite bathroom
- Dressing area to Master Bedroom with built in wardrobe

## The Windsor

### FOUR BEDROOM DETACHED HOME

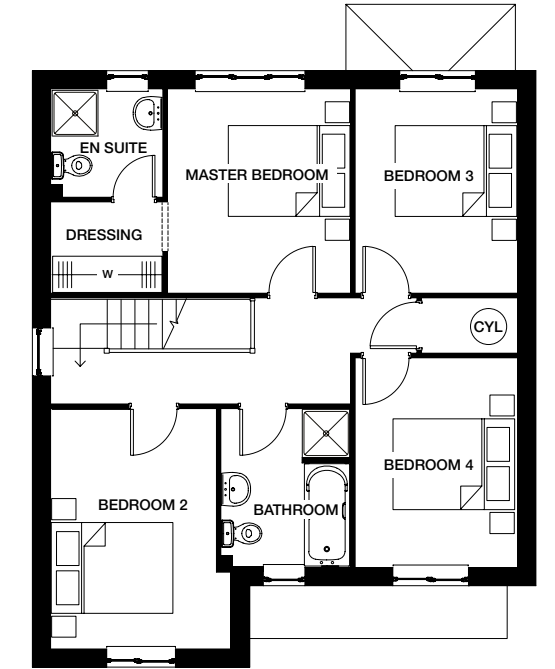
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#### GROUND FLOOR

|         |               |                         |
|---------|---------------|-------------------------|
| Lounge  | 5260 x 3104mm | 17' 3" x 10' 2" inc bay |
| Dining  | 4308 x 2500mm | 14' 1" x 8' 2" inc bay  |
| Kitchen | 3365 x 3212mm | 11' 0" x 10' 6"         |
| Utility | 2187 x 1650mm | 7' 2" x 5' 4"           |



#### FIRST FLOOR

|                |               |                    |
|----------------|---------------|--------------------|
| Master Bedroom | 3302 x 3000mm | 10' 9" x 9' 10"    |
| Dressing       | 1815 x 1440mm | 5' 11" x 4' 8"     |
| En suite       | 1815 x 1762mm | 5' 11" x 5' 9"     |
| Bedroom 2      | 4062 x 2940mm | 13' 3" x 9' 7" max |
| Bedroom 3      | 3302 x 2650mm | 10' 9" x 8' 8"     |
| Bedroom 4      | 3442 x 2650mm | 11' 3" x 8' 8"     |
| Bathroom       | 2600 x 2115mm | 8' 6" x 6' 11"     |

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## SPECIFICATION

### KITCHEN

- Fitted quality range 18mm carcass kitchen units and 40mm worktops and upstands
- Zanussi stainless steel gas hob and fan assisted oven
- Stainless steel extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Fridge/freezer space (where applicable)
- Dishwasher space (where applicable)

### UTILITY (where applicable)

- Work surface (where applicable)
- Plumbing for washing machine (where applicable)

### CLOAKROOM (where applicable)

- Quality white Roca Gap sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all appliance walls (where applicable)
- Tiled window cill (where applicable)

### MAIN BATHROOM

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps

- Half tiling to all walls using contemporary tiles by Porcelanosa
- Tiled window cills
- Quality shower enclosure with glazed door and chrome trim (where applicable)
- Hansgrohe chrome thermostatic shower fitting (where applicable)

### ENSUITE 1 (where applicable)

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Full tiling to shower area and half tiling to all other walls using Porcelanosa tiles
- Shower enclosure with glazed door and chrome trim
- Hansgrohe chrome thermostatic shower fitting

### WARDROBES

- Hammonds wardrobes to bedroom 1 (subject to house type)

### HEATING

- Gas fired central heating with high efficiency boilers with individual thermostatic radiator valves

### ELECTRICAL

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Coach lamps to front of property

### INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 5 panel internal doors
- Contemporary 10 panel glazed doors (where applicable)

### WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)
- GRP front and rear doors (where applicable) with patterned double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality Garador garage doors coated black

### EXTERNAL FEATURES TO HOUSES

- Turf to front gardens
- Riven Buff paving flags to be laid to approved design
- Block paved driveways
- Brown pressure treated fencing and gates where specified (1800m high)
- Trees and shrubs planted to approved design
- Power and light to integral garages only (For clarification on any of the above items please discuss with the onsite sales executive.)

### DECORATION

- White emulsion to walls
- White gloss painted woodwork
- Contemporary style skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- Turned colonial spindles to all balustrades
- Skimmed plastered ceilings with white emulsion
- White sockets and switches throughout

### GENERAL

- NHBC 10 year warranty
- All properties are constructed using traditional methods



# Excellence

## BY HARRON HOMES

Our 'Excellence' range is another aspect of our commitment to you – everyone has their own tastes and needs, which is why we offer you the choice of optional extras to stylise your new Harron home.

### YOUR KITCHEN

The kitchen is the focal point of the home and can be as practical or as contemporary as you wish. Choose from a wide range of kitchen styles, from walnut gloss to stylish white or creams. You can also have the upgraded options of granite worktops or you can choose to have fully integrated kitchen appliances!

### YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Why not treat yourself and choose a home entertainment system built into your bedroom as well?

### YOUR LIVING SPACE

Personalise your living space with our wide selection of optional extras including everything from luxurious carpets to state of the art surround sound systems, all guaranteed to impress.

### YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en-suites. Floor to ceiling tiling looks superb as well as being highly practical.



WE INVITE YOU TO SPEAK TO OUR EXPERIENCED SALES EXECUTIVES TO HELP DISCUSS YOUR NEEDS AND OFFER EXPERT ADVICE ON OUR 'EXCELLENCE' RANGE.

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Thank you for your interest in Kings Croft, an exclusive collection of properties designed by Harron Homes.

For 25 years, Harron Homes has been delivering exceptional luxury homes in carefully selected locations across the north of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your every expectation.

Born and bred in Yorkshire, Harron Homes remains a local business at heart, and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on listening to your needs and

working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.

The quality of our homes is of paramount importance to us and you'll be pleased to know we never compromise on the build or specification of our properties. As the owner of a Harron home, you can rest assured your home is finished to the exacting standards we demand and you require.

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DECEMBER 2018





# Kings Croft

K I L L I N G H A L L



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