

*Regency Place*

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T O C K W I T H



EVANS HOMES

A Division of The Evans Property Group

# Welcome to Regency Place, Tockwith

Enjoy the Feeling of Living in Your Dream Home

**Regency Place is a collection of homes offering style and an outstanding specification in a great place to live.**

Ideally situated, located within easy reach of Wetherby, Harrogate, York and Leeds, Regency Place is an exclusive residential development. It embodies the qualities essential for modern living - every single aspect cries out style.

Each home combines the very best use of space and design specification meeting the lifestyle demands of living today.

At Evans Homes, we know that choosing a place to live is one of the biggest and most exciting decisions that you will make.



*Regency Place*

TOCKWITH

 **EVANS HOMES**  
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# Regency Place

## The Acacia

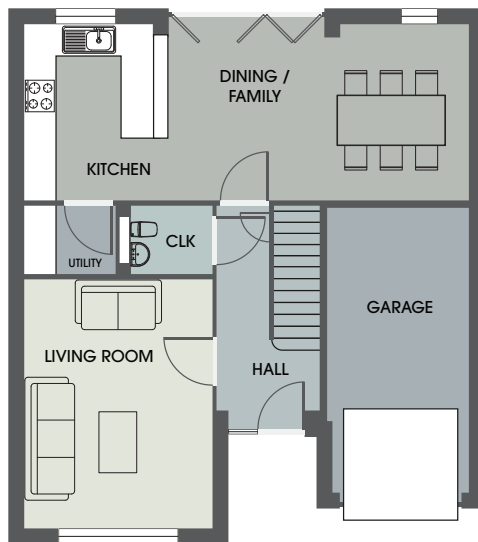
### 4 BEDROOM DETACHED HOME

#### Ground Floor

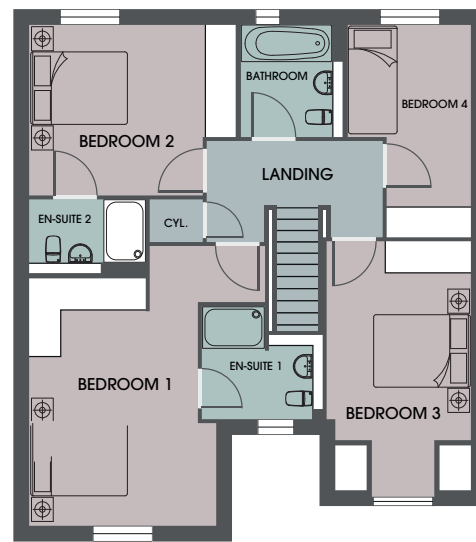
Kitchen/ Dining/ Family	3.275m x 8.340m	10'9" x 27'4"
Living Room	4.650m x 3.503m	15'3" x 11'6"
Utility	1.240m x 1.685m	4'1" x 5'6"
Cloakroom	1.240m x 1.713m	4'1" x 5'7"
Garage	5.227m x 2.627m	17'2" x 8'7"

#### First Floor

Bedroom 1	4.650m x 3.503m	15'3" x 11'6"
En-suite 1	2.110m x 2.285m	6'11" x 7'6"
Bedroom 2	3.180m x 3.882m	10'5" x 12'9"
En-suite 2	1.380m x 2.175m	4'6" x 7'1"
Bedroom 3	4.690m x 2.700m	15'4" x 8'10"
Bedroom 4	3.995m x 2.297m	13'1" x 7'6"
Bathroom	2.010m x 1.900m	6'7" x 6'3"
Cupboard	0.800m x 0.977m	2'7" x 3'2"



Ground Floor



First Floor

# Regency Place

## The Hambleton

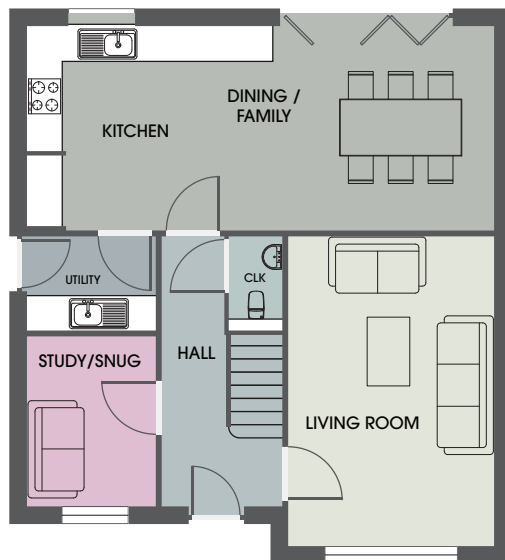
### 4 BEDROOM DETACHED HOME

#### Ground Floor

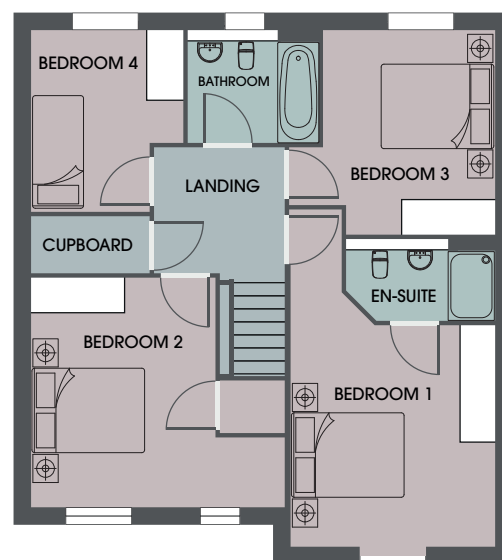
Kitchen/ Dining/ Family	3.375m x 7.890m	11'1" x 25'10"
Living Room	5.265m x 3.450m	17'3" x 11'4"
Study/Snug	2.840m x 2.140m	9'4" x 7'0"
Utility	1.600m x 2.140m	5'3" x 7'0"
Cloakroom	1.660m x 0.885m	5'5" x 2'11"

#### First Floor

Bedroom 1	3.780m x 3.450m	12'5" x 11'4"
En-suite 1	1.380m x 2.510m	4'6" x 8'3"
Bedroom 2	3.815m x 4.290m	12'6" x 14'1"
Bedroom 3	3.375m x 2.905m	11'1" x 9'6"
Bedroom 4	3.070m x 2.565m	10'1" x 8'5"
Bathroom	1.910m x 2.210m	6'3" x 7'3"
Cupboard	1.020m x 1.990m	3'4" x 6'6"



Ground Floor



First Floor



# Regency Place

## The Rosedale

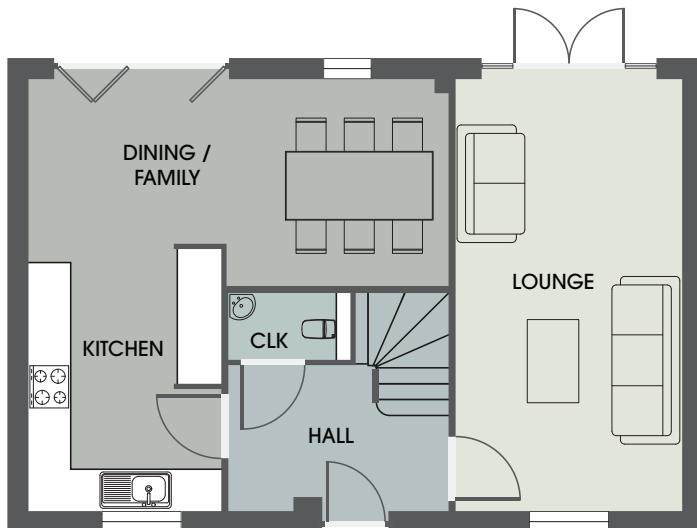
### 4 BEDROOM DETACHED HOME

#### Ground Floor

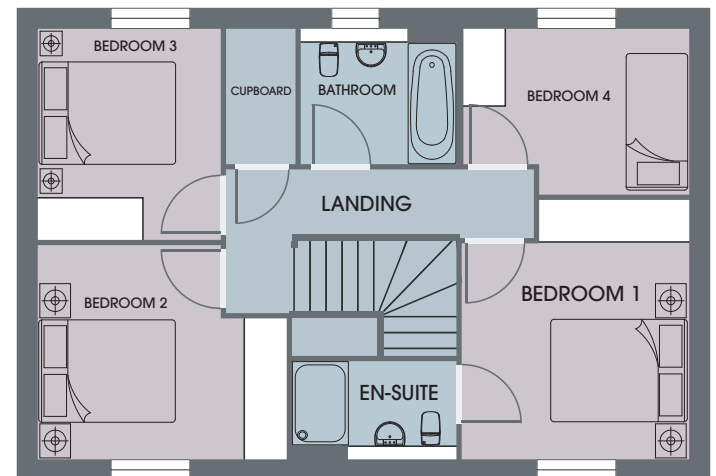
Kitchen/ Dining/ Family	6.090m x 5.920m	20'0" x 19'5"
Lounge	6.090m x 3.170m	20'0" x 10'5"
Cloakroom	0.910m x 1.695m	3'0" x 5'6"

#### First Floor

Bedroom 1	3.660m x 3.215m	12'0" x 10'6"
En-suite 1	1.360m x 2.530m	4'5" x 8'3"
Bedroom 2	3.015m x 3.285m	9'10" x 10'9"
Bedroom 3	2.970m x 2.570m	9'9" x 8'5"
Bedroom 4	2.325m x 3.170m	7'7" x 10'5"
Bathroom	1.910m x 2.180m	6'3" x 7'2"
Cupboard	1.910m x 0.950m	6'3" x 3'1"



Ground Floor



First Floor

# SPECIFICATIONS

## KITCHEN

	Hambleton	Acacia	Rosedale
Fitted kitchen units / worktops (colour choices available)	•	•	•
Kitchen sink and taps (Abode)	•	•	•
Built in double oven and gas hob	•	•	•
Stainless Steel Splashback	•	•	•
Chimney Hood Extractor	•	•	•
Built-in Washing Machine	•	•	•
Built-in Dishwasher	•	•	•
Built-in Fridge Freezer	•	•	•
Airflow fan incl. isolating switch	•	•	•
Green Lighting Down Lighters	•	•	•
Utility Room including worktops (colour choices available) and sink / taps	•	•	•
Utility Room - Pendant Lighting	•	•	•

## MAIN BATHROOM

Bath / Basins / WC - Roca range	•	•	•
Shower Valve (Over Bath) - Roca Victoria range	•	•	•
Shower - Roca Victoria range			
Taps - Bristan Range	•	•	•
Recessed Downlighters	•	•	•
Ceramic Tiling - (half height tiling to wet walls only) and Vinyl Flooring	•	•	•
Heated Towel Rail	•	•	•

## ENSUITE(S)

Basins / WC - Roca range	•	•	•
Shower - Roca Victoria range	•	•	•
Ceramic Tiling - half height tiling to wet walls only	•	•	•
Vinyl flooring	•	•	•
Heated Towel Rail	•	•	•

## CLOAKROOM

WC - Roca range	•	•	•
Wash Basin - Roca Range	•	•	•
Taps - Bristan	•	•	•
Ceramic Wall Tiling (tiled splash back) and Vinyl Flooring	•	•	•
Recessed downlighters	•	•	•

## MAIN BEDROOM

Sliding wardrobes fitted as standard	•	•	•

	Hambleton	Acacia	Rosedale
<b>HEATING / ELECTRICAL SERVICES</b>			
Boiler - Ideal Logic range	•	•	•
Gas fired central heating, Stelrad radiators, thermostatic valves	•	•	•
Honeywell Programmer	•	•	•
Smith's Kickspace Heaters			
<b>LIGHTING (energy efficient)</b>			
Pendant Lighting (unless where specified)	•	•	•
External Light Fitting to front and rear - Deta range	•	•	•
<b>POWER</b>			
Double socket outlets - Volex Casa range including switches	•	•	•
Volex Casa sockets and switches throughout	•	•	•
Lounge - Co-Axial TV Module and Telephone Module	•	•	•
Kitchen - Gridswitch, Cooker Control c/wpower point	•	•	•
<b>COMMUNICATION</b>			
Incoming Fibre Point and Fibre Hub	•	•	•
TV Point -Lounge - Co-Axial Module in Loungeplate.	•	•	•
TV Point - Family / Dining	•	•	•
TV Point - Study / Snug	•	•	
TV Point - Bedroom 1	•	•	•
<b>SAFETY &amp; SECURITY</b>			
Mains operated smoke detectors, battery operated carbon monoxide alarm	•	•	•
<b>DOORS</b>			
External Front /Side Door - Black / White Frame	•	•	•
Casement Doors - White, PVCu toughened double glazed and hinged	•	•	•
Internal doors - Oak 4 panel	•	•	•
<b>STAIRS</b>			
Hemlock handrails with Stop Chamfered painted Spindles, Newels & Flat Newel Caps	•	•	•
Oak handrails, Newels & Acorn Newel Caps, with painted turned Spindles			
<b>DECORATION</b>			
Flat ceilings - White	•	•	•
Emulsion to walls - White	•	•	•
<b>GARAGE</b>	•	•	•
<b>EXTERNAL FEATURES</b>			
Flagged patio area, fencing and outside tap	•	•	•



# Your New Home Warranty

You will have peace of mind knowing that you have a 10-year new homes warranty, the first two years of which are covered directly by Evans Homes. Further insurance protection comes from the National House Building Council for the first 10 years, starting from completion.



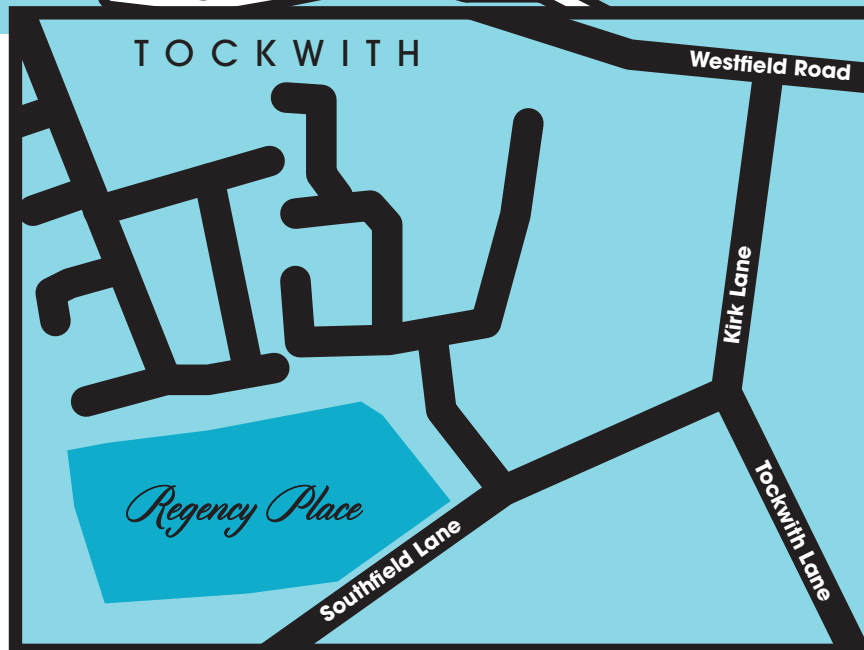
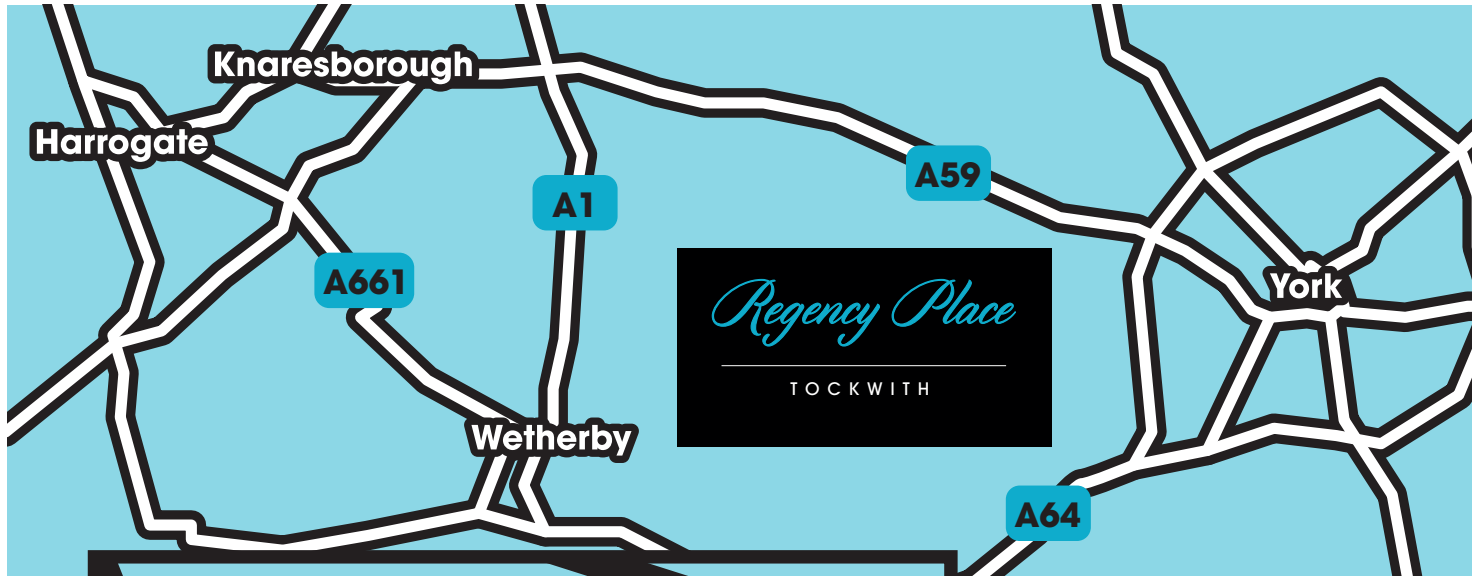


# How to find us



## EVANS HOMES

A Division of The Evans Property Group



## Regency Place YO26 7AG

### Marketing Suite

Southfield Lane, Tockwith YO26 7AG

Telephone 07967 864 924

### Opening Times

Thursday 10am - 4.30pm

Friday 10am - 4.30pm

Saturday 10am - 4.30pm

Sunday 10am - 4.30pm

Monday 10am - 4.30pm



# Site Plan



# Regency Place

T O C K W I T H

## 5 BED DETACHED



Kettlewell

ALL SOLD

## 3 BED DETACHED



Hawthorne

## 4 BED DETACHED



Sandringham

ALL SOLD



Rosedale



Acacia



Rawdon

ALL SOLD



Hambleton

## SHARED OWNERSHIP



## AFFORDABLE HOUSING



# EVANS HOMES

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Care has been taken to ensure that the site plan is correct, however site layouts may differ in plot positions, landscaping, road and drive positions from the actual site. This site plan is intended for general illustrative purposes only and consequently it should be used for general guidance and not be relied on for accurately describing any specified matters as prescribed within the Property Descriptions Act 1991. The contents of the plan do not constitute a contract, part of a contract or a warranty.



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**[www.evans-homes.com](http://www.evans-homes.com)**