



# CASTLE VIEW COURT

AN EXCLUSIVE DEVELOPMENT OF 4 HIGH-QUALITY HOMES  
IN SHERIFF HUTTON, YORK, NORTH YORKSHIRE



**WHARFEDALE**  
HOMES

HIGH-SPECIFICATION HOMES IN  
DESIRABLE LOCATIONS ACROSS YORKSHIRE

# WELCOME TO CASTLE VIEW COURT IN SHERIFF HUTTON

Castle View Court offers a stunning collection of 4 luxury new homes built to exacting standards with high-specification internal and external features.

Located in the quintessential North Yorkshire village of Sheriff Hutton, near York, Castle View Court is walking distance from the bustling village centre with its many amenities as well as being just 10 miles from the historic city of York.

Castle view Court is built by Wharfedale Homes; a specialist local housebuilder with 30 years experience building high-quality new houses in desirable countryside locations across Yorkshire.





# LIVING IN SHERIFF HUTTON

## HISTORY

This charming North Yorkshire village is steeped in history, the 14th Century castle built by John Neville later became home to the infamous Richard III. The castle eventually fell into ruin and the spectacular ruins dominate the vista from each of the plots at Castle View Court. St Helen's Church dates from Norman times and the medieval stocks are still in place on the village green.

## LOCATION

Sheriff Hutton is on the cusp of the Howardian Hills and close to the North York Moors. The village is conveniently located just 10 miles north of York and 10 miles from Malton. It is also close to the A64 York-Scarborough road making it an ideal commuter village with access to nearby towns and cities.

## SCHOOLS

The village boasts a primary school (Ofsted rated 'good'), as well as access to the outstanding Outwood Academy, a secondary school located 10 miles away in the market town of Easingwold.

## TRANSPORT LINKS

**Bus:** Regular services to York and Malton  
**Rail:** Network easily accessed from York  
**Airport:** Leeds Bradford International Airport

## COMMUNITY

Sheriff Hutton is a peaceful rural village with a strong community spirit. The village benefits from a village shop and post office, a popular and traditional pub and deli/coffee shop specialising in local produce. There are also numerous sporting and community activities including tennis, cricket, badminton, yoga and Pilates as well as a gardening club and a pre-school playgroup and toddler group to name but a few.

## PLACES TO VISIT

Sheriff Hutton is in a fantastic location with great access to the city, the coast and the beautiful Yorkshire countryside. The historic city of York is just a few miles away and the North York Moors with the coastal towns of Bridlington and Filey within easy reach. The market town of Malton, with its fantastic local food markets is only 8.5 miles away whilst Castle Howard is less than 6 miles away. There are also many lovely countryside walks around the village and surrounding area.



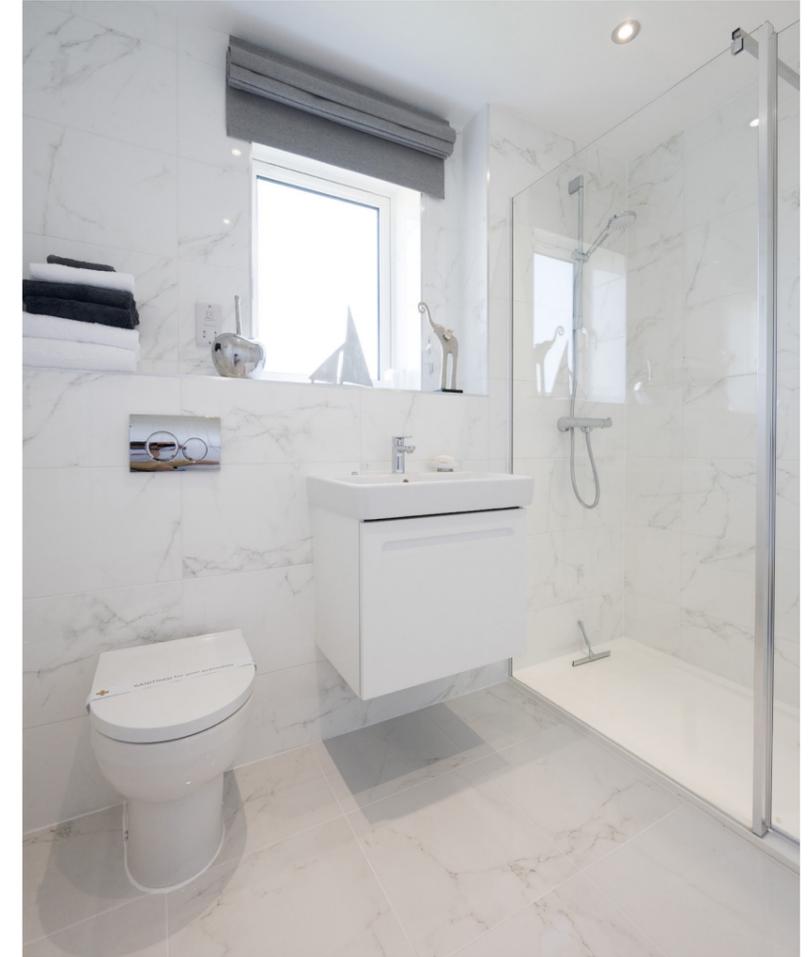
# ABOUT WHARFEDALE HOMES

Welcome to Wharfedale Homes. We have been building design-led quality new homes in some of the most desirable and sought-after locations in Yorkshire for over 30 years.

Our homes offer designer interiors, from stylish kitchens to contemporary bathrooms, and are built to a high specification as standard. Every home we build has family living and socialising in mind, offering modern open plan kitchen and dining areas to keep everyone together, with doors opening out into private gardens to harmonise indoor and outdoor spaces.

At Wharfedale Homes we carefully design our homes to blend sympathetically into their local environment and contribute positively to the local area.

From solar panels to high performance insulation our homes are designed to be energy efficient. All our homes are EPC rated A or B, resulting in lower cost energy bills compared to older properties.



As a Yorkshire business with a strong history in house building, Wharfedale Homes draws upon extensive experience and a passionate team to provide homebuyers with the best customer service both during and after the purchase of their home. We also offer peace of mind as every new home comes with a 10-year warranty and a 2-year fixture and fittings warranty.



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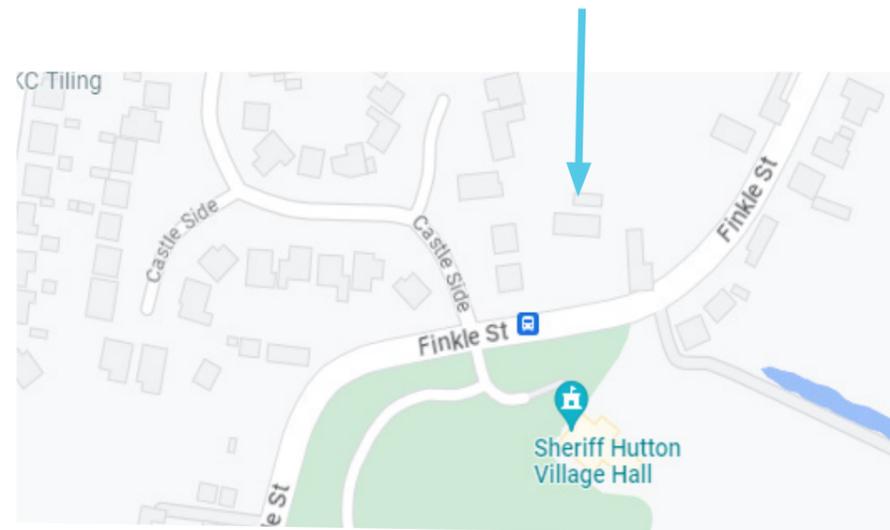
# DEVELOPMENT PLAN



## FINDING US

Castle View Court can be found on the York Road in the centre of the village.

FINKLE STREET, SHERIFF HUTTON, YORK YO60 6RD



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# ENQUIRE TODAY

ABOUT YOUR NEW HOME  
IN SHERIFF HUTTON



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