



Welcome to Cotchett Village

AVANT
homes

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Make your next step a reality

Looking for an amazing new home in Derbyshire? Then look no further. Cotchett Village offers a range of 3, 4 and 5 bedroom homes in Mickleover – all designed with style, comfort, and practicality in mind.

Each home features classic French doors, designer kitchens with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Whether you're taking your first steps on the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Mickleover combines a cosy village setting, with a range of shops, pubs and restaurants, and close proximity to both the stunning Derbyshire countryside and Derby city centre, making it the ideal location for commuters and families.

Our promise to you

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



Who we are.

We build affordable homes across the Midlands, Yorkshire, North West, North East and Scotland, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.





With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of likeminded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

So, if you're looking for your dream home, look no further.

Your buying journey

Here's a step by step guide through the exciting buying process.

Taking the first steps

Find your dream home on one of our 60 developments located in 8 different regions across the UK.

Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists or find your own chosen financial advisor.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We can recommend a solicitor or you can find your own.



Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.

Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.



Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

Final checks

We follow stringent processes to ensure we build a quality home. Once your home is build complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.



Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that owners of a new build home can save up to a staggering £2,200* a year on their energy bills.

No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate un-lived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.





Perfectly personalisable

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%* of new homes have an EPC rating of A-B, while only 4%* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%*.

*HBF Watt a Save Report, February 2023.

** Dependant on build stage, please ask your Sales Advisor for more details.

***Terms and conditions apply.

Living in Mickleover

Cotchett Village is a short distance from the centre of Mickleover, where you'll find shops, restaurants, cafes and more, including a Tesco superstore, Mickleover Library, and a number of schools.

Cotchett Village is minutes away from Derby Southern Bypass and the A50, which links to the M1 and offers easy access to cities like Nottingham and Leicester. Derby train station also runs regular services to Nottingham, Leicester, Sheffield, and London.



Just 14 minutes from Mickleover is the city of Derby, with amazing shopping, restaurants, and activities, as well as rich cultural offerings, including numerous museums and Derby Theatre.

A short distance outside of Mickleover, there's Mercia Marina, the largest inland marina in Europe, and Kedleston Hall, a magnificent national trust property and beautiful parkland. There are plenty of great days out for all the family near Cotchett Village.

Mickleover also offers a variety of different parks and outdoor spaces, including Mickleover Meadows, which features a BMX track. There's also Mickleover Golf Club and Mickleover Sports Club for sports fans and those looking for further outdoor activities.

There are several great schools in Mickleover, including Mickleover Primary School, Brookfield Primary School, and Ravensdale Junior School for younger children and Murray Park Community School and Littleover Community School for older kids. Derby is also home to the University of Derby for those looking to go into further education.



Development plan



THE BILDON

3 bedroom home



THE FERNLEE

3 bedroom home



THE LEYBURN

3 bedroom home



THE MALTBY

3 bedroom home



THE OAKWOOD

3 bedroom home



THE RIPON

3 bedroom home



THE HORBURY

4 bedroom home



THE NETHERTON

4 bedroom home



THE RAMSBURY

4 bedroom home



THE THORNTON

5 bedroom home



THE AMERSHAM

5 bedroom home



THE APPLETON

5 bedroom home



THE BILBROUGH

5 bedroom home



THE DARLEY

5 bedroom home



SECTION 106 HOUSING



Sub Station



Bin Collection Point



Future Phase

CUSTOMER APPOINTMENT CENTRE

VIEWHOME

SHOWHOME

Play Area

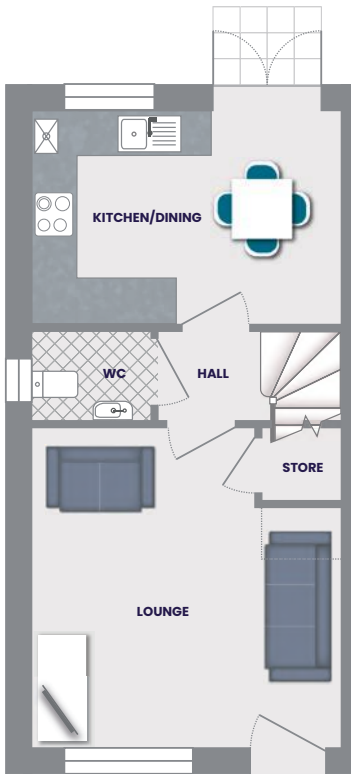
The Baildon



3 Bedroom

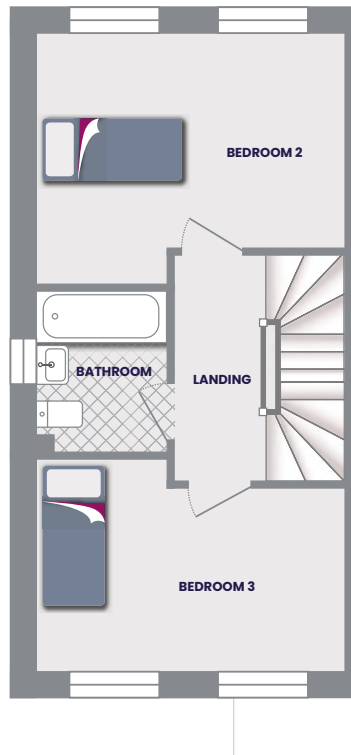


2 Bathroom



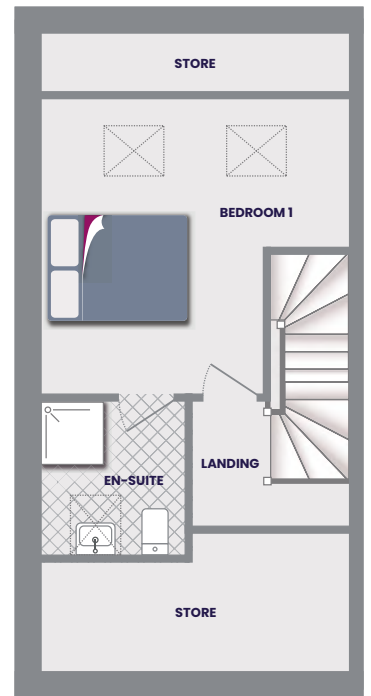
Ground Floor

Kitchen/Dining	3.99m x 2.76m	13' 1" x 9' 0"
Lounge	3.99m x 4.13m	13' 1" x 13' 6"
WC	1.56m x 1.15m	5' 1" x 3' 9"
Store	1.01m x 0.94m	3' 3" x 3' 1"



First Floor

Bedroom 2	3.99m x 3.22m	13' 1" x 10' 6"
Bedroom 3	3.99m x 2.74m	13' 1" x 8' 11"
Bathroom	1.70m x 2.07m	5' 6" x 6' 9"



Second Floor

Bedroom 1	3.99m x 4.09m	13' 1" x 13' 5"
En-Suite	1.88m x 1.99m	6' 2" x 6' 6"

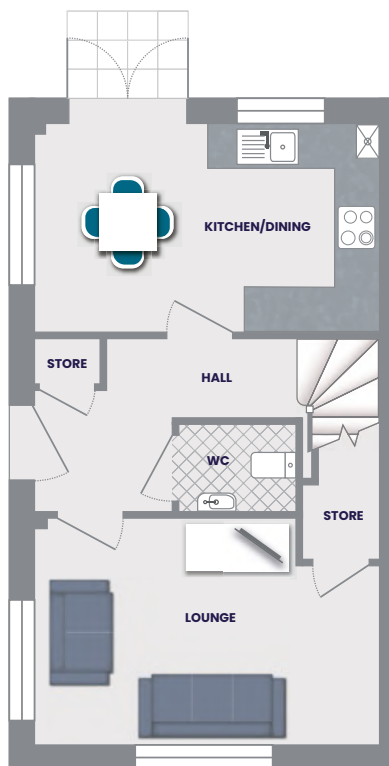
The Fernlee



3 Bedroom

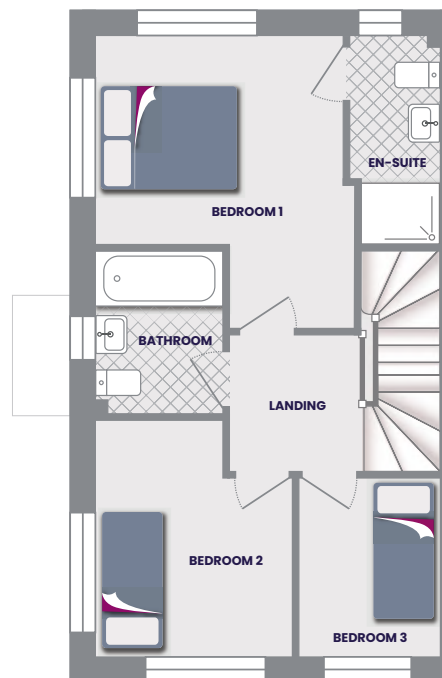


2 Bathroom



Ground Floor

Hall	3.60m* x 1.04m**	11' 9" x 3' 4"***
Kitchen/Dining	4.57m x 2.76m	14' 11" x 9' 0"
Lounge	4.57m* x 3.01m*	14' 11" x 9' 10"*
WC	1.55m x 1.15m	5' 1" x 3' 9"
Store	1.01m x 1.00m	3' 3" x 3' 3"



First Floor

Bedroom 1	3.28m** x 2.77m**	10' 9"*** x 9' 1"***
En-Suite	1.20m x 2.76m*	3' 11" x 9' 0"*
Bedroom 2	2.60m* x 3.13m*	8' 6" x 10' 3"*
Bedroom 3	1.86m x 2.37m	6' 1" x 7' 9"
Bathroom	1.70m x 2.15m	5' 6" x 7' 0"

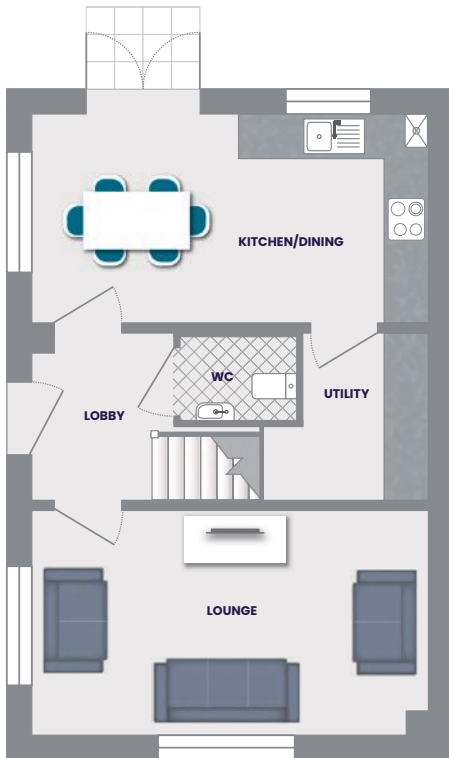
The Leyburn



3 Bedroom

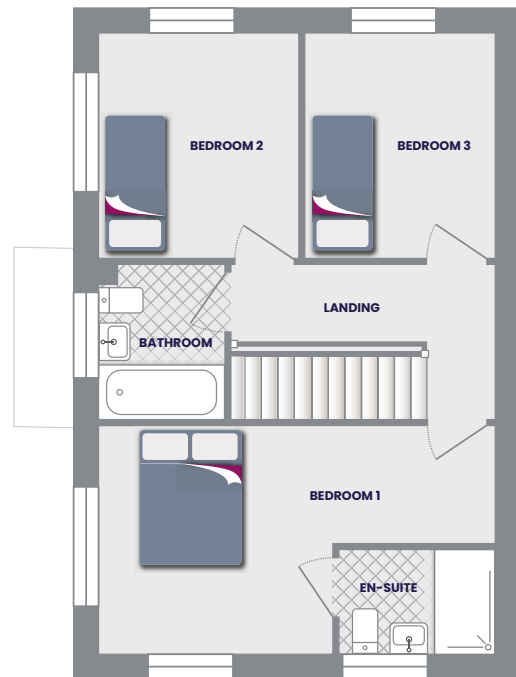


2 Bathroom



Ground Floor

Kitchen/Dining	5.31m x 2.79m	17' 5" x 9' 1"
Utility	1.69m x 2.21m	5' 6" x 7' 3"
Lounge	5.31m x 3m	17' 5" x 9' 10"
Lobby	1.89m x 2.21m	6' 2" x 7' 3"
WC	1.55m x 1.15m	5' 1" x 3' 9"



First Floor

Bedroom 1	5.3m* x 3.06m	17' 4"* x 10' 0"
En-Suite 1	2.09m x 1.4m	6' 10" x 4' 7"
Bedroom 2	2.72m x 2.98m	8' 11" x 9' 9"
Bedroom 3	2.5m x 2.98m	8' 2" x 9' 9"
Bathroom	1.7m x 2.07m	5' 6" x 6' 9"

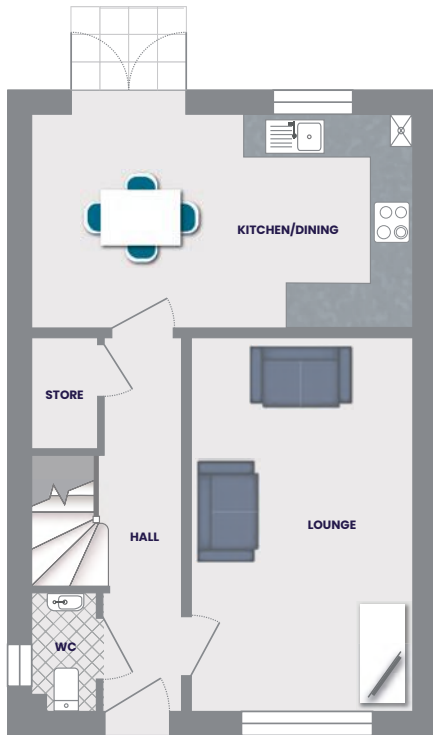
The Maltby



3 Bedroom

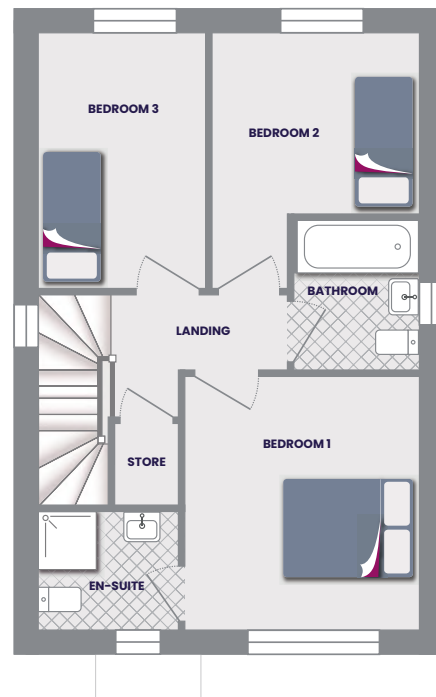


2 Bathroom



Ground Floor

Kitchen/Dining	5.31m x 2.97m	17' 5" x 9' 8"
Lounge	3.07m x 5.18m	10' 0" x 16' 11"
Hall	1.07m x 5.18m	3' 6" x 16' 11"
WC	0.92m x 1.65m	3' 0" x 5' 4"
Store	0.93m x 1.52m	3' 0" x 4' 11"



First Floor

Bedroom 1	3.25m x 3.52m	10' 7" x 11' 6"
En-Suite 1	1.96m x 1.66m	6' 5" x 5' 5"
Bedroom 2	2.88m x 3.55m*	9' 5" x 11' 7"*
Bedroom 3	2.33m x 3.55m	7' 7" x 11' 7"
Bathroom	1.7m x 2.08m	5' 6" x 6' 9"
Store	0.86m x 1.23m	2' 9" x 4' 0"

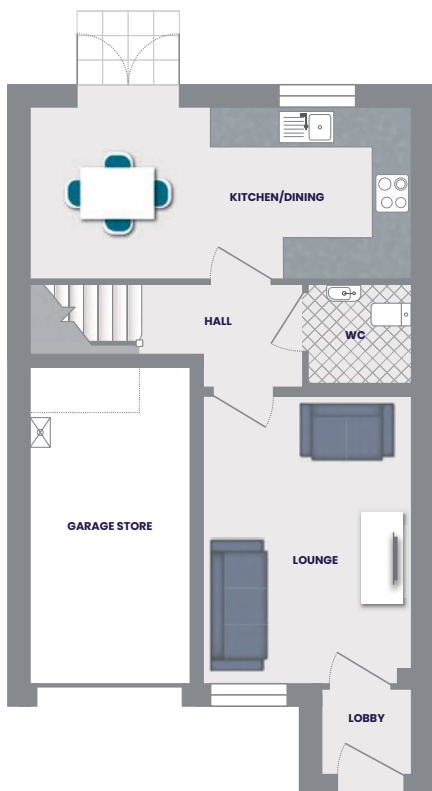
The Oakwood



3 Bedroom

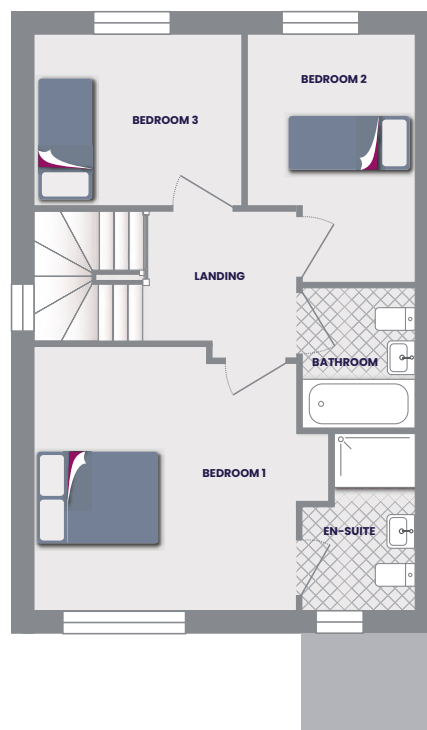


2 Bathroom



Ground Floor

Lobby	1.34m x 1.25m	4' 4" x 4' 1"
Kitchen/Dining	5.69m x 2.55m	18' 8" x 8' 4"
Lounge	3.09m x 4.27m	10' 1" x 14' 0"
Hall	2.22m x 1.51m	7' 3" x 4' 11"
WC	1.71m x 1.51m	5' 7" x 4' 11"
Garage	2.4m x 4.67m	7' 10" x 15' 3"



First Floor

Bedroom 1	3.91m x 3.92m*	12' 9" x 12' 10"
En-Suite 1	1.69m x 2.53m	5' 6" x 8' 3"
Bedroom 2	2.49m* x 3.69m	8' 2"* x 12' 1"
Bedroom 3	3.1m x 2.55m	10' 2" x 8' 4"
Bathroom	1.71m x 2.17m	5' 7" x 7' 1"

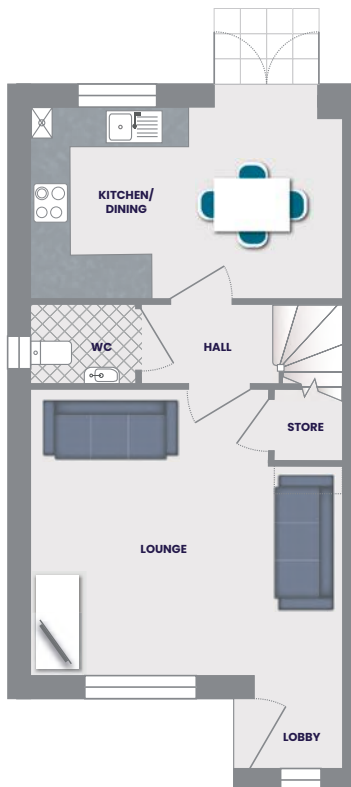
The Ripon



3 Bedroom

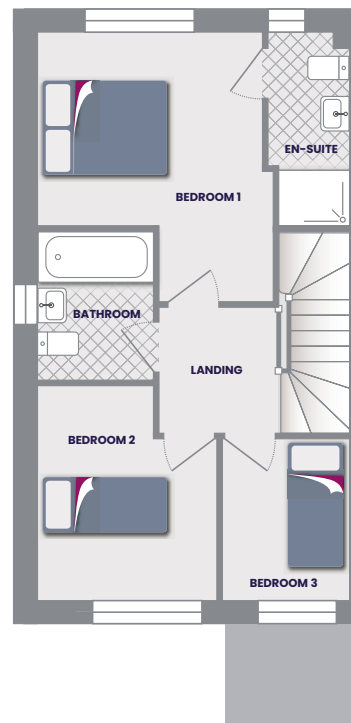


2 Bathroom



Ground Floor

Lobby	1.28m x 1.36m	4' 2" x 4' 5"
Kitchen/Dining	4.57m x 2.76m	14' 11" x 9' 0"
Lounge	4.57m* x 4.09m	14' 11"* x 13' 5"
Hall	1.9m x 1.15m	6' 2" x 3' 9"
WC	1.55m x 1.15m	5' 1" x 3' 9"
Store	1.01m x 1.02m	3' 3" x 3' 4"



First Floor

Bedroom 1	3.30m** x 2.77m**	10' 9"*** x 9' 1"***
En-Suite 1	1.17m x 2.76m*	3' 10" x 9' 0"
Bedroom 2	2.61m x 3.13m*	8' 6" x 10' 3"*
Bedroom 3	1.86m x 2.36m	6' 1" x 7' 8"
Bathroom	1.7m x 2.15m	5' 6" x 7' 0"

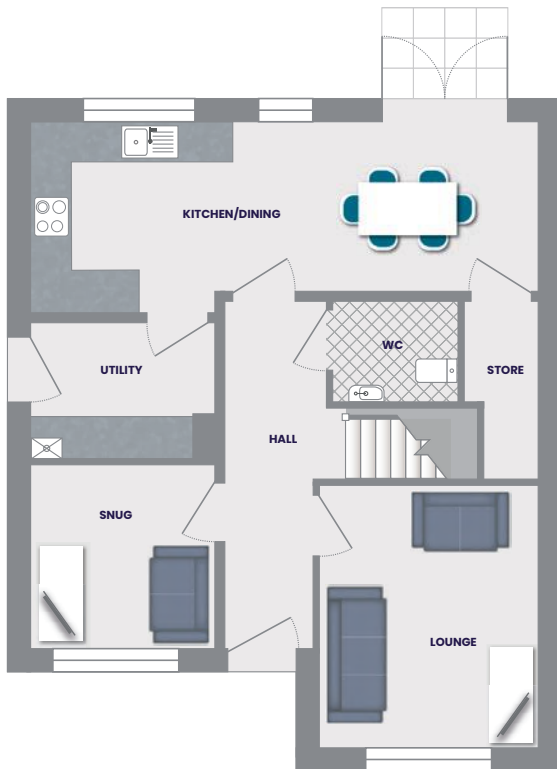
The Horbury



4 Bedroom

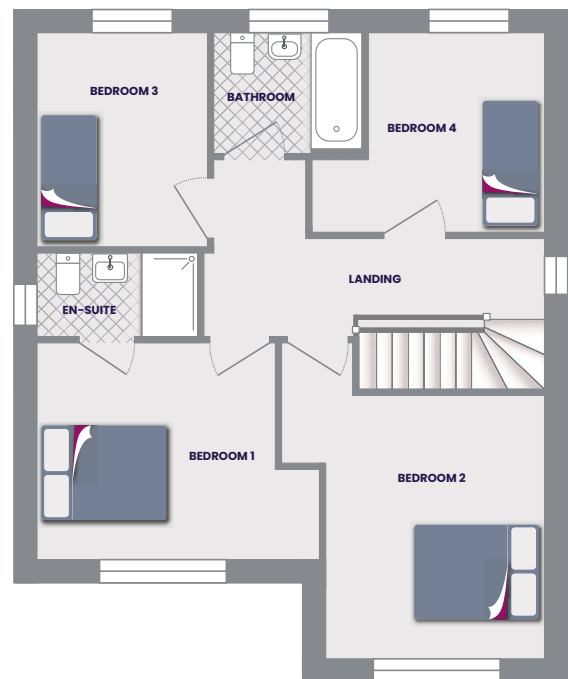


2 Bathroom



Ground Floor

Kitchen/Dining	7.32m x 2.45m**	24' 0" x 8' 0"***
Utility	2.66m x 1.97m	8' 8" x 6' 5"
Lounge	3.15m x 3.73m	10' 4" x 12' 2"
Snug	2.66m x 2.62m	8' 8" x 8' 7"
Hall	1.26m x 4.99m	4' 1" x 16' 4"
WC	1.8m x 1.45m	5' 10" x 4' 9"
Store	1.07m x 2.55m	3' 6" x 8' 4"



First Floor

Bedroom 1	3.41m** x 3.1m	11' 2"*** x 10' 2"
En-Suite 1	2.3m x 1.21m	7' 6" x 3' 11"
Bedroom 2	3.15m** x 3.73m	10' 4"*** x 12' 2"
Bedroom 3	2.43m x 3.09m	7' 11" x 10' 1"
Bedroom 4	2.53m** x 3.08m	8' 3"*** x 10' 1"
Bathroom	2.17m x 1.7m	7' 1" x 5' 6"

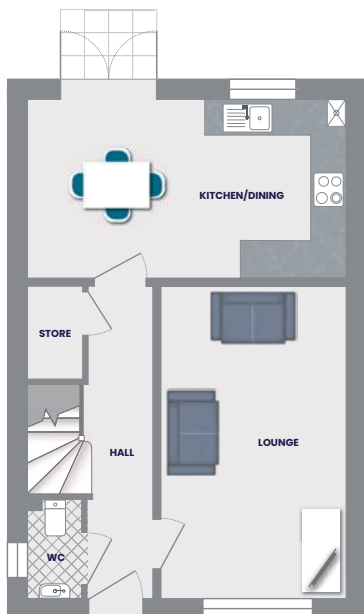
The Netherton



4 Bedroom

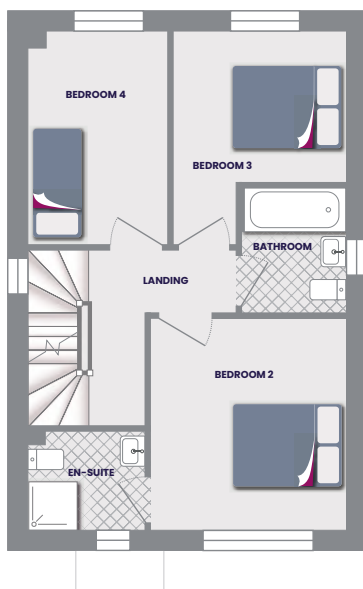


3 Bathroom



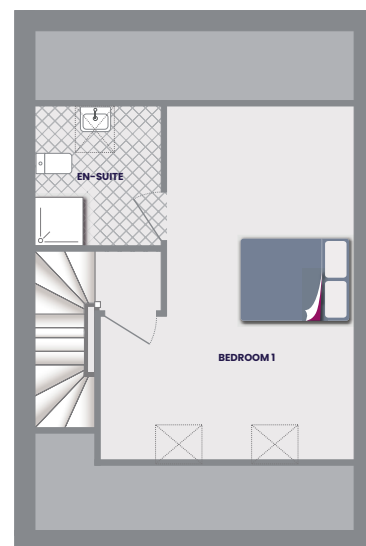
Ground Floor

Kitchen/Dining	5.31m x 2.97m	17' 5" x 9' 8"
Lounge	3.07m x 5.18m	10' 0" x 16' 11"
Hall	1.07m x 5.18m	3' 6" x 16' 11"
WC	0.92m x 1.65m	3' 0" x 5' 4"
Store	0.93m x 1.52m	3' 0" x 4' 11"



First Floor

Bedroom 2	3.25m x 3.52m	10' 7" x 11' 6"
En-Suite 1	1.96m x 1.66m	6' 5" x 5' 5"
Bedroom 3	2.88m x 3.55m*	9' 5" x 11' 7"*
Bedroom 4	2.33m x 3.55m	7' 7" x 11' 7"
Bathroom	1.7m x 2.08m	5' 6" x 6' 9"



Second Floor

Bedroom 1	3.09m** x 5.89m*	10' 1"*** x 19' 3"*
En-Suite	2.12m x 2.34m	6' 11" x 7' 8"

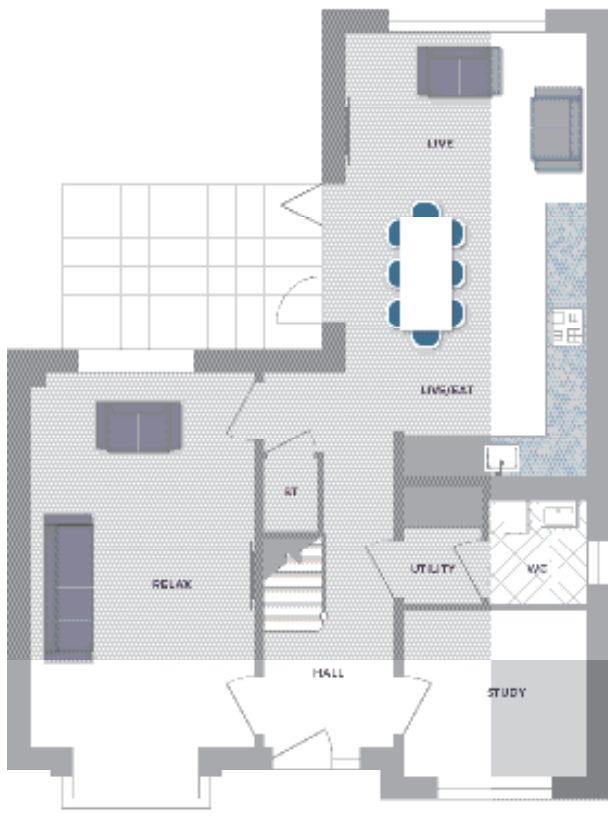
The Ramsbury



4 Bedroom



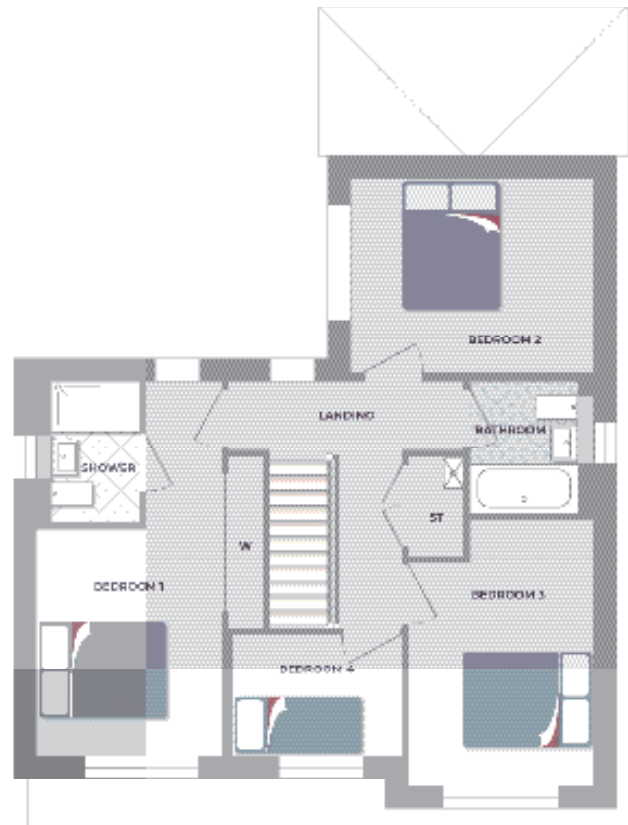
2 Bathroom



Ground Floor

Live	3.79m x 2.34m	12'5" x 7'8"
Live/Eat	3.79m x 4.01m	12'5" x 13'2"
Relax	3.54m x 6.71m†	11'7" x 22'0"†
Study	2.89m x 2.61m	9'6" x 8'7"
Utility	1.22m x 1.88m	4'0" x 6'2"
WC	1.57m x 1.65m	5'2" x 5'5"

† Including bay



First Floor

Bedroom 1	3.59m* x 5.92m*	11'9"* x 19'5"*
Shower	1.39m x 2.26m	4'7" x 7'5"
Bedroom 2	3.79m x 3.02m	12'5" x 9'11"
Bedroom 3	2.89m* x 4.17m*	9'6"* x 13'8"*
Bedroom 4	2.70m x 1.92m	8'10" x 6'3"
Bathroom	1.69m x 2.11m	5'7" x 6'11"

* Maximum dimension
** Minimum dimension

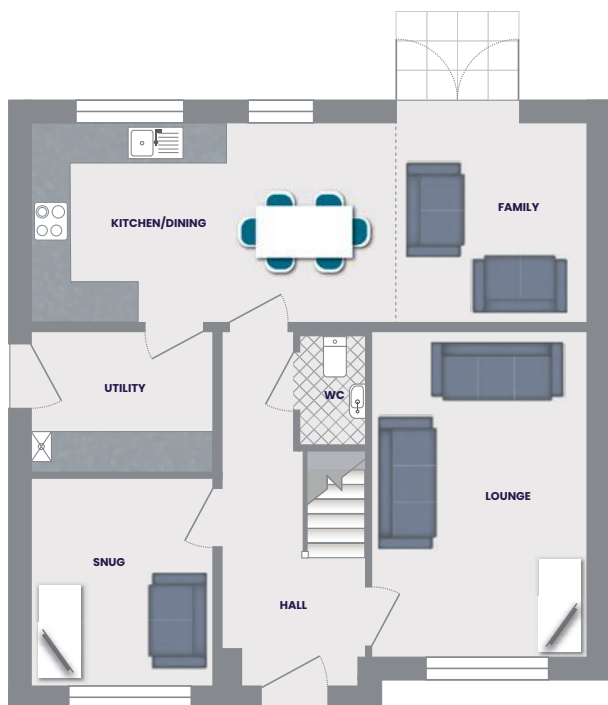
The Thornton



5 Bedroom

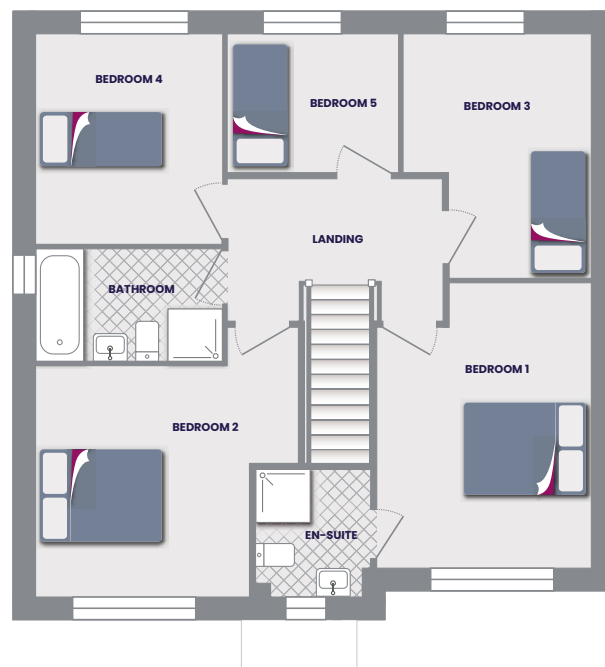


2 Bathroom



Ground Floor

Kitchen/Dining/Family	8.22m x 2.96m	26' 11" x 9' 8"
Utility	2.69m x 2.06m	8' 9" x 6' 9"
Lounge	3.18m x 4.76m	10' 5" x 15' 7"
Snug	2.69m x 3.07m	8' 9" x 10' 0"
Hall	2.11m x 5.21m	6' 11" x 17' 1"
WC	0.98m x 1.65m	3' 2" x 5' 4"



First Floor

Bedroom 1	3.18m* x 4.18m*	10' 5" x 13' 8"
En-Suite 1	1.6m x 1.89m	5' 2" x 6' 2"
Bedroom 2	3.24m** x 3.24m**	10' 7" x 10' 7"
Bedroom 3	2.77m* x 3.59m*	9' 1" x 11' 9"
Bedroom 4	2.76m x 3.19m	9' 0" x 10' 5"
Bedroom 5	2.5m x 2.06m	8' 2" x 6' 9"
Bathroom	2.76m x 1.7m	9' 0" x 5' 6"

The Appleton



5 Bedroom



3 Bathroom



Ground Floor

Kitchen/Dining/Family	9.68m x 3.60m	31' 9" x 11' 9"
Snug	3.31m x 3.34m	10' 10" x 10' 11"
Lounge	3.92m x 5.26m	12' 10" x 17' 3"
Utility	1.70m x 1.97m	5' 6" x 6' 5"
WC	1.51m x 1.97m	4' 11" x 6' 5"
Store	0.78m x 2.21m	2' 6" x 7' 3"
Hall	2.12m* x 5.25m	6' 11"* x 17' 2"



First Floor

Bedroom 1	3.42m x 4.29m	11' 2" x 14' 0"
En-Suite 1	2.86m x 1.70m	9' 4" x 5' 6"
Bedroom 2	3.98m x 3.31m	13' 0" x 10' 10"
En-suite 2	2.18m x 1.22m	7' 1" x 4' 0"
Bedroom 3	3.99m x 2.79m	13' 1" x 9' 1"
Bedroom 4	3.11m x 2.35m	10' 2" x 7' 8"
Bedroom 5	2.35m x 3.19m	7' 8" x 10' 5"
Bathroom	1.70m x 3.12m	5' 6" x 10' 2"
Store	0.76m x 1.04m	2' 5" x 3' 4"

The Bilbrough



5 Bedroom

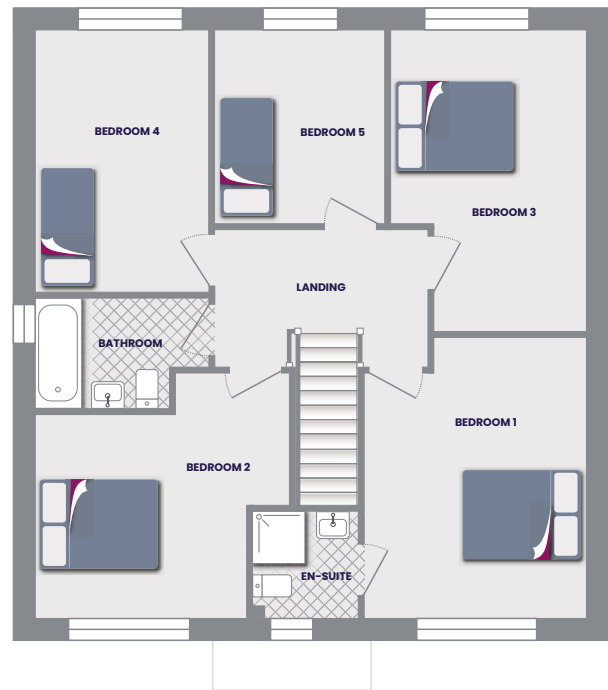


2 Bathroom



Ground Floor

Kitchen/Dining	8.44m x 3.85m	27' 8" x 12' 7"
Lounge	3.35m x 5.00m	10' 11" x 16' 4"
Hall	2.11m x 5.00m	6' 11" x 16' 4"
WC	0.97m x 1.67m	3' 2" x 5' 5"
Garage/Store	2.63m x 4.95m	8' 7" x 16' 2"



First Floor

Bedroom 1	3.41m x 4.37m	11' 2" x 14' 4"
En-Suite 1	1.81m x 1.66m	5' 11" x 5' 5"
Bedroom 2	3.04m** x 3.05m**	9' 11"*** x 10' 0"***
Bedroom 3	2.99m* x 4.51m*	9' 9"* x 14' 9"*
Bedroom 4	2.66m x 4.04m	8' 8" x 13' 3"
Bedroom 5	2.6m x 2.87m	8' 6" x 9' 4"
Bathroom	2.06m x 1.7m	6' 9" x 5' 6"

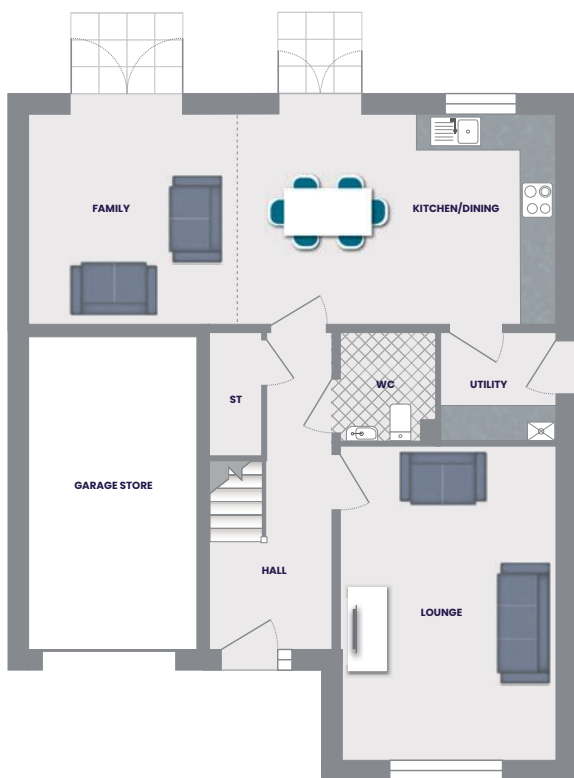
The Darley



5 Bedroom

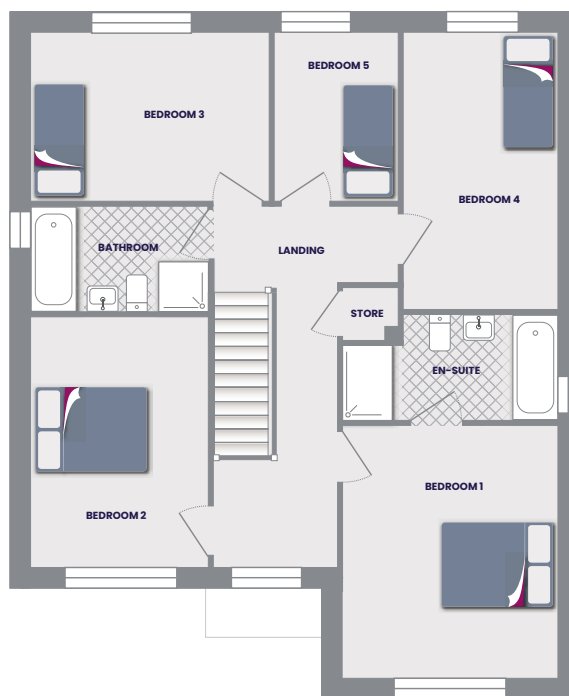


2 Bathroom



Ground Floor

Kitchen/Dining/Family	8.56m x 3.39m	28' 1" x 11' 1"
Utility	1.88m x 1.97m	6' 2" x 6' 5"
Lounge	3.49m x 4.87m	11' 5" x 15' 11"
Hall	1.94m* x 5.13m	6' 4"* x 16' 9"
WC	1.52m x 1.97m	4' 11" x 6' 5"
Garage Store	2.77m x 5.08m	9' 1" x 16' 8"



First Floor

Bedroom 1	3.5m x 4.07m	11' 5" x 13' 4"
En-Suite 1	3.50m* x 1.7m	11' 5"* x 5' 6"
Bedroom 2	2.88m x 3.8m	9' 5" x 12' 5"
Bedroom 3	3.87m x 2.81m	12' 8" x 9' 2"
Bedroom 4	2.5m x 4.47m	8' 2" x 14' 7"
Bedroom 5	1.97m x 2.81m	6' 5" x 9' 2"
Bathroom	2.88m x 1.84m	9' 5" x 6' 0"
Store	0.9m x 0.86m	2' 11" x 2' 9"

* Maximum dimension

** Minimum dimension



Specification

Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and walls finished in white emulsion throughout
- Heat, smoke and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

External features

- UPVC triple glazed french door to access rear garden
- Low maintenance black UPVC fascia
- UPVC triple glazed windows with locking system
- Front composite GRP door with sidelight* and multi-point locking system
- Driveway*
- Garage* including power and lights
- Allocated parking*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable
- Photovoltaic panels~
- Electric vehicle charging point

Main bedroom features

- Ensuite shower room^

*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.

~ Panel location and amount subject to plot location and orientation

^ Dependent on housetype



Bathroom features

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

Shower room features

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and a glass door with chrome trim
- Full height tiling option to 3 sides of shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

WC features

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

**Ask your Sales
Advisor about
our Options
and Upgrades!**

Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Integrated fridge/freezer or undercounter fridge with icebox
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops



Electrical provisions

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

Housetype	Hall	Lounge	Kitchen/Dining	Utility	WC	Snug	Bedroom 1	Bedroom 2	Bedroom 3
Appleton	2	6	12 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Askham	2	6	8 + 5 appliances	n/a	-	n/a	6	n/a	n/a
Baildon	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Bilbury	2	4	10 + 5 appliances	n/a	-	n/a	6	4	4
Cadeby	2	6	8 + 5 appliances	4 + 1 appliance	-	n/a	6	4	4
Cookbury	2	6	10 + 5 appliances	n/a	-	n/a	6	4	4
Coverham	2	6	14 + 4 appliances	4 + 2 appliances	-	n/a	6		4
Dalton	2	6	8 + 5 appliances	4 + 1 appliance	-	n/a	6	4	4
Darwood	2	6	12 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Denbrough	2	4	6 + 5 appliances	n/a	-	n/a	6	n/a	n/a
Eastbeck	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Ferndale	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Horbeck	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Howesby	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Levisham	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Leyburn	2	6	8 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Maltby	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Mowbray	2	4	8 + 4 appliances	n/a	-	n/a	6	n/a	n/a
Netherton	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Oakdale	-	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Ripley	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Salbury	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Thirsk	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Thoresby	2	6	10 + 4 appliances	4 + 2 appliances	-	2	6	4	4
Walbrough	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Wentbury	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4

- no electrical sockets in this room
n/a this room is not part of this housetype
wc Downstairs Toilet
FF First Floor
SF Second Floor

Bedroom 4	Bedroom 5	Bathroom	Ensuite 1	Ensuite 2	FF Landing	SF Landing	Live/work	Garage
4	4	-	-	-	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	4	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
4	n/a	-	-	n/a	2	n/a	4	2
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	n/a	2	n/a	4	n/a
4	4	-	-	-	2	n/a	n/a	2
4	n/a	-	-	-	2	2	n/a	n/a
4	n/a	-	-	n/a	2	n/a	4	2
n/a	n/a	-	n/a	n/a	2	n/a	4	n/a
n/a	n/a	-	n/a	n/a	2	2	4	n/a
n/a	n/a	-	-	n/a	2	n/a	4	n/a
n/a	n/a	-	-	n/a	2	n/a	4	n/a
n/a	n/a	-	n/a	n/a	2	2	4	n/a
n/a	n/a	-	n/a	n/a	-	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	4	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	-	2	2	4	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
4	n/a	-	-	n/a	2	n/a	4	n/a
4	n/a	-	-	-	2	2	4	2
n/a	n/a	-	-	n/a	2	n/a	4	2



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Website: www.jlfs.co.uk

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Website: www.cbtcsolicitors.co.uk

ISON HARRISON

Phone: 0113 284 5091 | Email: propertynewbuild@ih.co.uk
Website: www.isonharrison.co.uk

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Website: www.watsonramsbottom.com



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