



BRIDGEWELL
SPOFFORTH

MAKE A HOME IN YORKSHIRE YOURS



S P A C E

H O M E S

Here at Space Homes, we know just how hard buying a house can be. Finding the perfect place to call home requires many big decisions to be made. The process can seem very daunting at times, particularly for our first-time buyers. This is why we are so committed to making your journey as smooth as possible while improving your move.

We are a Yorkshire based developer, so we have dedicated our time to getting to know our customers. We recognise the areas people want to live, and we use this to build high quality homes across the Yorkshire region.

With a reputation you can trust, we offer a wide range of buying options to suit every customer's needs. Whatever your situation may be, we are committed to helping you find the perfect space and deciding on the best way to buy.



Introducing Bridgewell, a collection of 2, 3 and 4 bedroom homes located in the beautiful village of Spofforth.

Living in the heart of Spofforth offers a country living feel, surrounded by open park land with Stockeld Park just a short drive away. Bridgewell is perfect for those who love to walk and explore. English Heritage site, Spofforth Castle is within walking distance and the historical town of Harrogate easily accessible by car, with plenty of bars, restaurants and shops.

Spofforth is perfectly positioned for growing families with several schools close by.



BRIDGEWELL



Homes at Bridgewell are available with Shared Ownership, which is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 35% and 75% and make a small monthly rent payment for the remaining share that we retain.

You can purchase additional shares as and when you can afford it, this is called 'staircasing'. There are no timescales or deadlines on when you must staircase however, the more shares you purchase, the lower your monthly rent payments become.

You are eligible for Shared Ownership if:

- You have a household income of less than £80,000
- You have no ties to any other properties on completion
- You are unable to buy on the open market

BENEFITS TO BUYING NEW

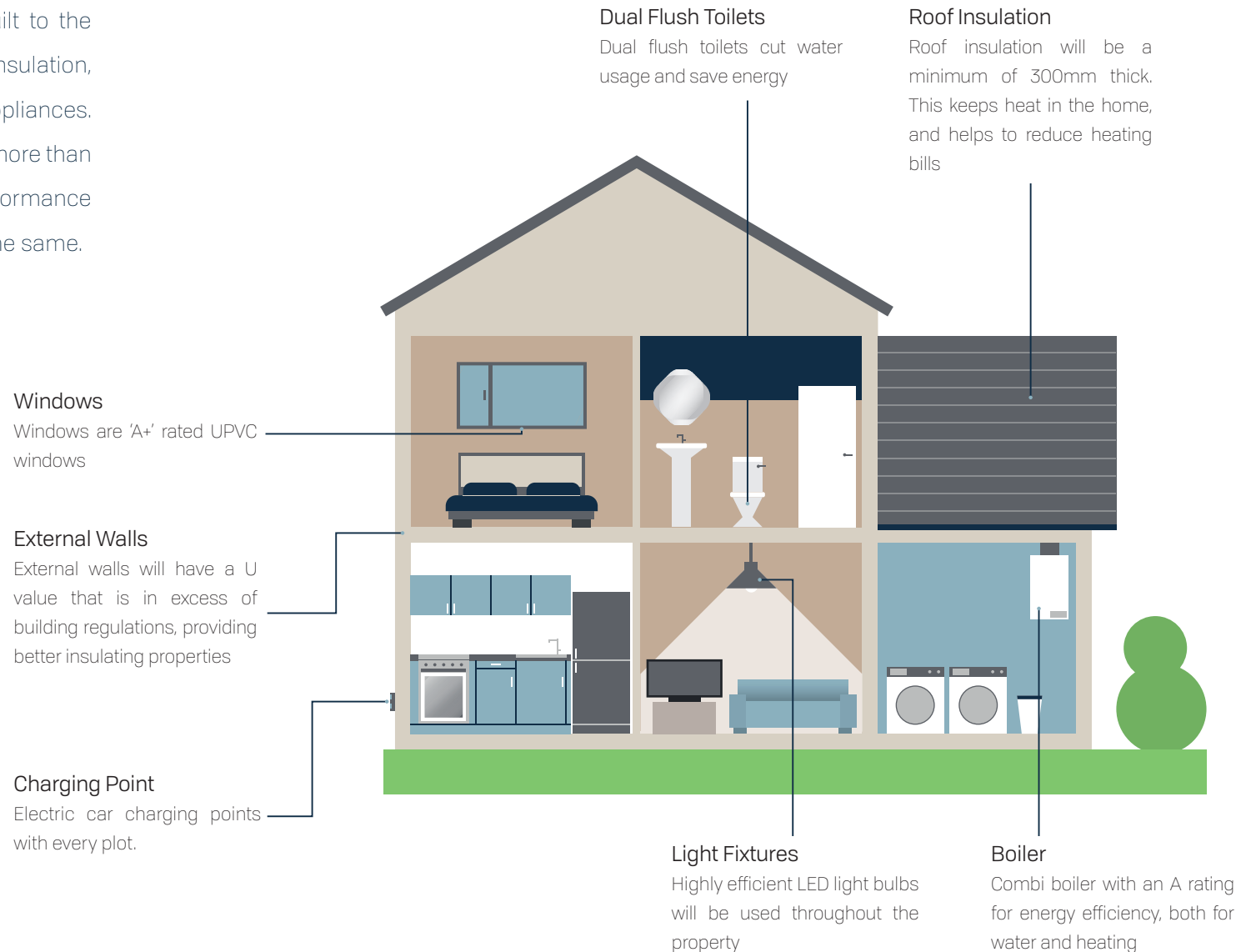
Cheaper and Greener

New-build homes are substantially cheaper to run than many existing properties. They are built to the latest environmental standards, with better insulation, more efficient heating systems and better appliances. According to the Home Builders Federation, more than 80% of new-builds have an A or B energy performance rating, while only 2.2% of older homes have the same.

A and B are the top classifications available, meaning that they are of the highest standards in terms of energy efficiency. This is a huge benefit to buying new, not only for keeping energy bills low but for also doing our bit to protect the environment

Peace of mind

Our homes come with an LABC 10-year warranty. For more information on your new homes warranty, please speak with your sales consultant.





HOW IT WORKS

£268,950

You can choose to step up to 100% share after 1 year

SHARED OWNERSHIP

Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 30% and 75% and make a small monthly rent payment for the remaining share.

Eligibility Criteria:

- A household income less than £80,000
- No ties to any other properties on completion
- You are unable to buy on the open market

The Advantages:

- Buy as much as you can afford
- Get out of the renting cycle
- Purchase without needing a large deposit
- Benefit from increases in value when you sell

100% SHARE

75% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£201,712	£10,085*	£154.08

50% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£134,475	£6,723.75*	£308.17

35% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£94,132.50	£4,706.62*	£400.62

*5% Deposit based upon mortgage lender. Breakdown is an example of a full market value of £268,950. For more information on service charge, please speak with our sales consultant.

THE BIRKDALE

A two bedroom semi-detached home



Open Plan Kitchen / Diner
Dining Area French Doors
Ground Floor WC Storage

The Birkdale Collection

Plots 17*, 24*, 25*

*Local Connection Required

GROUND FLOOR

Kitchen / Diner

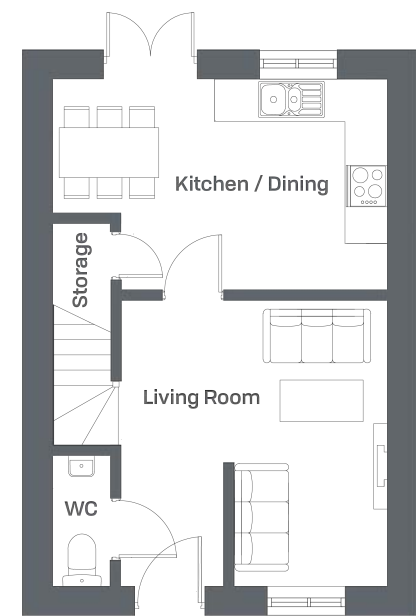
4.89m x 3.11m / 16'0" x 10'2"

Living Room

3.91m x 4.27m / 12'8" x 14'0"

WC

0.91m x 1.94m / 2'9" x 6'5"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

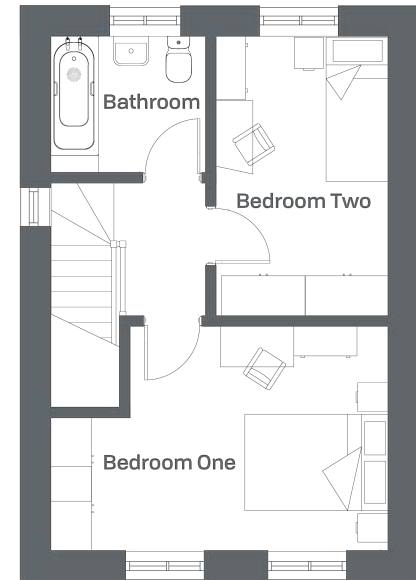
4.89m x 3.26m / 16'0" x 10'6"

Bedroom 2

2.53m x 4.05m / 8'3" x 13'2"

Bathroom

1.35m x 2.01m / 4'4" x 6'5"



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE LITTONDALE

A semi-detached two bedroom home



Open Plan Kitchen / Diner

Dining Area French doors

Ground Floor WC

Two Double Bedrooms

The Littondale Collection

Plots 16*, 65*, 72*

*Local Connection Required

GROUND FLOOR

Kitchen / Diner

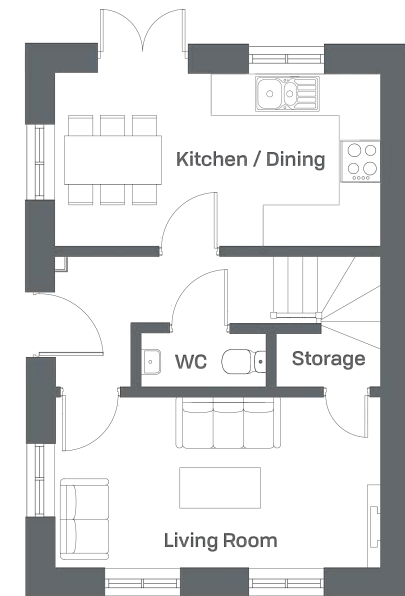
4.89m x 2.62m / 16'0" x 8'5"

Living Room

4.89m x 2.62m / 16'0" x 8'5"

WC

1.91m x 0.85m / 6'2" x 2'7"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

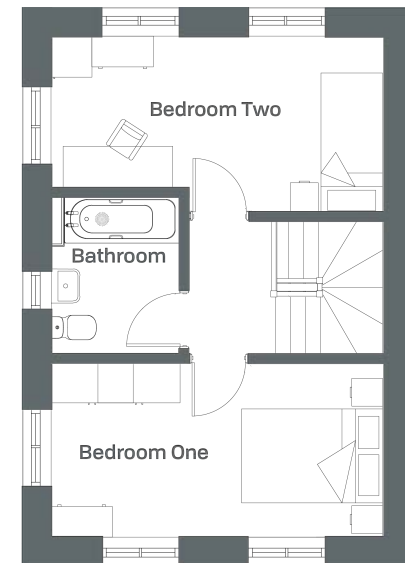
4.89m x 2.6m / 16'0" x 8'5"

Bedroom 2

4.89m x 2.27m / 16'0" x 7'4"

Bathroom

2m x 2.37m / 2'9" x 7'7"



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THE STONESDALE

A semi-detached three bedroom home



Open Plan Kitchen / Diner

Breakfast Bar

Dining Area French Doors

Ground floor WC

Two Double Bedrooms

The Stonesdale Collection

Plots 1, 2, 12, 13, 14, 23, 32, 33, 42, 43, 45, 46, 48, 49, 68, 69

GROUND FLOOR

Kitchen / Diner

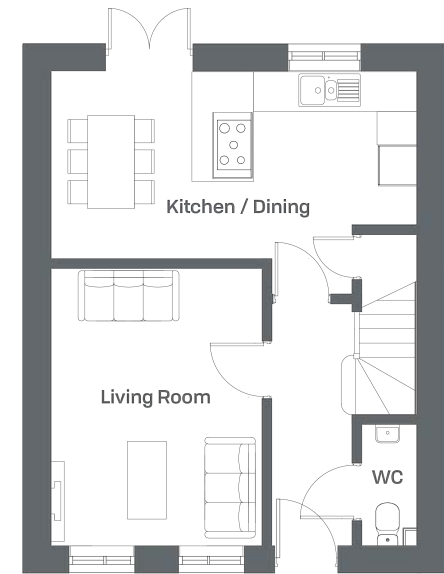
5.68m x 2.97m / 18'6" x 9'7"

Living Room

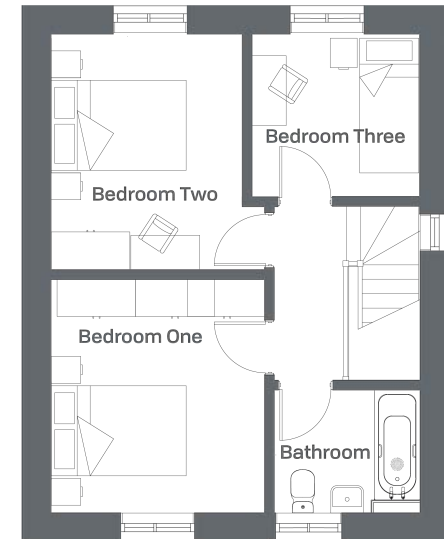
3.31m x 4.34m / 10'8" x 14'2"

WC

0.91m x 1.94m / 2'9" x 6'5"



GROUND FLOOR



FIRST FLOOR

Bedroom 1

3.32m x 3.63m / 10'8" x 11'9"

Bedroom 2

3.32m x 3.68m / 10'8" x 12'0"

Bedroom 3

2.63m x 2.57m / 8'6" x 8'4"

Bathroom

2.29m x 1.94m / 7'5" x 6'3"

FIRST FLOOR

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THE FOSSDALE

A semi-detached three bedroom home



Open Plan Kitchen / Diner

Dining Area French Doors

Breakfast Bar

Master Bedroom En-Suite

The Fossdale Collection

Plots 10, 11, 34, 35

GROUND FLOOR

Kitchen / Diner

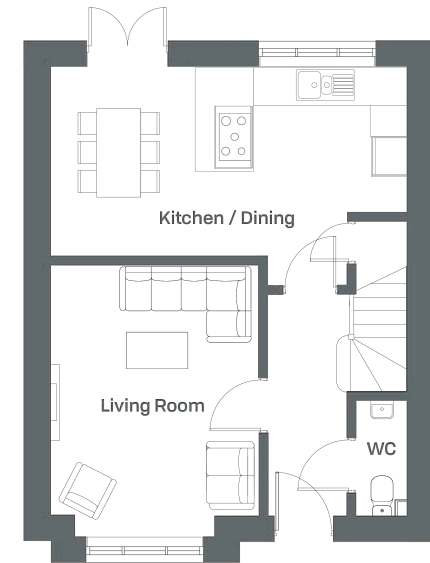
5.92m x 3.13m / 19'4" x 10'3"

Living Room

3.58m x 4.17m / 11'7" x 13'6"

WC

0.91m x 1.94m / 2'9" x 6'5"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

3.56m x 3.29m / 11'7" x 10'7"

En-Suite

2.2m x 1.23m / 7'2" x 4'0"

Bedroom 2

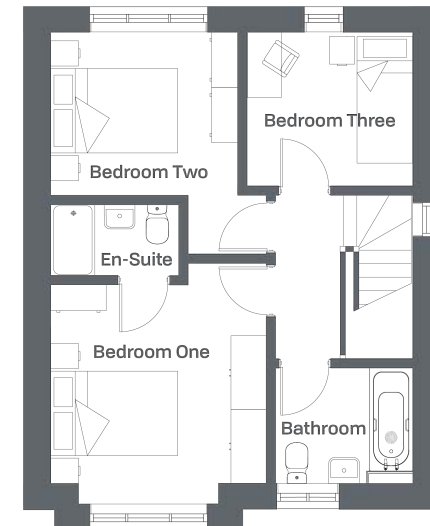
3m x 2.72m / 9'8" x 8'9"

Bedroom 3

2.76m x 2.57m / 9'0" x 8'4"

Bathroom

2.29m x 1.94m / 7'5" x 6'3"



FIRST FLOOR

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THE GARSDALE

A semi-detached and detached three bedroom home



Open Plan Kitchen / Diner

Utility Room

Living Room French Doors

Master Bedroom En-Suite

The Garsdale Collection

Plots 3, 4, 15, 26, 38*, 47, 66*

*Local Connection Required

GROUND FLOOR

Kitchen / Diner

3.44m x 4.44m / 11'2" x 14'5"

Utility Room

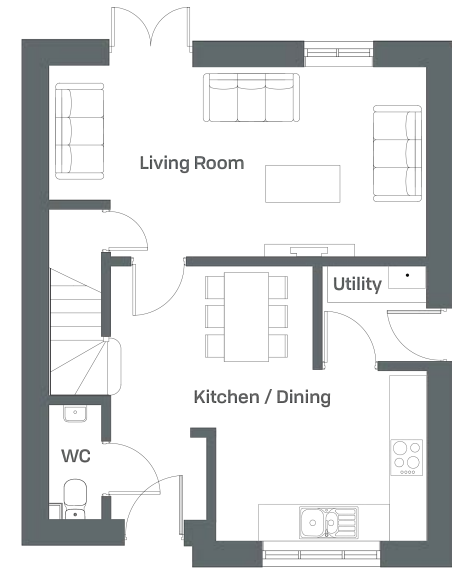
1.71m x 1.61m / 5'6" x 5'2"

Living Room

6.15m x 3.14m / 20'1" x 10'3"

WC

0.91m x 1.94m / 2'9" x 6'5"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

3.8m x 3.63m / 12'4" x 11'9"

En-Suite

2.35m x 1.23m / 7'7" x 4'0"

Bedroom 2

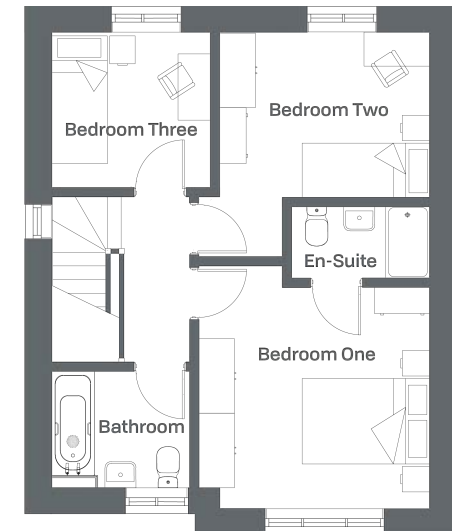
3.45m x 2.72m / 11'3" x 8'9"

Bedroom 3

2.63m x 2.57m / 8'6" x 8'4"

Bathroom

2.24m x 1.94m / 7'3" x 6'5"



FIRST FLOOR

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THE SILVERDALE

A detached four bedroom home



Integral Garage

Open Plan Kitchen / Diner

Dining Area French Doors

Three Double Bedrooms

Master Bedroom En-Suite

The Silverdale Collection

Plot 21

GROUND FLOOR

Kitchen / Diner

5.92m x 3.51m / 19'4" x 11'5"

Living Room

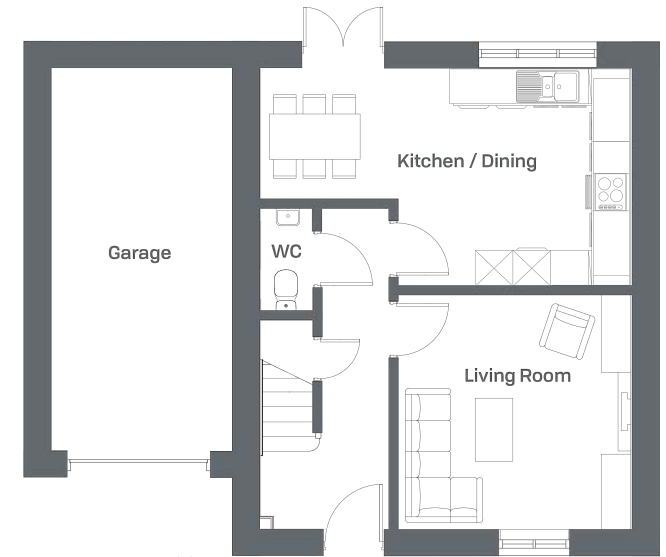
3.75m x 3.81m / 12'3" x 12'5"

WC

0.88m x 1.7m / 2'8" x 5'5"

Garage

3.02m x 6.15m / 9'9" x 20'1"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

3.65m x 3.9m / 11'9" x 12'7"

En-Suite

2.2m x 1.48m / 7'2" x 4'8"

Bedroom 2

3.37m x 3.41m / 11'0" x 11'1"

Bedroom 3

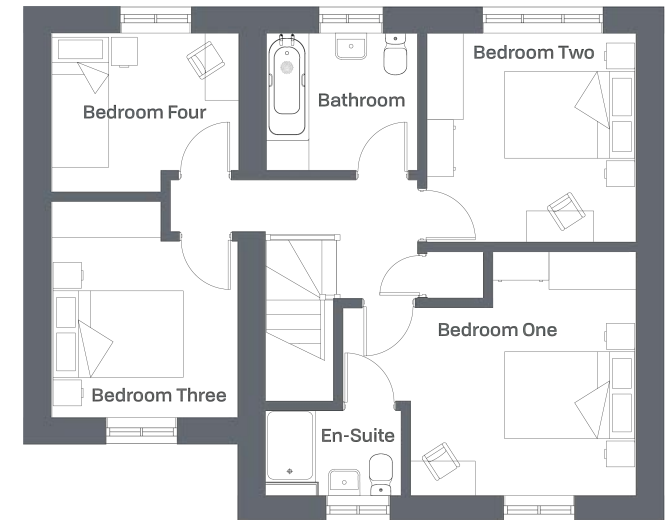
3.02m x 3.49m / 9'9" x 11'4"

Bedroom 4

3.02m x 2.58m / 9'9" x 8'4"

Bathroom

2.48m x 2.24m / 8'1" x 7'3"



FIRST FLOOR

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SITE PLAN

- THE BIRKDALE
- THE LITTONDALE
- THE STONESDALE
- THE FOSSDALE
- THE GARSDALE
- THE SILVERDALE

S P A C E

H O M E S

BRIDGEWELL

MASSEY FOLD
SPOFFORTH, HG3 1WG

0345 366 4407

ENQUIRIES@SPACEHOMES.CO.UK

WWW.SPACEHOMES.CO.UK

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