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# ABB EY COURT

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A BESPOKE DEVELOPMENT OF FOUR DETACHED EXECUTIVE-STYLE HOMES  
OFF STOCKTON LANE, YORK



THE WHITBY

THE BYLAND

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STREET SCENE

A FORMER ORCHARD OFF CAEDMON CLOSE IN THE STOCKTON LANE AREA OF YORK IS THE SECLUDED SETTING FOR THIS BEAUTIFULLY CRAFTED DEVELOPMENT OF JUST FOUR DETACHED EXECUTIVE-STYLE HOMES.

THE ARCHITECTURALLY DESIGNED PROPERTIES ARE EACH NAMED AFTER A FAMOUS YORKSHIRE ABBEY AND OFFER A CHOICE OF BOTH FOUR AND FIVE BEDROOM LUXURY ACCOMMODATION.

WHETHER YOU CHOOSE THE WHITBY, THE BYLAND, THE RIEVAULX OR THE AMPLEFORTH, YOU ARE GUARANTEED A NEW HOME BUILT TO EXACTING STANDARDS WHICH COMBINE GENEROUS AND VERSATILE LIVING SPACE WITH A STUNNING INTERNAL SPECIFICATION, AND ALL WITHIN CLOSE PROXIMITY TO THE CENTRE OF ONE OF THE COUNTRY'S GREAT CITIES.

#### ABOUT THE DEVELOPER

ABBAY COURT IS PROUDLY PRESENTED BY KYME HOMES, A DYNAMIC LOCALLY-BASED INDEPENDENT HOUSE-BUILDING AND RENOVATION COMPANY WHO THOUGHTFULLY MANAGE EACH PROJECT FROM CONCEPT TO COMPLETION, AND CREATE EXCEPTIONAL LIVING ENVIRONMENTS SUITABLE FOR THE MODERN DAY.



WELCOME TO ABBAY COURT

- 
**PLOT 1 - THE WHITBY**  
 Four/five bed detached home
  
- 
**PLOT 2 - THE BYLAND**  
 Four bed detached home
  
- 
**PLOT 3 - THE RIEVAULX**  
 Four bed detached home
  
- 
**PLOT 4 - THE AMPLEFORTH**  
 Four bed detached home







THE AMPLEFORTH

THE RIEVAULX

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STREET SCENE



## SPECIFICATION

All homes to benefit from a 10-year Premier Guarantee building warranty



### KITCHEN

Quality fully fitted Symphony kitchen and utility units with up-stand to worktop

Low energy pelmet lighting

Built-in cooking appliances by AEG including

- single multi-function electric fan oven
- combination oven
- induction hob with extractor hood over



Blomberg integrated full size dishwasher



Blomberg integrated fridge freezer

One and half bowl sink and mono sink mixer tap

Separate utility room with one and a half bowl sink and mono sink mixer tap, and spaces for a washing machine and tumble dryer

### BATHROOM, EN-SUITE AND CLOAKROOM



Quality fitted white sanitary ware throughout, with complementary Hansgrohe chrome taps and non-electric thermostatic showers

Bathroom and en-suite fully tiled to floor, over bath and/or to shower enclosure and remaining walls tiled to skirting

Tiled splashbacks above wash hand basins, with cloakroom and master en-suite having vanity units

Thermostatically controlled electric underfloor heating

Heated chrome towel rail

Shaver point to bathroom and en-suite

### ENERGY-SAVING FEATURES

PVCu double glazed windows, French doors and bi-folds (The Byland only) in anthracite grey externally and white internally with chrome ironmongery

Gas central heating from an energy efficient pressurised system with programmable heating control and Smart Meter technology, supplying thermostatically controlled underfloor heating to ground floor rooms and upstairs radiators

Low energy downlighters to kitchen/dining, utility room, hall, landing, master bedroom, bathroom, en-suite and cloakroom, and pendant light fittings with energy-saving light bulbs elsewhere

Log burning stove to dining/living area (DEFRA approved) in The Whitby and The Byland, and inset wall mounted electric fire to living room in The Rievaulx and The Ampleforth

### ELECTRICAL, AUDIO VISUAL AND DATA

Satin chrome electrical sockets (with USB points) and switches throughout the kitchen/dining areas and master bedrooms and white elsewhere

A 'future resilient' cable infrastructure so the latest lifestyle - enhancing technologies can be implemented throughout the home. A centralised hub in the hallway cupboard will be able to distribute data, broadband, TV and telephone lines giving flexibility within the home

Master telephone and TV/satellite connection points provided (purchaser responsible for connection charges), with additional TV and data points in living room, kitchen/dining and all bedrooms, ready for connection

External car charging point

### FINISHES

Luxury vinyl floor tiles to hall, cloakroom, kitchen/dining areas and carpets elsewhere

Dordogne-style smooth doors in oak veneer to downstairs and

painted finish upstairs, with satin chrome finish door handles and hinges throughout

Staircase in painted softwood with oak handrail and newel caps

Profiled skirtings and architraves in painted finish

Walls painted in soft white emulsion

Smooth finish ceilings, painted in white emulsion

Sealant paint to garage floor (where applicable)

Loft access hatch with lighting (where applicable)

### SAFETY AND SECURITY

PAS24 locking devices to external doors

Intruder alarm system

Mains operated smoke detectors to hallway and landing

Mains operated heat detector to kitchen/dining

### EXTERNAL

Composite construction front door, complete with letter plate, door furniture and house number fitted alongside

Energy efficient external lights adjacent to each external door with up/down lights to feature elevations

Shared drive to have tarmac finish with planting alongside and parking areas/private drives in block paving

Footpaths and private rear patio area in stone paving flags with gardens turfed or seeded to grass, and 1.80 metre closeboarded timber fence to rear garden boundaries

PVCu facias, bargeboards and rainwater goods in black

Outside cold water tap and electrical socket

Cycle store

Please note that Kyme Homes will, wherever possible, offer a choice of kitchens (including worktops and sinks), tiles and floor coverings, from a selected range, subject to availability and the build stage of each property. Further details are available from the selling agent.

These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Kyme Homes reserves the right to make alterations to the specification and elevation treatments without prior notice.





Internal room images are from previous Kyme Homes developments. For illustration purposes only. Cooking appliance images shown form part of the specification. See opposite



GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR**

Kitchen	4060mm X 3820mm
Lounge/Dining	7780mm X 4000mm
Snug	3620mm X 3430mm
Study/Bedroom 5	3640mm X 3030mm
En-Suite 3	2910mm X 1730mm
WC	1470mm X 1240mm

**FIRST FLOOR**

Bedroom 1	4065mm X 3200mm
Bedroom 2	2610mm X 3420mm
Bedroom 3	3640mm X 3040mm
Bedroom 4	3415mm X 2690mm
Bathroom	3080mm X 2040mm
En-Suite 1	2630mm X 1850mm
En-Suite 2	2485mm X 1196mm

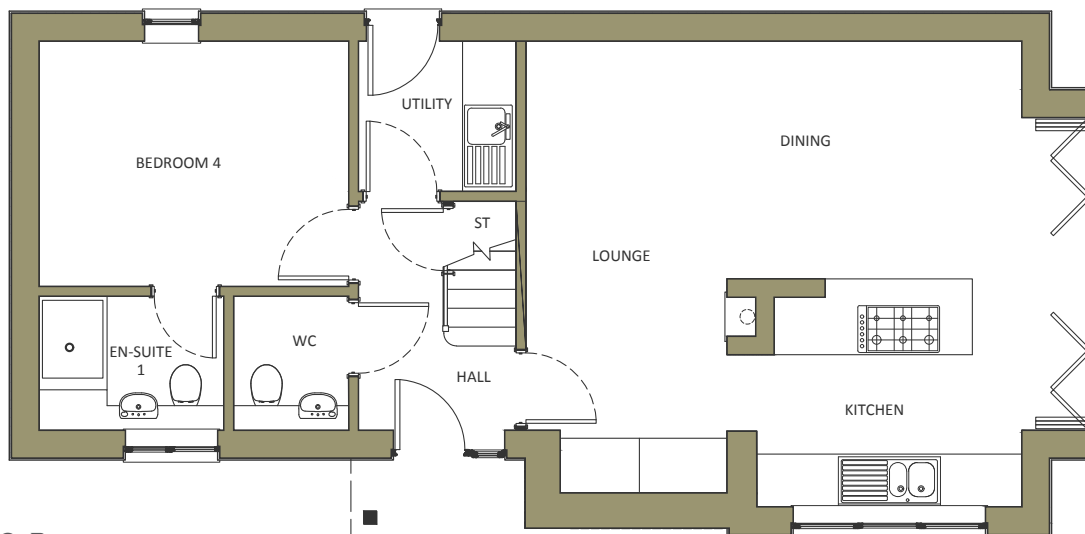




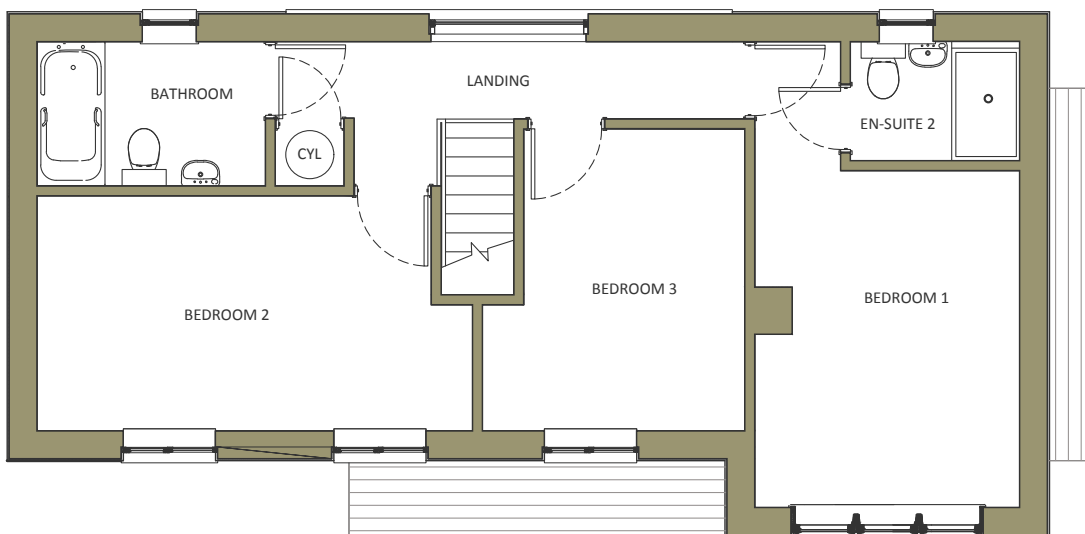
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THE WHITBY





GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR**

- Kitchen/Lounge/Dining 5475mm X 5830mm
- Bedroom 4 4575mm X 3640mm
- En-Suite 1 1400mm x 1990mm
- Utility 1770mm X 1850mm
- WC 1575mm X 1270mm

**FIRST FLOOR**

- Bedroom 1 3785mm X 3115mm
- Bedroom 2 2765mm X 5120mm
- Bedroom 3 3550mm X 3085mm
- Bathroom 1700mm X 3610mm
- En-Suite 2 1575mm X 1990mm





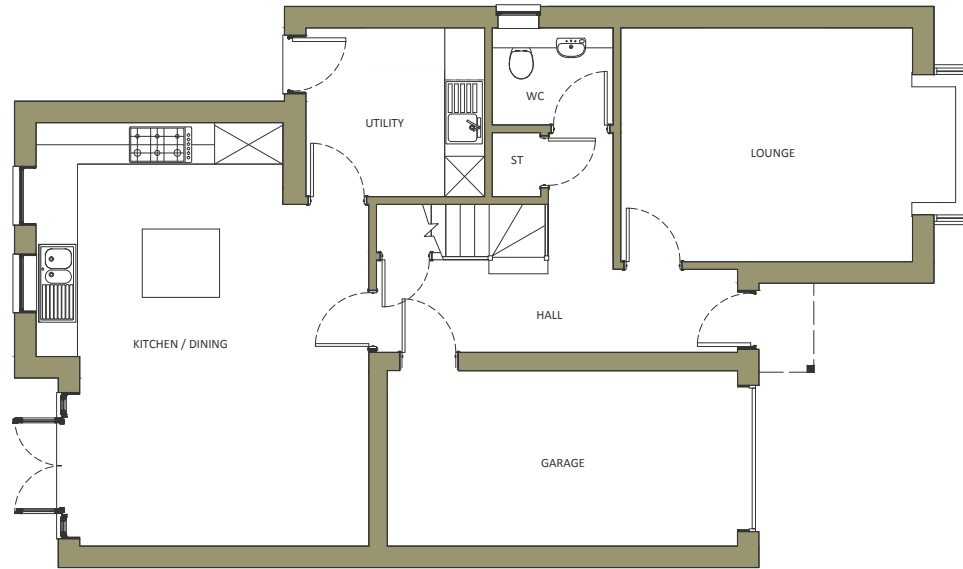
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THE BYLAND

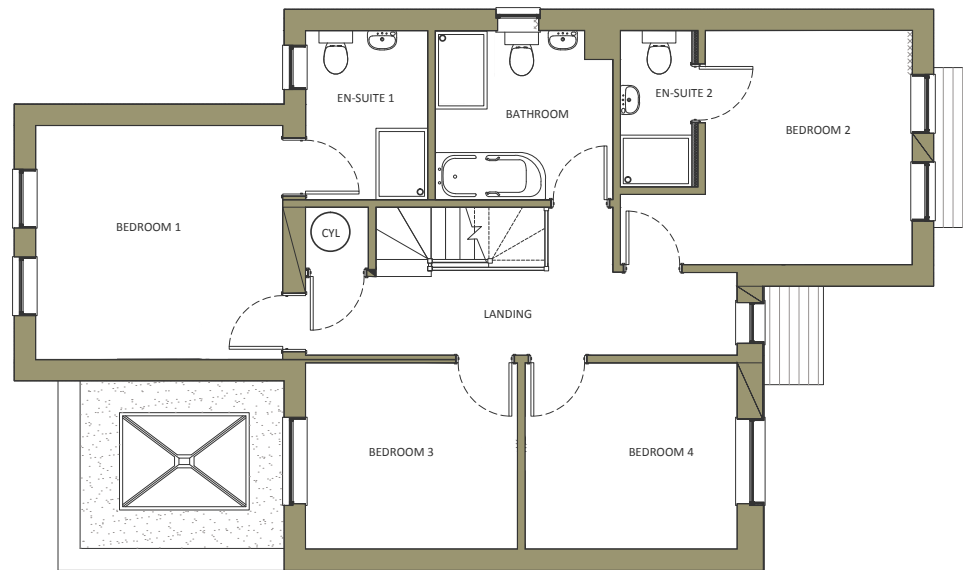




GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining	6535mm X 5140mm
Lounge	3610mm X 5165mm
WC	1505mm X 1870mm
Garage	2710mm X 5410mm

FIRST FLOOR

Bedroom 1	3610mm X 3810mm
Bedroom 2	3610mm X 3195mm
Bedroom 3	2875mm X 3270mm
Bedroom 4	2875mm X 3273mm
Bathroom	2610mm X 2745mm
En-Suite 1	2610mm X 1890mm
En-Suite 2	2410mm X 1195mm



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THE RIEVAULX / THE AMPLEFORTH





Abbey Court is located just two miles from York city centre in an area which has long been popular with both families and professionals, and is reflected by a buoyant property market.

Residents enjoy a wide choice of general amenities and the nearby Vangarde and Monks Cross Shopping Parks are home to numerous high street stores and well-known eateries.

For families with children, primary schools include Hempland\*, St Alred's Roman Catholic, St Lawrence's Church of England, Tang Hall and Badger Hill, while secondary schools include Archbishop Holgate's, All Saints Roman Catholic, Joseph Rowntree, and Huntington.

Sport and recreational opportunities feature prominently with an 18 hole parkland golf course and the wide open spaces of Heworth Stray nearby, along with established community cricket, football and rugby league clubs. Or, how about a day's racing at the world-famous Knavesmire?

The vibrant city centre with its many shops, bars, restaurants, and famous attractions is just a 10 - minute car drive and, for users of public transport, a bus service runs regularly along the same route. York's mainline railway station is also within walking distance.

Meanwhile the A64 is easily reachable and provides direct access to Leeds city centre or, to the east, Scarborough and other well-known tourist destinations. For those travelling further afield Leeds Bradford International Airport is only an hour away.

\*Less than 200 yards from Abbey Court and rated as 'Outstanding' in its latest Ofsted inspection



York Railway Station



York Racecourse



York Minster



Heworth Stray



Petergate



Monks Cross Shopping Park



Heworth Golf Club



ALL ENQUIRIES:



T: 01904 625533



Backed by HM Government

ONLY 5% DEPOSIT REQUIRED WITH HELP TO BUY\*

\*Subject to status

#### THE PROPERTY MISDESCRIPTION ACT 1991

Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty and, as such, should be treated as a guide only. Interested parties should check with the Sales Negotiator and confirm all details with their solicitor. The developer reserves the right to amend the specification, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home (if applicable) may depict appliances, fittings and decorative finishes that do not form part of the standard specification.

The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Negotiator and confirmed with solicitors.

The street scene and the individual house types are computer generated images and for illustration purposes only. All details correct at the time of going to print.



ABBEY COURT, OFF STOCKTON LANE, YORK YO31 1HS

CONTACT

The map is not to scale and all locations are approximate





ABBAY COURT, OFF STOCKTON LANE  
YORK YO31 1HS