



## Woodlands Walk, North Duffield, York £198,750

IDEAL FIRST TIME BUYER HOMES

A beautifully constructed new build semi detached home build by the renowned Yorvik Homes offered under the DFS scheme at 75% market value.

### Woodlands Walk

Woodlands Walk is an exclusive development of 3-5 bedroom properties situated in the picturesque village of North Duffield. With good links to the M62, A1 and A19, the dwellings are ideal for commuters travelling to York, Leeds and surrounding areas. The village has a local school, post office and pub as well as many other amenities. The historic City of York is just a short drive away providing an array of leisure activities including shopping centres, restaurants, cinemas, theatres, gyms and tourist attractions. Balance tranquility of country living with easy access to all that York has to offer.

### Specification

#### Interior Finishes

##### Ceilings

Smooth plaster finish in white

##### Walls

Finished in Strong White

##### Woodwork

Contemporary skirting and architraves finished in white gloss

##### Doors

Pre-finished oak doors

##### Ironmongery

Satin Chrome

##### Staircase

Softwood strings, baserails, balustrades and newel posts finished in white gloss with oak newel caps and handrails

#### External Finishes

##### Lights

Stainless steel light to front and rear

##### Windows

Please ask our sales executive for individual plot details

##### Door

Front door with multi point locking. Doorbell with chrome finish

##### Drives

Gravel driveways

##### Landscape

Landscaping to front gardens in line with approved landscape plan. Turf and grey indian sandstone paving to rear gardens

##### Fences

Please ask our sales executive for details

##### External tap

#### Kitchen/Utility

##### Units

Choice of contemporary units with soft door closures, complete with laminate work tops and upstands

##### Appliances

Selection of modern appliances Please ask our sales executive for details

##### Ceramic sink

##### Bathrooms & En-Suites

##### Sanitary Ware

Contemporary sanitary ware by Ideal Standard

##### Vanity unit

White bath

Chrome modern brassware

Aqualisa shower

##### Tiling

A selection of porcelanosa tiles

##### Warranty

10 Year LABC

##### Tenure

Freehold

### Measurements

#### Ground Floor

Lounge - 12'3" x 14'3"

Kitchen/Dining - 15'6" x 13'0"

#### First Floor

Bed 1 - 8'7" x 13'5" plus en suite

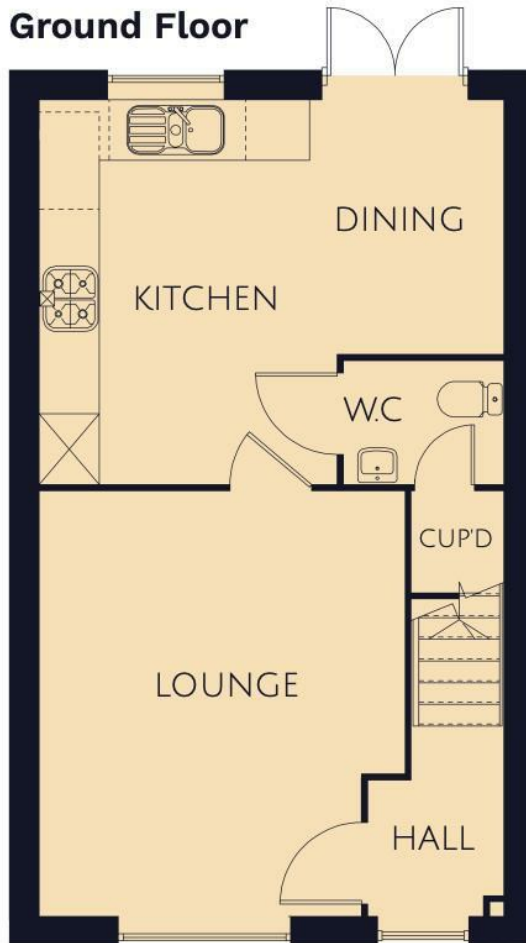
Bed 2 - 8'7" x 10'2"

Bed 3 - 6'6" x 9'0"

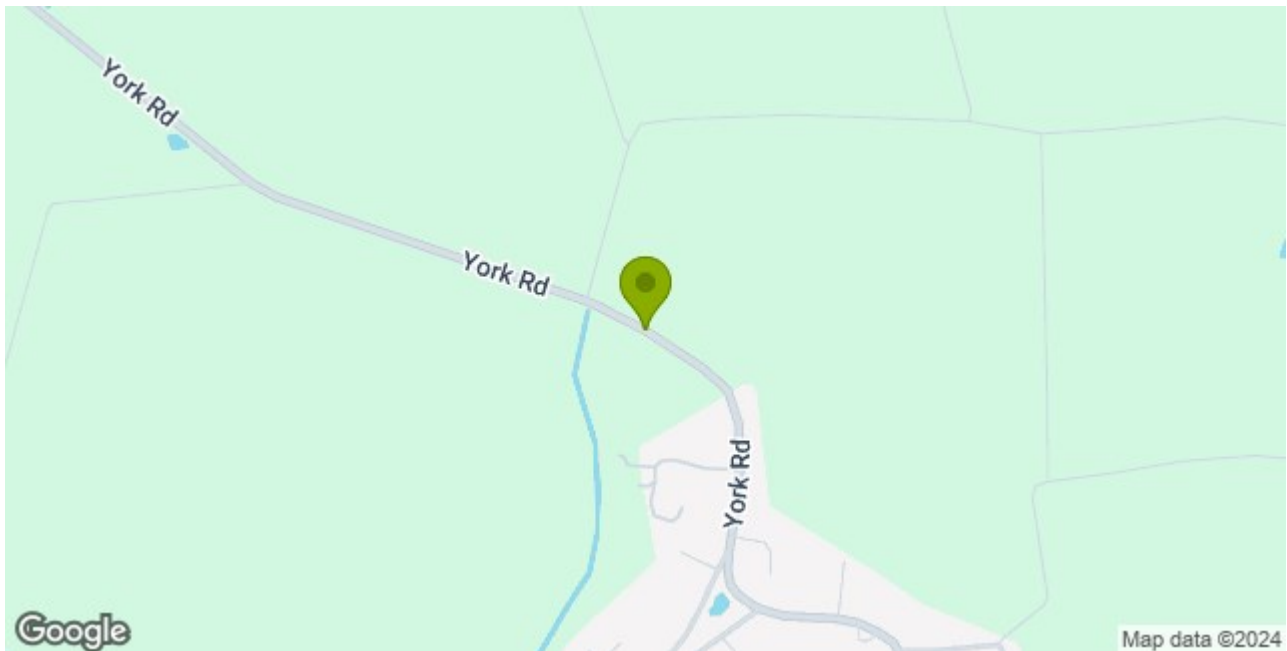
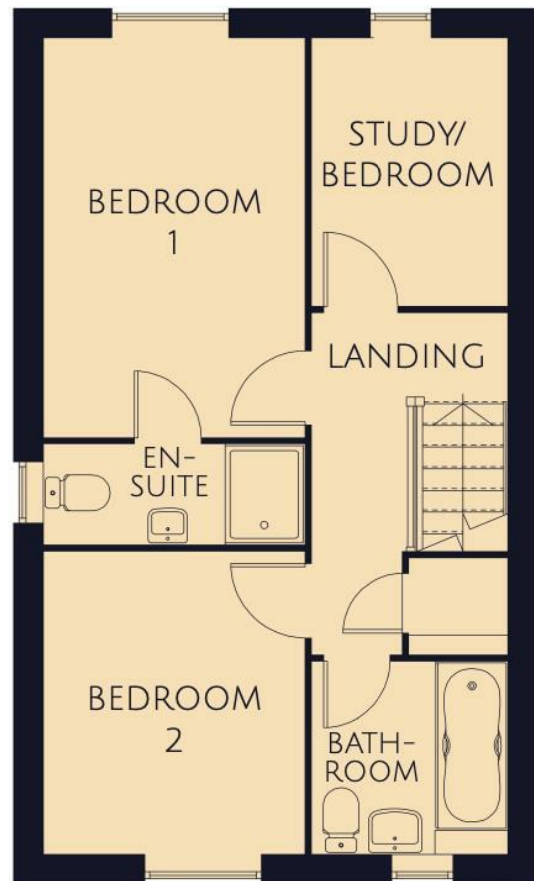
Exclusive First Time Buyer opportunity now available. Get on the housing ladder & buy your first home at a fraction of the full price with our Discount For Sale scheme.

Market Value £265,000 - you pay £198,750. Available to local first time buyers, terms & conditions apply

## Ground Floor



## First Floor



### Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
 O J Newby MNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)

### Associates

N Lawrence

