

WHARFEDALE
HOMES
at
SWANLAND
PARK
Helmsley





Living in the North Yorkshire Moors National Park

Swanland Park is an exciting collection of new homes in a quiet location just minutes from the centre of the picturesque market town of Helmsley.

Helmsley is a quintessential North Yorkshire market town with a vibrant close-knit community. The wealth of upmarket independent shops, michelin-star restaurants, spa hotels, delis and coffee shops attracts visitors from across the globe to this cosmopolitan town.

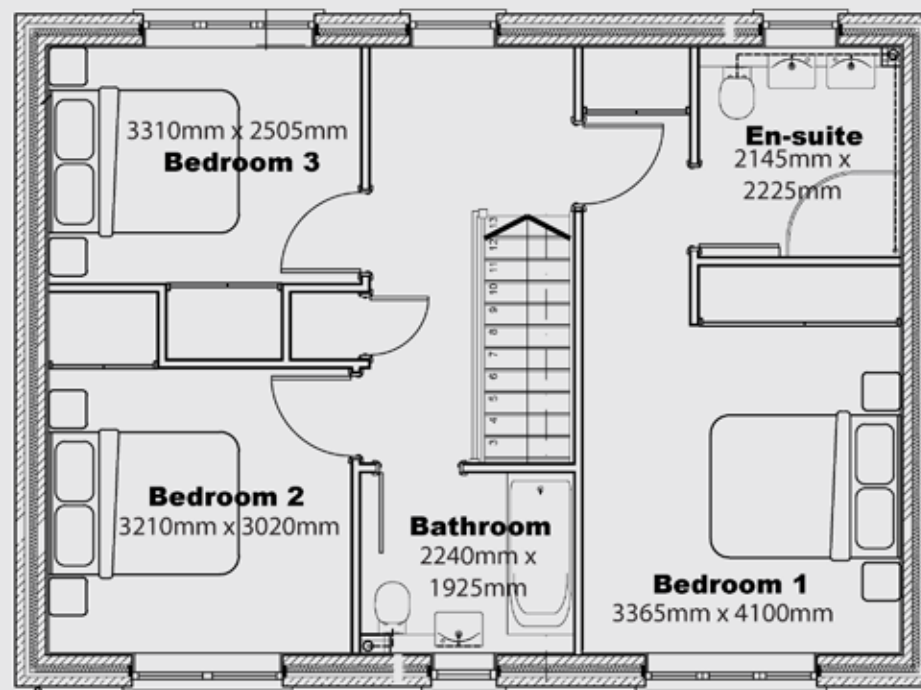
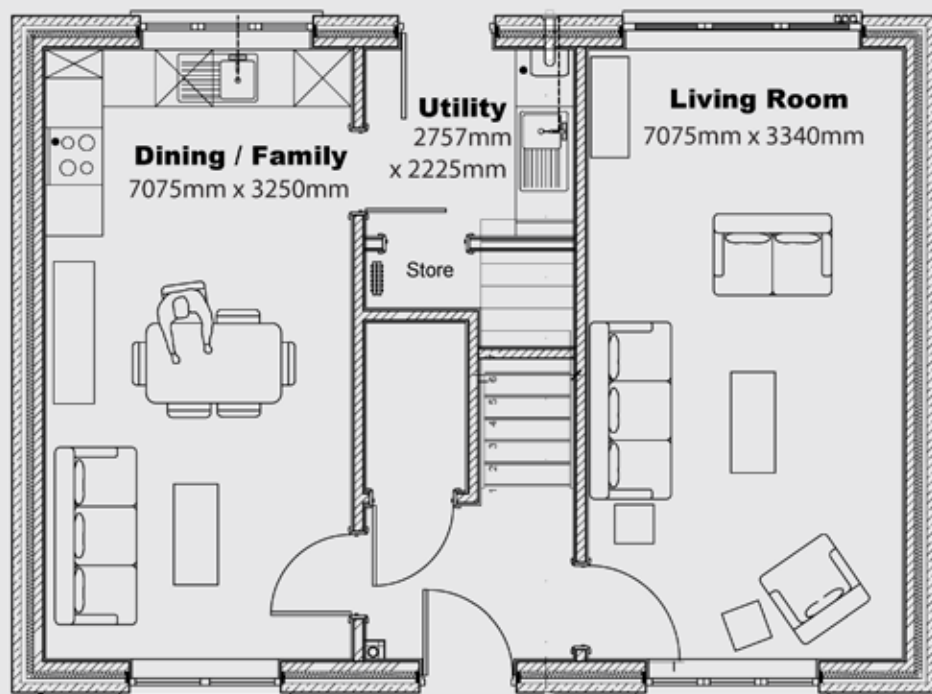
Helmsley is bustling with attractions such as the walled garden, bird of prey centre, microbrewery, open air swimming pool, nature reserve and an arts centre. Nearby there's two historic abbey ruins and the stunning North York Moors National Park countryside on the doorstep.

With excellent places to eat and drink, a friendly community and beautiful surrounding countryside, Helmsley is quickly becoming a sought-after place to call home.





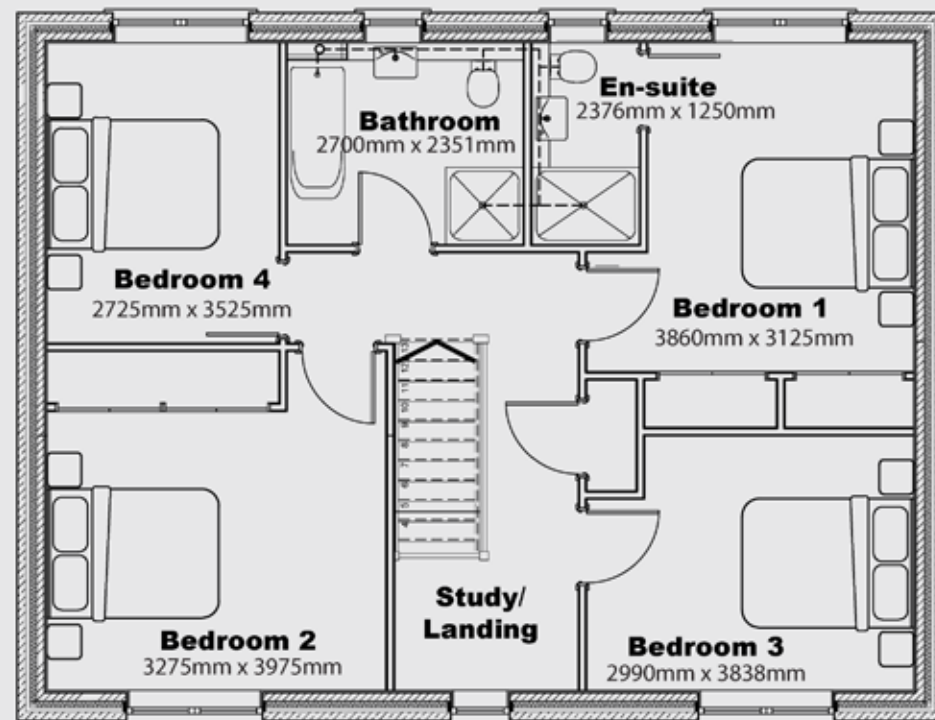
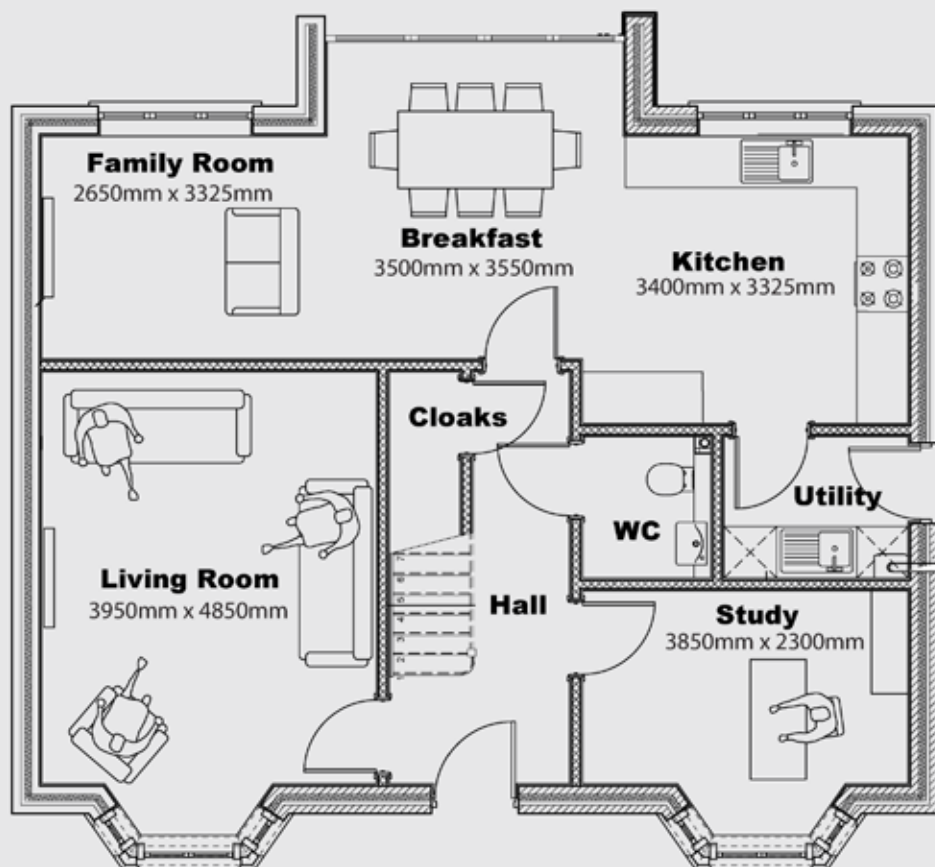
PLOT 48. TRADITIONAL 3-BEDROOM DETACHED HOME



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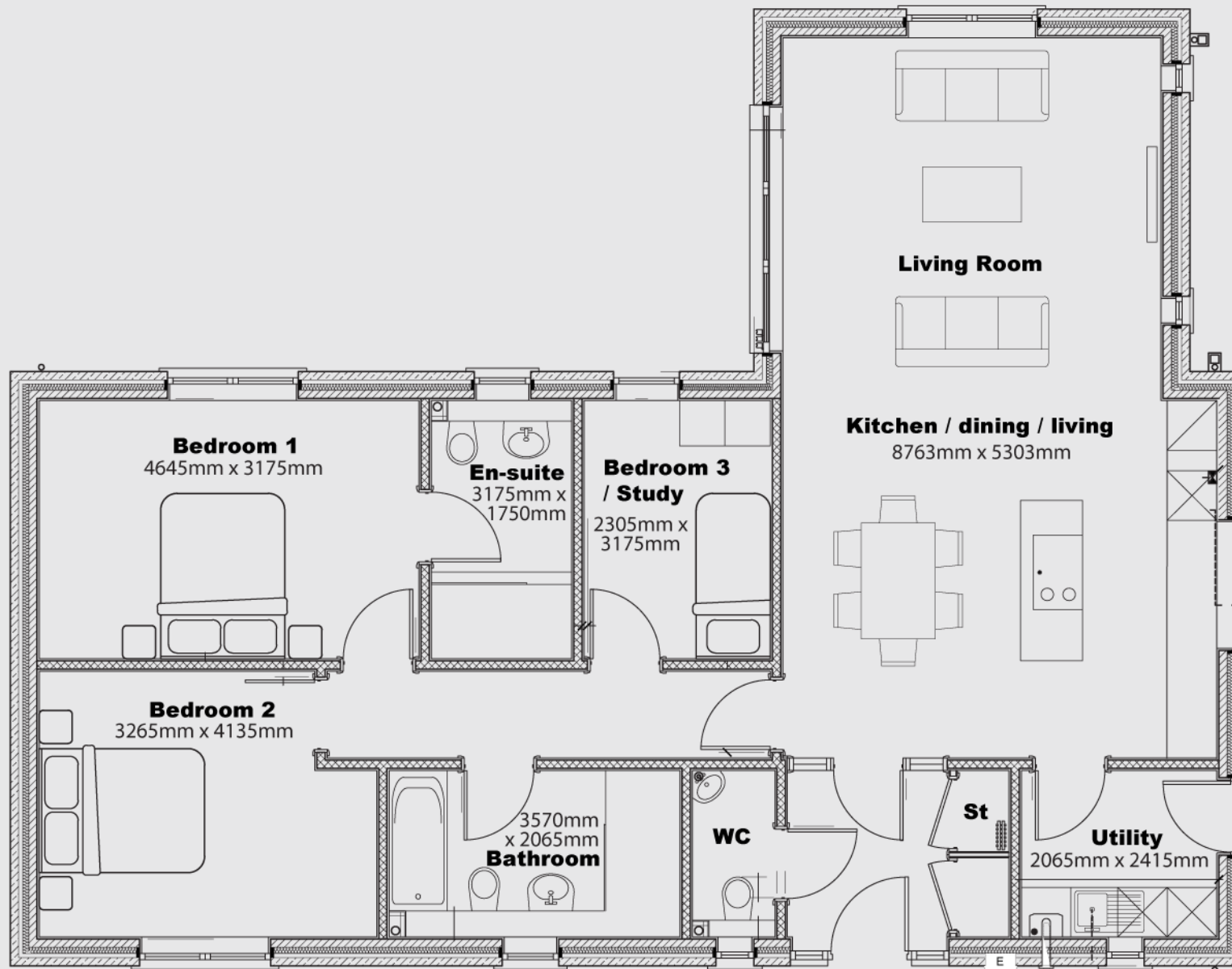
PLOT 49. TRADITIONAL 4-BEDROOM DETACHED HOME



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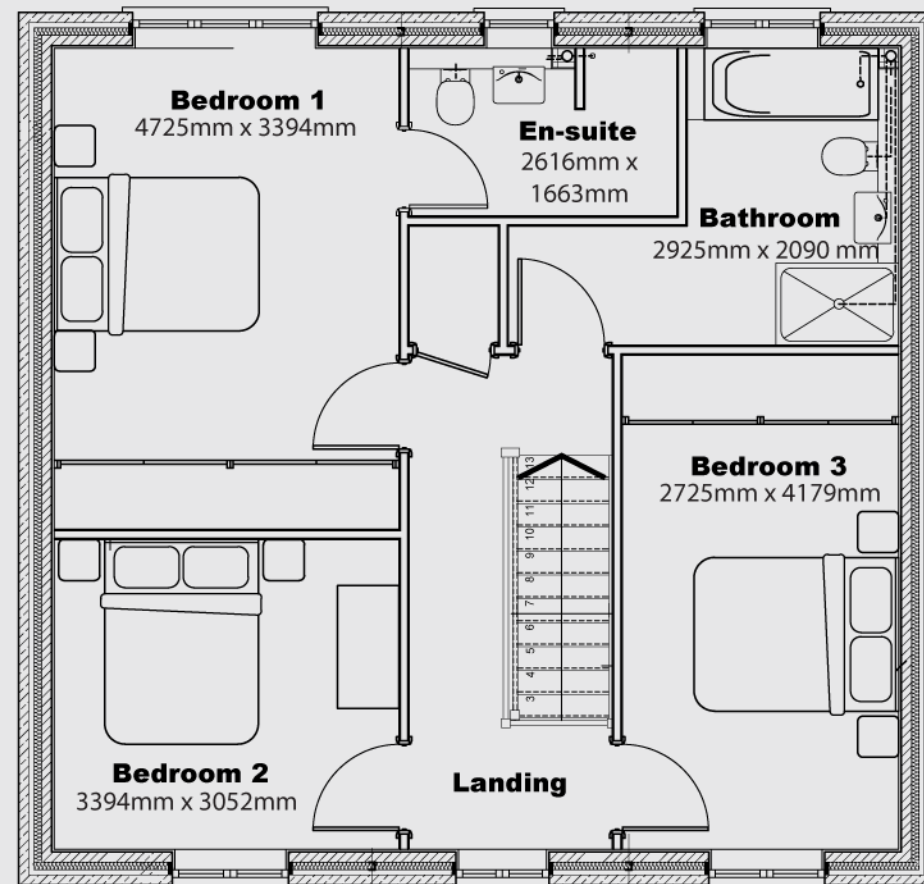
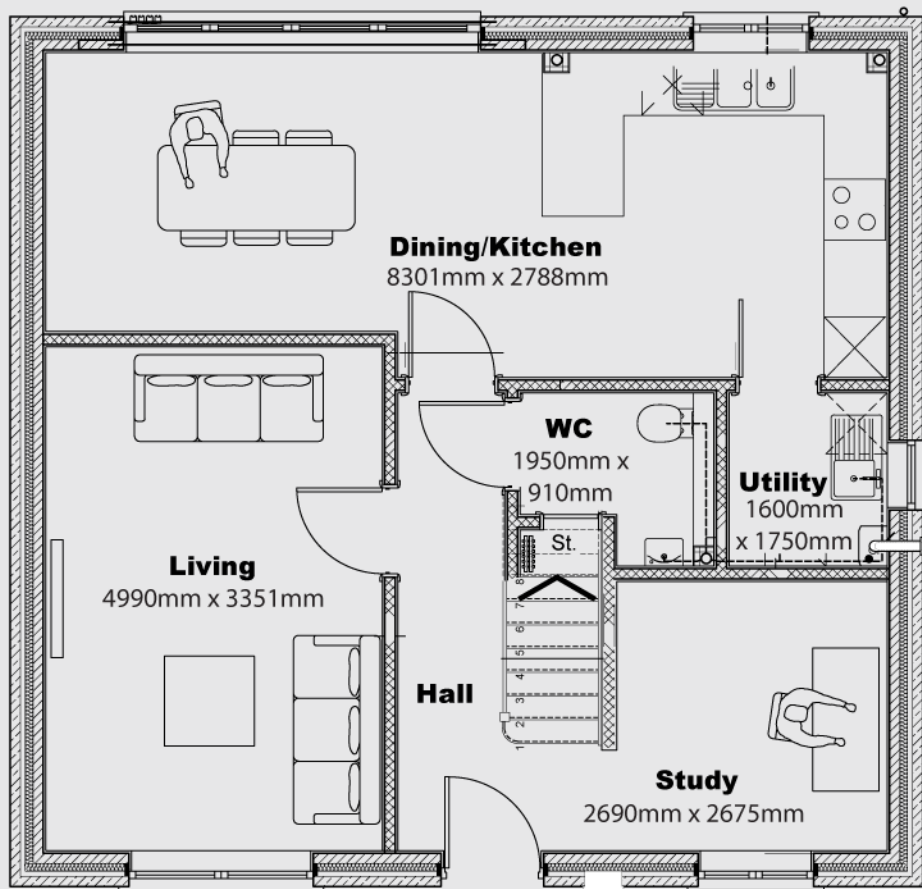
PLOT 50. MODERN 3-BEDROOM OPEN-PLAN SINGLE-STOREY HOME



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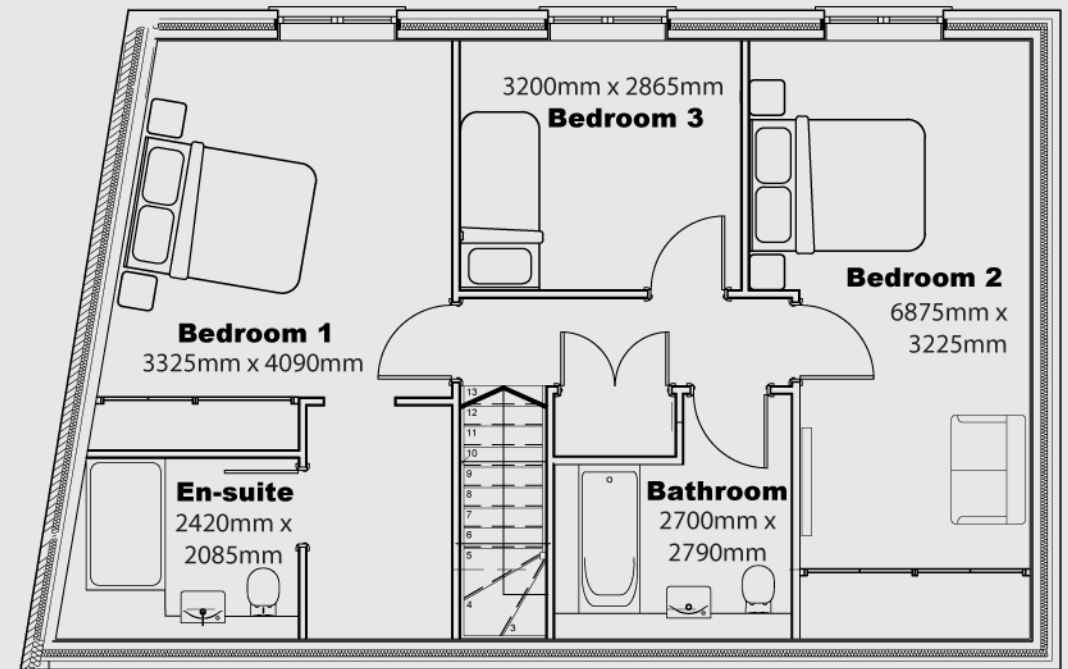
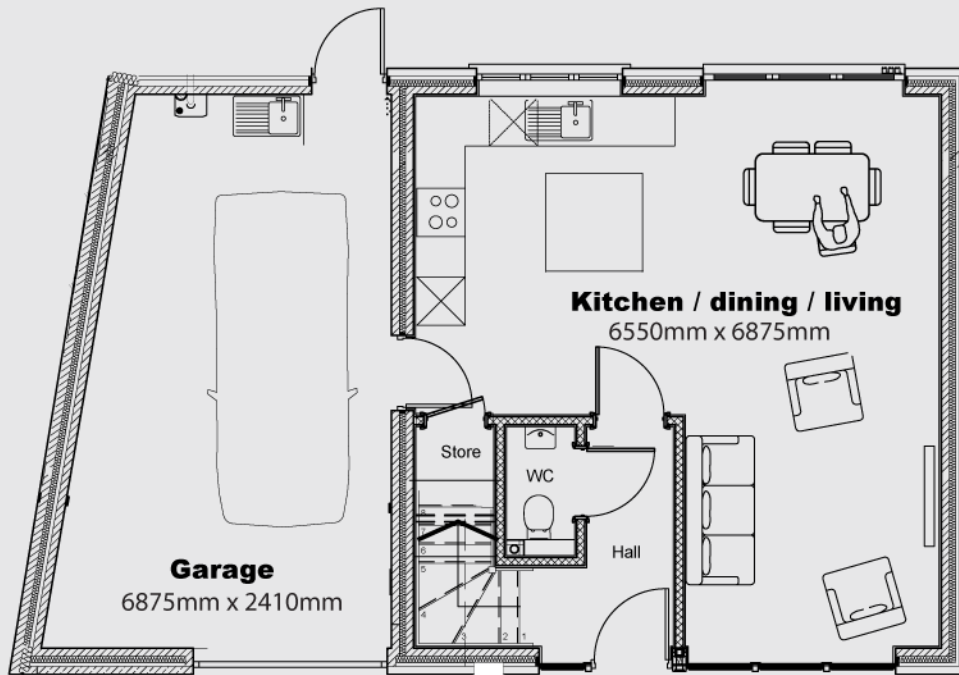
PLOT 51 & 53. SPACIOUS 3-BEDROOM DETACHED HOMES



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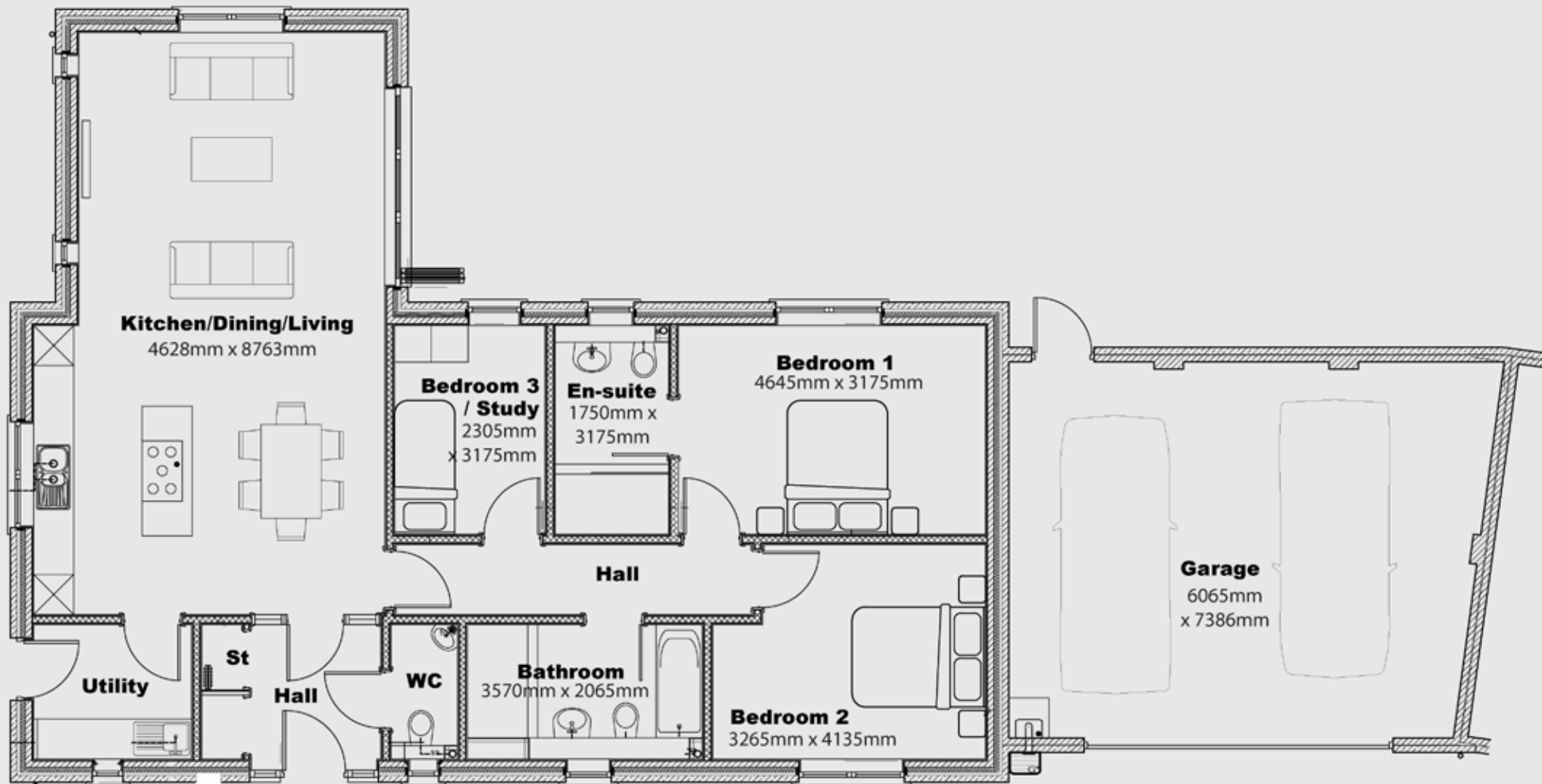
PLOT 52. BARN-STYLE 3-BEDROOM SEMI-DETACHED HOME



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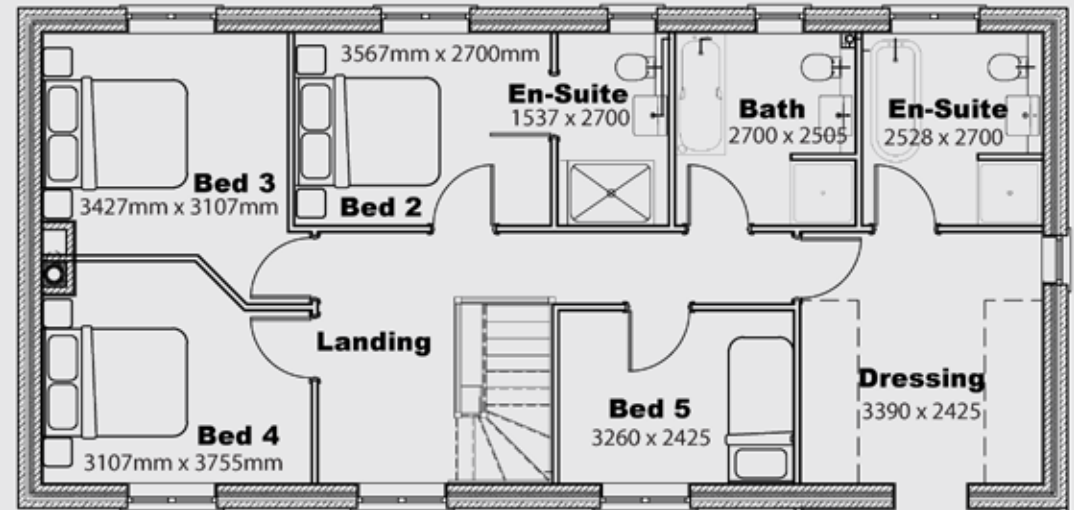
PLOT 55. MODERN 3-BEDROOM OPEN-PLAN SINGLE-STOREY HOME



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PLOT 57. LARGE 5-BEDROOM DETACHED HOME AND GREAT VIEWS



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QUALITY HOMES IN DESIRABLE LOCATIONS ACROSS YORKSHIRE



Specification.

Construction

Traditional Limestone cavity walls
Clay roof tiles
Quality Black cast iron effect UPVC guttering
Windows doors & Joinery
Munster Heritage cream UPVC windows
Internal solid four panel doors
Oak handrail with painted balustrades to stairs
stop chamfered
Moulded skirtings 169mm
Black Steel front door
Bi fold patio doors to rear gardens
75mm architraves
125mm ornate cornice to drawing room,
diningroom ,hallway, landing and master
bedroom

Kitchen

High Quality kitchens from Design House Studio
Five piece solid shaker style unit doors
Granite work tops with 100mm upstands in
kitchen with blackstone laminate to utility
Bosch Five burner gas hob
Bosch Double electric oven
Bosch 70/30 fridge freezer

Bosch integrated microwave
Bosch integrated dishwasher
Bosch extractor fan
1.5 bowl stainless steel sink
Chrome swan neck tap
Glass splashback to hob
Led under unit lighting
Soft closers to all unit doors and cutlery draw
insert

Electrical

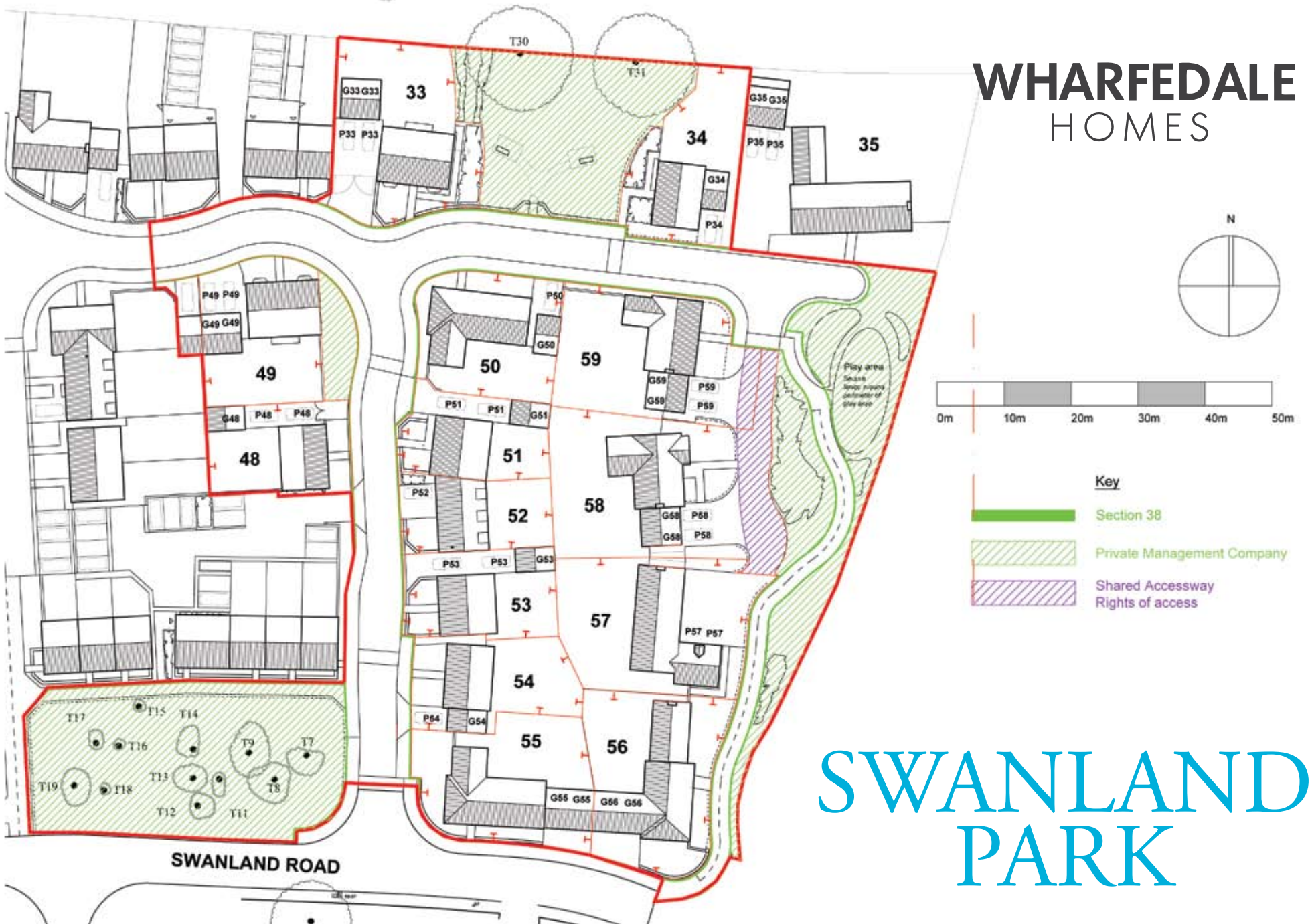
Integrated Alarm system
Smoke and heat detectors
Electric powered up and over wooden garage
door
Halogen downlighters to Kitchen and bathrooms
Power and lights to garage
Multiple TV and telephone points
TV ariel in loft space
Media plate to lounge
Solar PV system on selected properties

Other features

Dry stone walls to the fronts of some properties
Turfed gardens
1.8m timber boarded fence to rear garden
5 lever security locks to external doors
NHBC 10 year warranty
White sanitary ware
Chrome towel rails to all bathrooms
Underfloor heating to ground floor areas
Half tiled walls to bathrooms with full height to
showers
Tiled floors to Kitchen, utility, cloakroom and
bathrooms
Thermostatic showers
Outside tap to front and rear gardens
Semi pressurised hot water system
Thermostatic valves to radiators
Gas central heating
Loft ladder access where appropriate



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