

# York Vale Gardens

H O W D E N





Thank you for your interest in York Vale Gardens, 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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Other developers build houses. We build homes.



# Howden

**Howden is a picturesque market town, boasting a rich history in the East Riding of Yorkshire.**

This attractive town of Howden flies the flag for the traditional Yorkshire image with captivating period buildings, narrow cobbled streets and a healthy community spirit.

The local area is everything you would want from a traditional town. Alongside the spectacular Georgian architecture, Howden is complemented by independent shops, charismatic tea rooms and a weekly market.

Living at York Vale Gardens, you will have convenient access to a variety of amenities such as a post office, Howden Medical Centre and excellent schooling options including Howden C of E Infant School, which is rated 'Good' by Ofsted. Howden Shire Hall is also a popular venue, hosting live music, theatre and comedy events along with the town's cinema.

On the outskirts of the town lies Howden Marsh, a scenic nature reserve which offers countryside walks and family picnic areas, as well as a lake and small islands which are recognised habitats for birds and wildlife.

Adjacent to the A63 and the M62, residents will be well-connected with great access to major towns and cities including Leeds, York and Hull. The nearby M18 also provides commuters with a favourable link to Sheffield. Howden railway station also offers a service to Selby, reaching destinations further afield such as London King's Cross and Manchester Piccadilly.



## SEEK COMFORT AT York Vale Gardens

With your best interests at heart, Harron Homes has selected the ideal setting for York Vale Gardens.

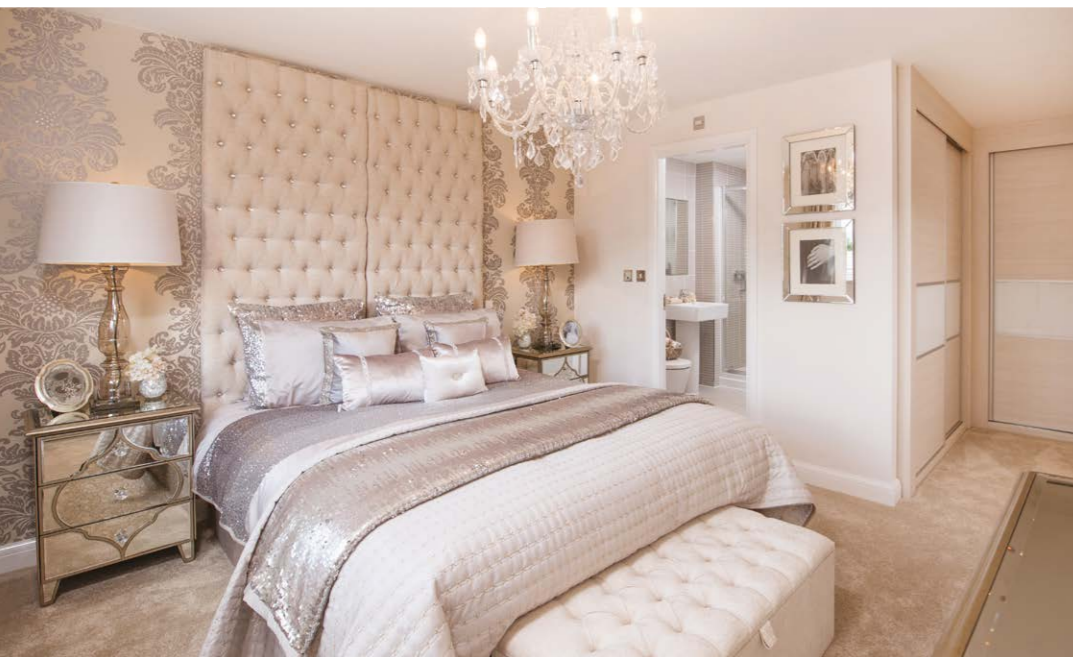
Located in the beautiful town of Howden, York Vale Gardens is a new community of three and four bedroom homes with each property showcasing the signature Harron Homes qualities.

Aside from strong transport links and a broad range of important amenities, Howden offers a relaxed lifestyle in a town with a wealthy heritage.

Aspirational homebuyers will see their expectations surpassed due to the considerate attention to detail devoted to the new homes. The properties possess the high standards Harron Homes is renowned for with comfortable living spaces, high specification kitchens and stylish bathrooms.

Each individual home at York Vale Gardens is complemented by exclusive and distinctive touches, ensuring your dream home will fill you with a reassuring feeling as soon as you set foot inside the property.





# '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 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.

## 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?



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



# Howden

## LOCAL AMENITIES

### SCHOOLS

#### Howden C Of E Infant & Junior School

Hailgate  
Howden  
Goole  
DN14 7SL  
Infant: 01430 430767  
Junior: 01430 430385

#### Howden School and Technology College

Derwent Road  
Howden  
DN14 7AL  
01430 430448

### HOSPITALS

#### Goole & District Hospital

Woodland Avenue  
Goole  
DN14 6RX  
01405 720720

#### The New Selby War Memorial Hospital

Doncaster Rd  
Selby  
North Yorkshire  
YO8 9BX  
01904 724300

### DOCTORS

#### Howden Medical Centre

Pinfold Street, Howden  
DN14 7DD  
01430 430318

#### Bartholomew Medical Group

Goole Health Centre  
Woodland Avenue  
Goole  
DN14 6RU  
01405 767711

### DENTISTS

#### B & R Dental Care

2 Marsh End  
Howden,  
DN14 7DF  
01430 431553

#### City Health Dental – Goole

Goole Hospital  
Woodlands Avenue  
Goole  
DN14 6RU  
01405 752902

#### Park Street Dental Practice

18 Park Street  
Selby  
North Yorkshire  
YO8 4PW  
01757 706829

### AIRPORT

#### Doncaster Sheffield Airport

First Avenue  
Doncaster  
DN9 3RH  
01302 625050

### TRAIN STATIONS

#### Howden Train Station

Station Road  
Howden  
Goole  
DN14 7LD  
0800 200 6060

#### Goole Station

Boothferry Road  
Goole  
East Riding of Yorkshire  
DN14 5DD  
0808 156 1606



Airport 25 miles

Dentist 4.3 miles

Hospital 3.9 miles

Train Station 1.1 miles

Doctor 0.5 mile

School 0.3 miles

York Vale Gardens  
HOWDEN

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H O W D E N



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## Harron Homes Yorkshire

Colton House  
Temple Point  
Bullerthorpe Lane  
Leeds  
LS15 9JL

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0113 204 4670

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

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