



Cherry Blossom Hill
Bridlington

TAKING MODERN LIVING TO ANOTHER LEVEL



Welcome to Cherry Blossom Hill, the latest residential development from renowned local property developer North Bar Homes.

Cherry Blossom Hill offers a fantastic choice of two and three bed semi-detached, three and four bedroom detached and two bedroom bungalows which will appeal to a wide range of buyers at different stages of their home ownership journey. From first time buyers to young families and those looking to retire to the coast, Cherry Blossom Hill really does have something for everybody.

Each property has been architecturally designed to create free flowing and versatile accommodation, with an attention to detail and superb specification that has become synonymous with North Bar Homes.

And that's not all;

Get more for your money with a North Bar home

- CARPETS AND FLOOR COVERINGS INCLUDED THROUGHOUT
- FULLY TURFED FRONT AND REAR GARDEN
- OUTSIDE TAP AND POWER TO GARAGE
- LEGAL FEES PAID (SUBJECT TO TERMS AND CONDITIONS)

Cherry Blossom Hill is located on Pinfold Lane, less than two miles from the sea front and just minutes from the Old Town with its unique mix of independent shops, bars and restaurants.

The local area contains a range of every day amenities, including a choice of schools, and benefits from an excellent road infrastructure.

See About Bridlington page

House to sell? No problem!



Spring Part Exchange and Assisted Move service, in partnership with North Bar Homes, is now available.

This means you can buy your dream new home at Cherry Blossom Hill today, with ease, speed and certainty, even if you have a house to sell. Avoid all of the hassles, delays and costs of selling your current home!

For more information please contact:
William H Brown on 01482 653111 or
email: willerby@williamhbrown.co.uk

Street view



Birds' eye view



Please note that the development will benefit from some elevated plots and retaining walls, tastefully managing the lay of the land.

Interactive site plan



The Apple Blossom

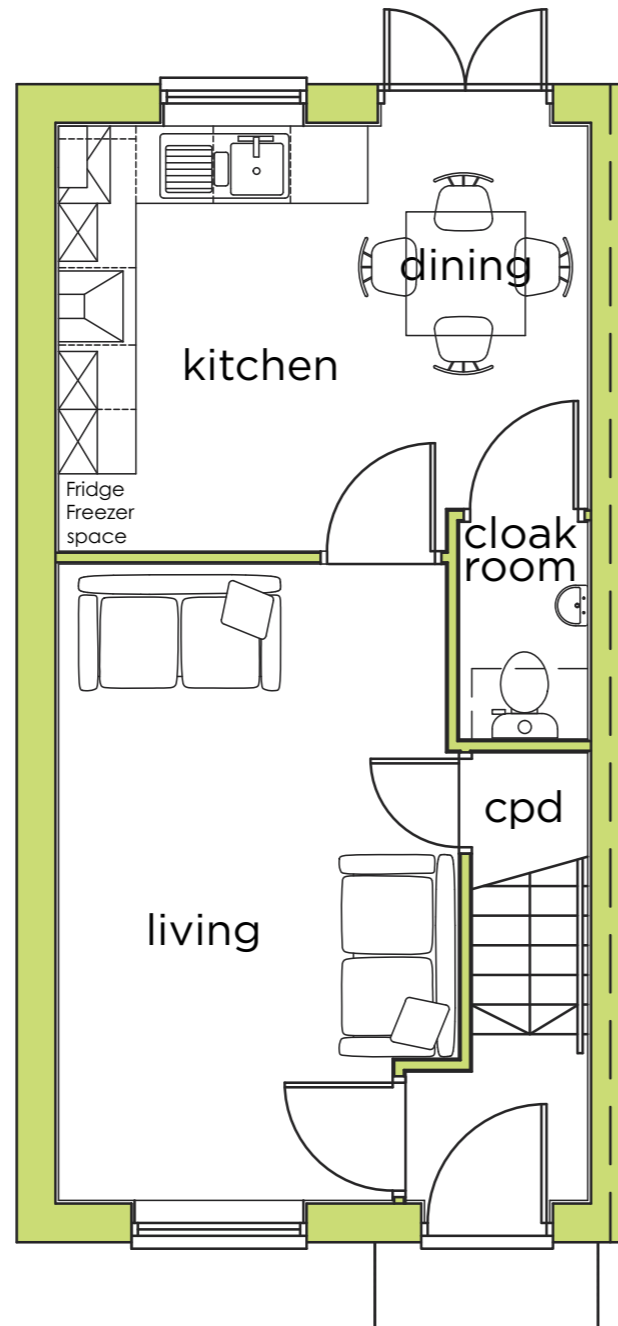
Two bedroom, semi-detached

- Large kitchen/dining area
- Separate living room
- Downstairs cloakroom
- French doors to turfed garden

[VIEW FULL SPECIFICATION](#)



The Apple Blossom Floorplans



GROUND FLOOR

Kitchen/dining

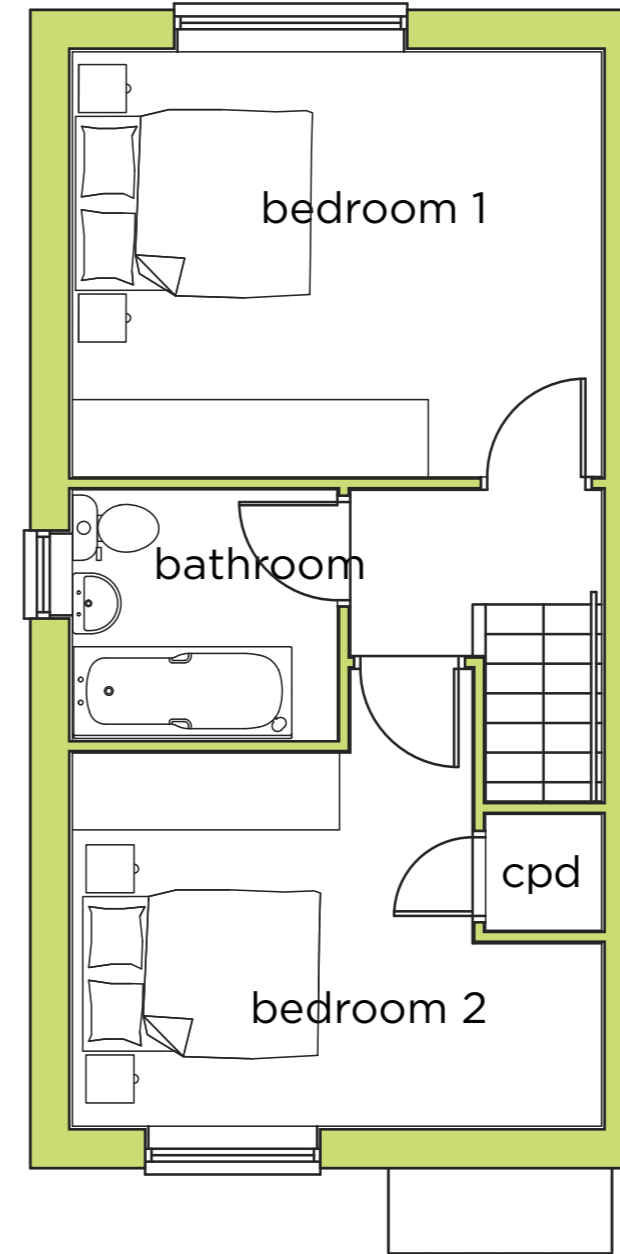
4.11m x 3.28m (max) 13' 6" x 10' 9" (max)

Living room

4.92m x 3.08m (max) 16' 2" x 10' 1" (max)

Cloakroom

1.64m x 1.00m 5' 5" x 3' 3"



FIRST FLOOR

Bedroom 1

4.11m x 3.28m 13' 6" x 10' 9"

Bedroom 2

4.11m (max) x 2.88m 13' 6" (max) x 9' 6"

Bathroom

2.03m x 1.89m 6' 8" x 6' 2"

The Pear Blossom

Three bedroom, semi-detached

- Large kitchen/dining area
- Separate living room
- Downstairs cloakroom
- French doors to turfed garden
- Ensuite to master bedroom

[VIEW FULL SPECIFICATION](#)



The Pear Blossom Floorplans

GROUND FLOOR

Kitchen/dining

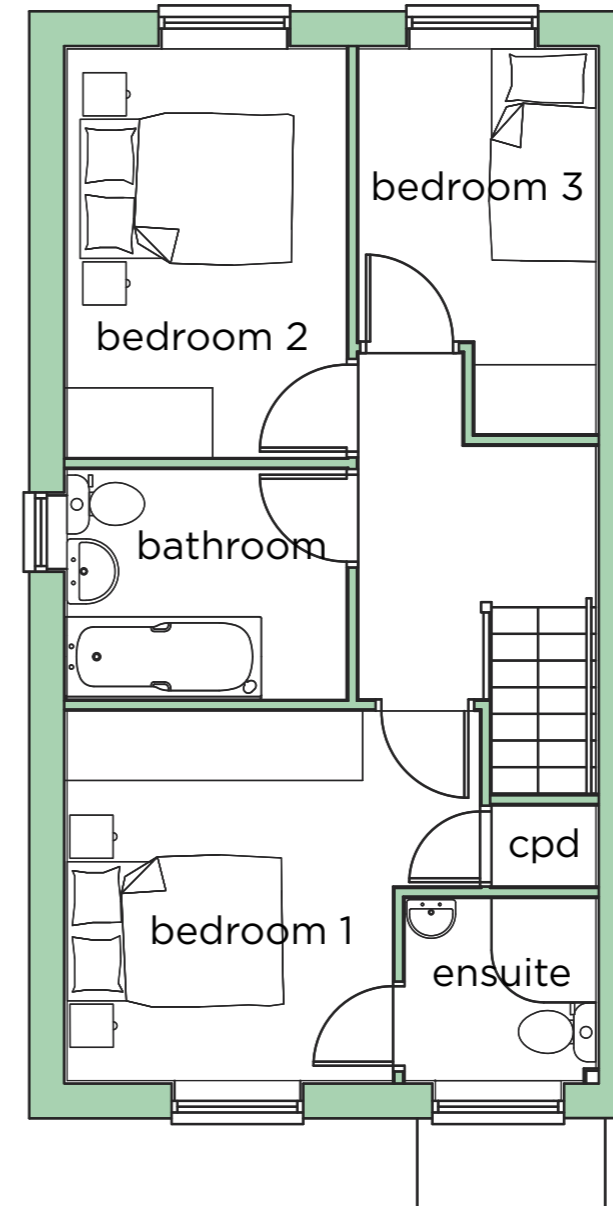
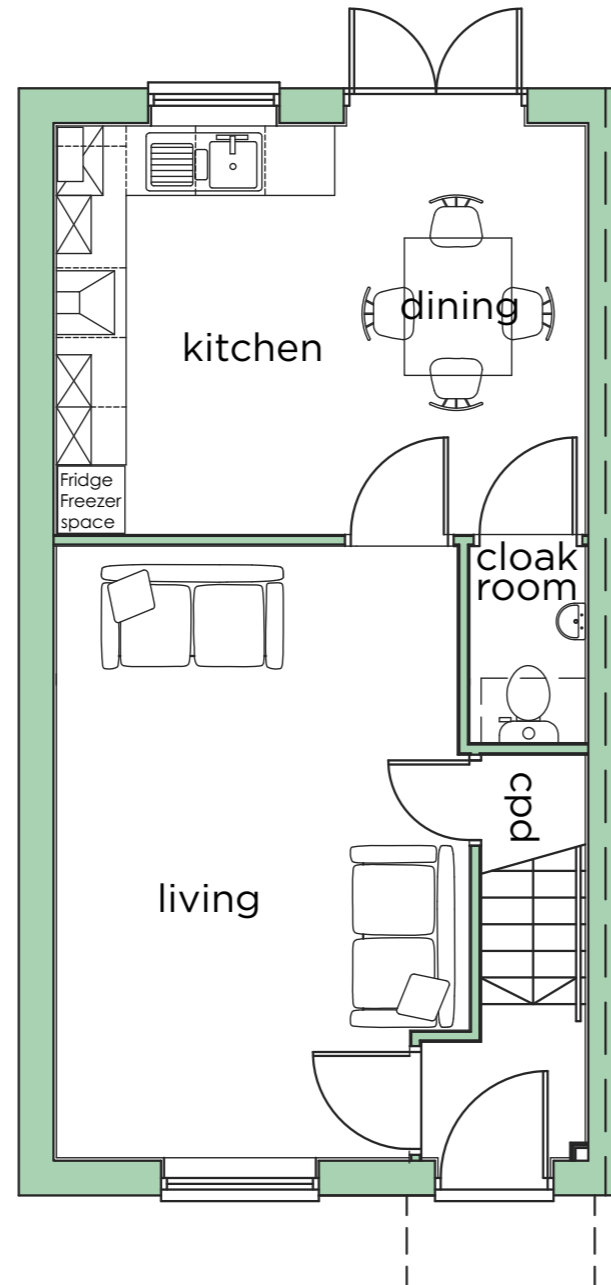
4.56m x 3.50m 15' 0" x 11' 6"

Living room

5.25m x 3.44m (max) 17' 3" x 11' 4"

Cloakroom

1.65m x 1.00m 5' 5" x 3' 3"



FIRST FLOOR

Bedroom 1

3.54m (max) - 2.79m (min) x 3.17m
11' 8" (max) - 9' 2" (min) x 10' 5"

Ensuite

1.63m x 1.55m 5' 4" x 5' 1"

Bedroom 2

3.50m x 2.39m 11' 6" x 7' 10"

Bedroom 3

3.30m (max) x 2.03m 10' 10" x 6' 8"

Bathroom

2.39m x 1.94m 7' 10" x 6' 5"

The Peach Blossom

Three bedroom detached

- Large kitchen/dining/day room
- Separate living room
- Downstairs cloakroom
- Sliding doors to turfed garden
- Ensuite to master bedroom

[VIEW FULL SPECIFICATION](#)



The Peach Blossom Floorplans

GROUND FLOOR

Kitchen/dining/day room

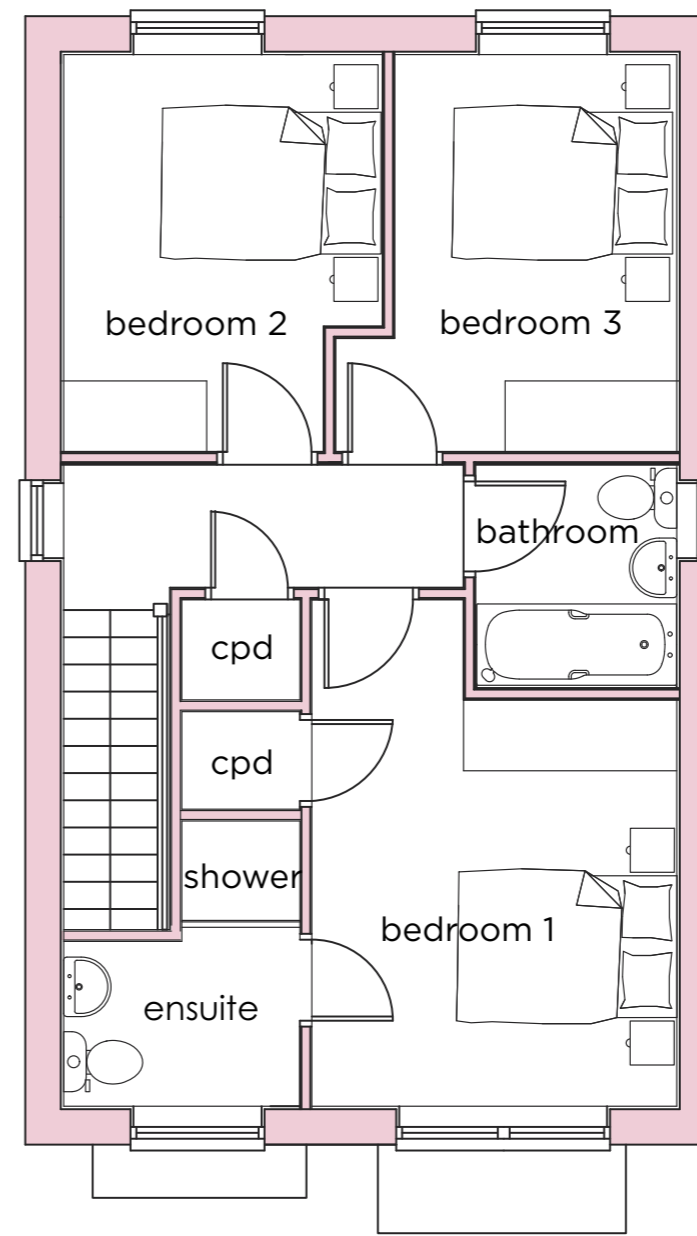
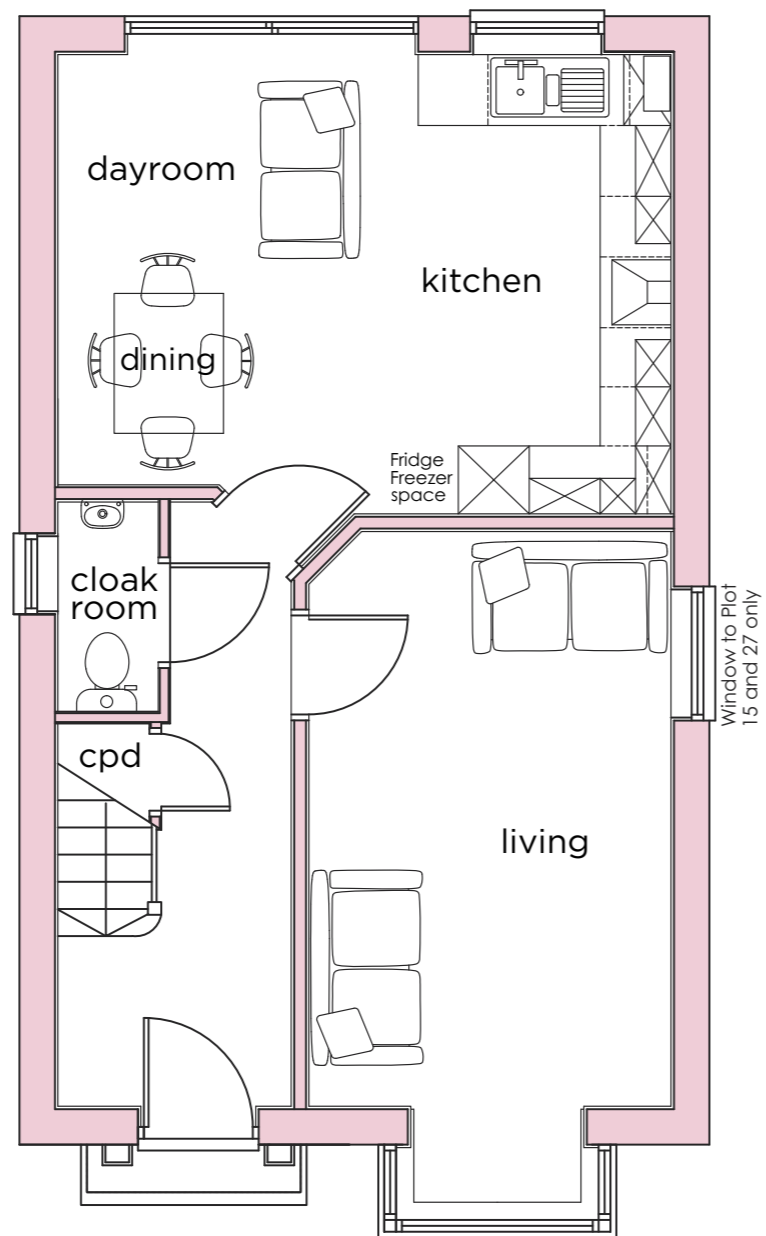
5.19m x 3.89m (max) 17' 0" x 12' 9" (max)

Living room

4.87m (max exc walk-in bay window) x 3.07m (max) 16' 0" (max exc walk-in bay window) x 10' 1" (max)

Cloakroom

1.75m x 0.85m 5' 9" x 2' 10"



FIRST FLOOR

Bedroom 1

4.27m (max) - 3.42m (min) x 3.07m
14' 0" (max) - 11' 3" (min) x 10' 1"

Ensuite

2.39m (max) - 1.37m (min) x 1.98m
7' 10" (max) - 4' 6" (min) x 6' 6"

Bedroom 2

3.34m (max) - 2.28m (min) x 2.68m (max)
- 2.18m (min) 11' 0" (max) - 7' 6" (min)
x 8' 10" (max) - 7' 2" (min)

Bedroom 3

3.34m x 2.37m (min) 11' 0" x 7' 9" (min)

Bathroom

1.84m x 1.68m 6' 1" x 5' 6"

The Apricot Blossom

Four bedroom detached

- Large kitchen/dining/day room
- Separate living room
- Downstairs cloakroom
- Sliding doors to turfed garden
- Ensuite to master bedroom

[VIEW FULL SPECIFICATION](#)



The Apricot Blossom Floorplans

GROUND FLOOR

Kitchen/dining/day room

7.10m x 3.90m 23' 4" x 12' 10"

Utility

1.83m x 1.71m 6' 0" x 5' 8"

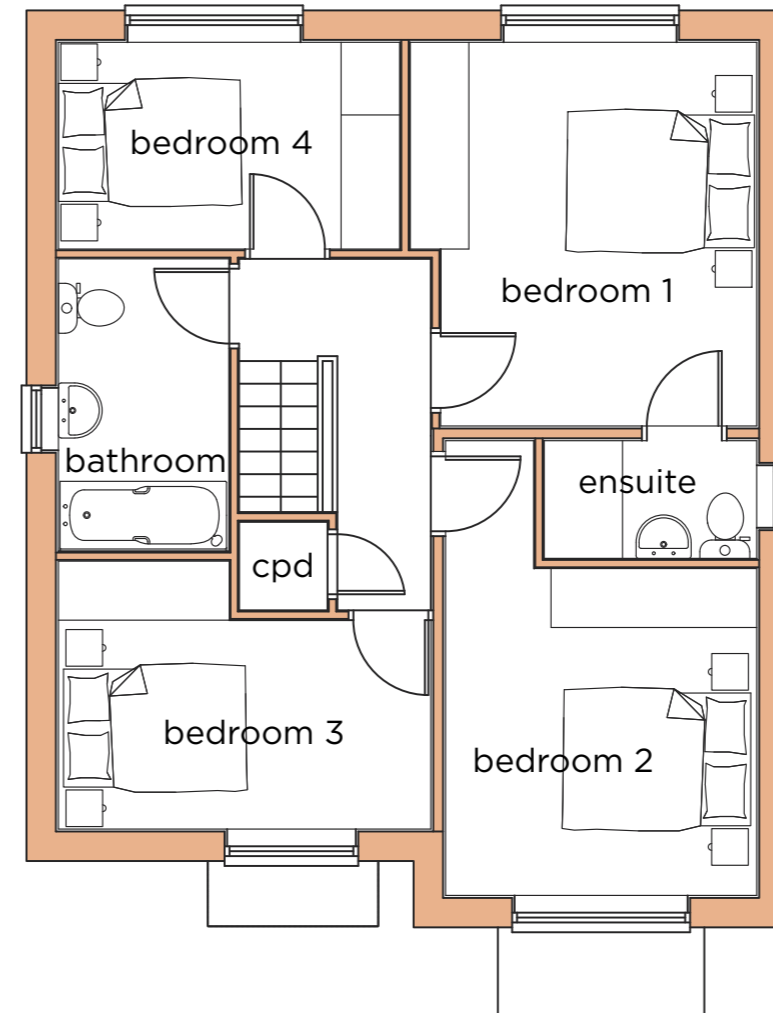
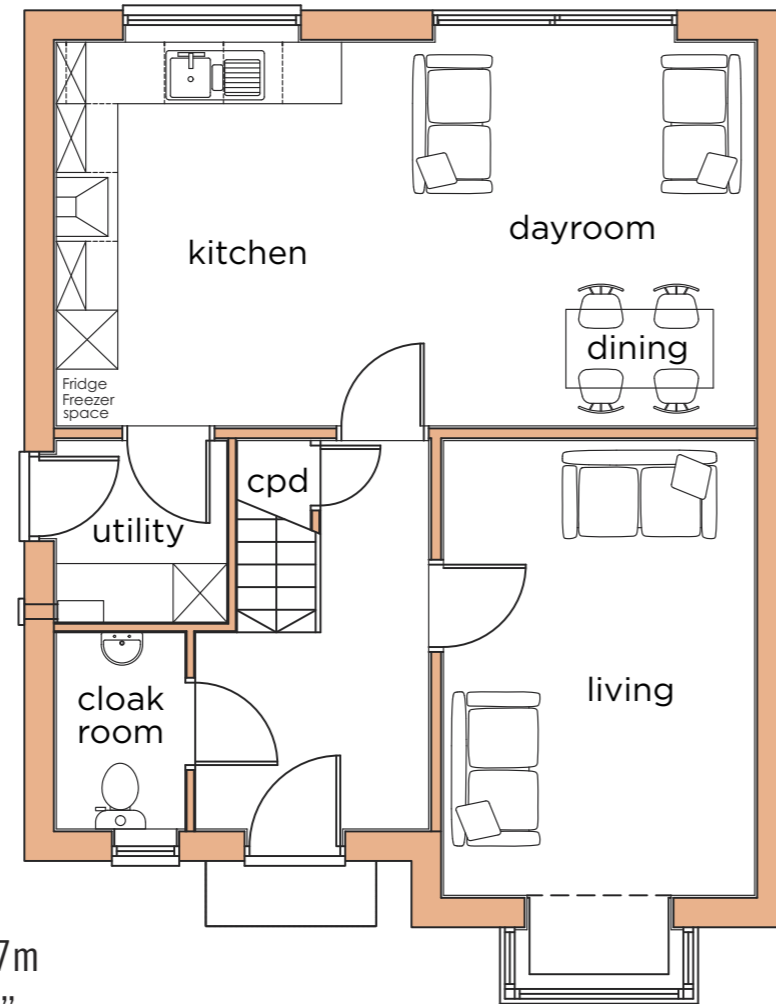
Living room

4.63m (exc walk-in bay window) x 3.17m

15'3" (exc walk-in bay window) x 10'5"

Cloakroom

1.98m x 1.29m 6' 6" x 4' 3"



FIRST FLOOR

Bedroom 1

3.90m x 3.50m (max) 12' 10" x 11' 6" (max)

Ensuite

2.12m x 1.18m 7' 0" x 3' 11"

Bedroom 2

3.30m (min) x 3.17m 10' 10" x 10' 5"

Bedroom 3

3.79m x 2.70m (max) - 2.10 (min)

12'6" x 8'11" (max) - 6'11" (min)

Bedroom 4

3.45m x 2.08m 11' 4" x 6' 10"

Bathroom

2.93m x 1.71m 9' 8" x 5' 8"

The Almond Blossom

Two bedroom, semi-detached
bungalow

- Large kitchen/dining/day room
- Sliding doors to turfed garden

[VIEW FULL
SPECIFICATION](#)



The Almond Blossom Floorplan

Kitchen/dining/day room

5.88m (max) - 4.05m (min) x 5.68m
19'3" (max) - 13'4" (min) x 18'8"

Bedroom 1

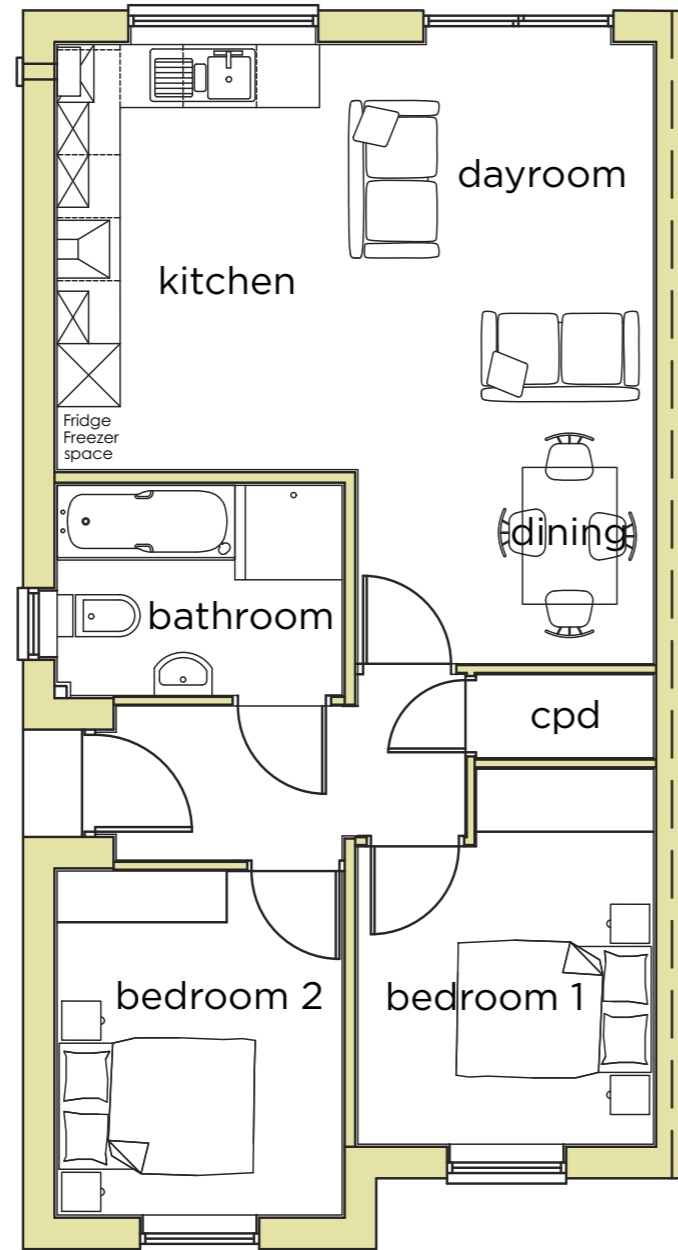
3.55m (max) - 2.81m (min) x 2.82m
11'8" (max) - 9'3" (min) x 9'3"

Bedroom 2

3.25m x 2.72m 10' 8" x 8' 11"

Bathroom

2.72m x 2.00m 8' 11" x 6' 7"



Specification

Feature Specification

A STRUCTURE

- Brick and block construction with cavity wall insulation and mineral fibre quilted loft insulation.
- Roof finish to be concrete tiles.
- Plastic rainwater goods in black, uPVC fascia in white.

B WINDOWS, FRENCH AND SLIDING DOORS

- White external.
- White internal.
- uPVC double glazed.

C EXTERNAL FRONT DOOR, EXTERNAL UTILITY DOOR (WHERE APPLICABLE) AND GARAGE DOOR (WHERE APPLICABLE)

- Front door in black- composite construction, complete with chrome finish letter plate.
- Utility door in white (where applicable)- composite construction.
- Chrome finish door furniture with multi-point lock.
- White garage door.

D INTERNAL FINISH

- Plastered walls to be painted white.
- Ceilings to have white emulsion finish.
- Skirtings and architraves to be ogee pattern in MDF with white gloss paint finish.
- Dordogne smooth style doors with white gloss paint finish. Newington dual-tone chrome door handles.
- Staircase- softwood handrail and balustrading with white gloss paint finish.

E CENTRAL HEATING

- Gas central heating to radiators from pressurised water system.

F KITCHEN

1 Fully fitted units with upstand to worktops. Choice of door fronts and worktops from our range.

2 Appliances, sink and taps

The Apple Blossom

- Hotpoint built-in single multi-function electric fan oven.
- Hotpoint 4 burner gas hob.
- Extractor hood above gas hob.
- Blanco one and half bowl stainless steel sink with Blanco tap.

The Pear Blossom

- Hotpoint built-in single multi-function electric fan oven.
- Hotpoint 4 burner gas hob.
- Extractor hood above gas hob.
- Blanco one and half bowl stainless steel sink with Blanco tap.

The Peach Blossom

- Hotpoint built-in double multi-function electric fan oven.
- Hotpoint 4 burner gas hob.
- Extractor hood above gas hob.
- Hotpoint built-in dishwasher.
- Blanco one and half bowl stainless steel sink with Blanco tap.

The Apricot Blossom

- Hotpoint built-in double multi-function electric fan oven.
- Hotpoint 4 burner gas hob.
- Extractor hood above gas hob.
- Hotpoint built-in dishwasher.
- Blanco one and half bowl stainless steel sink with Blanco tap.

The Almond Blossom

- Hotpoint built-in single multi-function electric fan oven.
- Hotpoint 4 burner gas hob.
- Extractor hood above gas hob.
- Hotpoint built-in dishwasher.
- Blanco one and half bowl stainless steel sink with Blanco tap.

G UTILITY - The Apricot Blossom

- Fully fitted units. Choice of door fronts and worktops from our range.
- Space for washer and dryer, plumbed ready to receive appliances.

H WALL TILING

1 The Apple Blossom

- Cloakroom - splashback above hand basin.
- Bathroom- fully tiled over bath. Splashback above hand basin.

2 The Pear Blossom

- Cloakroom - splashback above hand basin.
- Bathroom - fully tiled over bath. Splashback above hand basin.
- Ensuite - fully tiled to shower enclosure. Splashback above hand basin.

3 The Peach Blossom

- Cloakroom - splashback above hand basin.
- Bathroom - fully tiled over bath with remaining walls half tiled.
- Ensuite - fully tiled to shower enclosure. Splashback above hand basin.

4 The Apricot Blossom

- Cloakroom - splashback above hand basin.
- Bathroom - fully tiled over bath with remaining walls half tiled.
- Ensuite - fully tiled to shower enclosure with remaining walls half tiled.

5 The Almond Blossom

- Bathroom - fully tiled to shower enclosure with remaining walls half tiled.

I SANITARY WARE

1 The Apple Blossom

- Cloakroom - hand basin and WC in white with complementary brassware.
- Bathroom - hand basin, bath, and WC in white with complementary brassware. Shower over bath with shower screen.

2 The Pear Blossom

- Cloakroom - hand basin and WC in white with complementary brassware.
- Bathroom - hand basin, bath, and WC in white with complementary

brassware. Shower over bath with shower screen.

- Ensuite - hand basin and WC in white with complimentary brassware. Shower with enclosure.

3 The Peach Blossom

- Cloakroom - hand basin and WC in white with complementary brassware.
- Bathroom - hand basin, bath, and WC in white with complementary brassware. Shower over bath with shower screen.
- Ensuite - hand basin and WC in white with complementary brassware. Shower with enclosure.

4 The Apricot Blossom

- Cloakroom - hand basin and WC in white with complementary brassware.
- Bathroom - hand basin, bath, and WC in white with complementary brassware. Shower over bath with shower screen.
- Ensuite - hand basin and WC in white with complementary brassware. Shower with enclosure.

5 The Almond Blossom

- Bathroom - hand basin, bath, and WC in white with complementary brassware. Shower with enclosure.

J INTERNAL LIGHTING

1 The Apple Blossom

- Kitchen, dining area and bathroom to have spotlights in the ceiling.
- All other rooms to have pendant lights.

2 The Pear Blossom

- Kitchen, dining area, bathroom, and ensuite to have spotlights in the ceiling.
- All other rooms to have pendant lights.

3 The Peach Blossom

- Kitchen, dining, day room, bathroom, and ensuite to have spotlights in the ceiling.
- All other rooms to have pendant lights.

4 The Apricot Blossom

- Kitchen, dining, day room, bathroom, and ensuite to have spotlights in the ceiling.
- All other rooms to have pendant lights.

5 The Almond Blossom

- Kitchen and bathroom to have spotlights in the ceiling.
- Dining, day room, and all other rooms to have pendant lights.

K FLOOR COVERINGS

1 The Apple Blossom

- Laminate to hall, cloakroom, kitchen, and dining area. Choice of colour from our range.
- Carpet to living room, bedrooms, stairs and landing. Choice of colour from our range.
- Cushion vinyl to bathroom. Choice of colour from our range.

2 The Pear Blossom

- Laminate to hall, cloakroom, kitchen, and dining area. Choice of colour from our range.
- Carpet to living room, bedrooms, stairs and landing. Choice of colour from our range.
- Cushion vinyl to bathroom and ensuite. Choice of colour from our range.

3 The Peach Blossom

- Laminate to hall, cloakroom, and kitchen/dining/day room. Choice of colour from our range.
- Carpet to living room, bedrooms, stairs and landing. Choice of colour from our range.
- Cushion vinyl to bathroom and ensuite. Choice of colour from our range.

4 The Apricot Blossom

- Laminate to hall, cloakroom, kitchen/dining/day room and utility. Choice

of colour from our range.

- Carpets to living room, bedrooms, stairs and landing. Choice of colour from our range.
- Cushion vinyl to bathroom and ensuite. Choice of colour from our range.

5 The Almond Blossom

- Laminate to hall and kitchen/dining/day room. Choice of colour from our range.
- Carpets to bedrooms. Choice of colour from our range.
- Cushion vinyl to bathroom. Choice of colour from our range.

L EXTERNAL LIGHTING

- Light to be provided adjacent to each external door.

M GARDENS, DRIVEWAYS AND PARKING SPACES

- Driveways and parking spaces to have a block paved finish.
- Footpaths and patio areas to be formed in concrete paving flags.
- Front gardens to be turfed or planted where applicable.
- Rear gardens to be turfed.
- Generally, 1.80-metre-high timber fence to rear garden unless there is an existing fence or boundary structure in place.
- Outside tap to rear.

N SERVICES

1 Mains gas, electricity, and water.

2 The Apple Blossom

- Telephone point in under stairs cupboard. Purchaser responsible for connection charges.
- TV and satellite point in living room, dining area and bedrooms, including CAT-5 cabling.
- Satellite cabling to dish position and TV aerial included.
- Fibre optic broadband cabling.

3 The Pear Blossom

- Telephone point in under stairs cupboard. Purchaser responsible for connection charges.
- TV and satellite point in living room, dining area and bedrooms, including CAT-5 cabling.
- Satellite cabling to dish position and TV aerial included.
- Fibre optic broadband cabling.

4 The Peach Blossom

- Telephone point in under stairs cupboard. Purchaser responsible for connection charges.

- TV and satellite point in living room, day room, and bedrooms, including CAT-5 cabling.
- Satellite cabling to dish position and TV aerial included.
- Fibre optic broadband cabling.

5 The Apricot Blossom

- Telephone point in under stairs. Purchaser responsible for connection charges.
- TV and satellite point in living room, day room, and bedrooms, including CAT-5 cabling.
- Satellite cabling to dish position and TV aerial included.
- Fibre optic broadband cabling.

6 The Almond Blossom

- Telephone point in cupboard. Purchaser responsible for connection charges.
- TV and satellite point in day room and bedrooms, including CAT-5 cabling.
- Satellite cabling to dish position and TV aerial included.
- Fibre optic broadband cabling.

○ WARRANTY

- Premier Guarantee for New Homes.



Kitchen appliances and fittings



Single Oven



Double Oven



Cooker Hood



Gas Hob



Dishwasher



Sink



Loop-Tap

About Bridlington

The town of Bridlington has long been a jewel in the East Coast crown, attracting generations of holiday makers and day trippers. It also remains hugely popular with house buyers looking for a seaside lifestyle but with all the amenities required for modern living, as well as those of retirement age seeking a quieter pace of life.

For families with children there is a wide choice of school for all ages, including Burlington Infants and Junior School located within walking distance of your new front door, making the hectic school run a thing of the past.

Meanwhile, award-winning beaches of golden sand stretch out on either side of the historic harbour where fishing boats still land the daily catch, and the beautifully designed and maintained Promenades are perfect for a leisurely stroll. If the legs start to get a little weary, simply jump aboard the land train.

Head away from the sea front and discover the charms of the Old Town which has remained largely unchanged for centuries. Here traditional pubs, restaurants and tearooms compete for your attention with antique shops and art galleries.

For a more conventional shopping experience the town centre is packed with high street brands and independent retailers many of which are to be found in The Promenades Shopping Centre.

<https://www.promenadesshoppingcentre.co.uk/>

As you would expect with a seaside resort town there is plenty to keep you occupied with Sewerby Hall and Gardens <https://www.sewerbyhall.co.uk> one of many places worthy of closer inspection.

Its dramatic cliff top position offers wonderful views over Bridlington and the attraction includes tours of the Grade One listed house, magnificent garden and a zoo home to over 60 mammals and birds.

For sport lovers there is a nine hole pitch and put course, 18 hole putting green, as well as crown green bowling. However you spend your time you will definitely be ready for refreshments at the Clock Tower Café.

If live entertainment is more your thing then a great night out is guaranteed at the famous Bridlington Spa <https://www.bridspa.com/> which attracts a wide range of performers to suit all tastes.

Bridlington is served by a railway station on the Yorkshire Coast line <https://www.northernrailway.co.uk/stations/BDT> that runs between Hull and Scarborough. There are several bus services running to out-of-town destinations including York, Scarborough, Driffield, Beverley and Hull.

The town also benefits from an excellent road network including the A165 which provides easy access to Scarborough in the north and Hull to the south. For those travelling west to York and the towns and cities of West Yorkshire the A166 will link you directly with the A64.



So much on your doorstep

	MINS	MILES		MINS	MILES
SCHOOLS AND COLLEGES			RECREATION AND FITNESS		
Burlington Infants and Junior School	2	0.4	Bridlington Sports Centre	5	1
Bay Primary School	4	1	Sea front and Promenade	7	2
New Pastures Lane County Primary School	5	1.3	East Riding Leisure Centre	7	2.1
Martongate Primary School	5	1.4	Bridlington Golf Club	9	2.3
East Riding College	4	1.2	Sewerby Hall and Gardens	7	2.3
Headlands School	6	1.6	Bridlington Links Golf Club	10	3.4
Bridlington School	6	2	Bempton Cliffs	10	4.3
SHOPPING AND SOCIALISING			MEDICAL		
Bridlington Old Town	4	0.7	The Pharmacy Group	3	0.7
Londis	4	1.1	Marton Road Pharmacy	3	1
Morrisons	5	1.9	Bridlington Hospital	5	1.8
The Promenades Shopping Centre	4	0.7	NEARBY TOWNS AND CITIES		
Bridlington Spa	8	1.9	Scarborough	31	16.5
TRANSPORT			Driffield	24	13.5
Bridlington Station	6	1.5	Beverley	38	24.2
Bempton Station	8	3.4	Hull	56	32.2
			York	1hr 10	42
			Leeds	1hr 34	68

All timings and mileages are approximate and should be used as a guide only.

About the developer



North Bar Homes (Beverley) Ltd is one of East Yorkshire's most respected residential property developers.

They are also renowned for their attention to detail, favouring quality over quantity to ensure the home you choose exceeds your expectations.

An exceptional specification is a feature of every property which includes appropriate floor coverings throughout, meaning you really do get more for your money with North Bar Homes! Every property also comes with a Premier Guarantee warranty.

Meanwhile, the company is dedicated to using local craftsmen wherever possible and prides itself in adhering to all current environmentally friendly construction practices, while being sympathetic to the local environment in which it works.

The company has already completed a number of successful schemes across the region, including;



A development of ten stunning homes in a semi-rural location approximately two miles from Bridlington sea front.
Completion Sept 2021



A development of 29 stunning homes in a semi-rural location approximately two miles from Bridlington sea front



A development of ten, 2, 3 and 4 bedroom homes in Willerby, adjacent to open countryside



A select development of just seven, 3 bedroom homes in Willerby

Testimonials

Customer satisfaction is at the heart of every project North Bar Homes undertakes and this philosophy has resulted in sold out schemes and a string of satisfied buyers;

“From start to finish the team at North Bar Homes has been an absolute pleasure to deal with. Nothing was ever too much trouble and the odd snagging issue was dealt with quickly and efficiently. The general specification of the property is exceptional and we look forward to many years of happy living in our beautiful new home.”

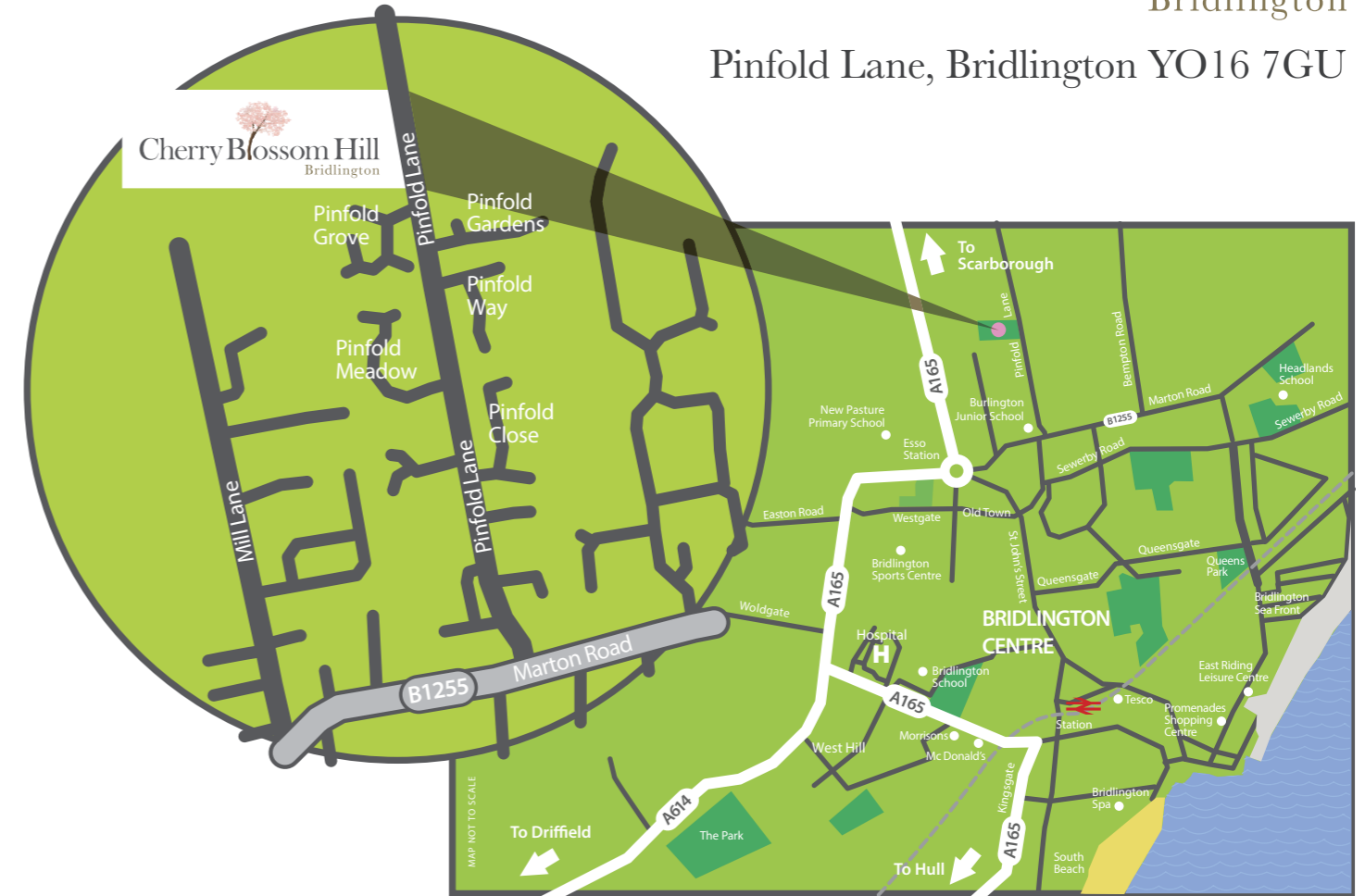
Ms E. Horne

“Having visited many new developments across East Yorkshire we found Greenfields to be far superior to anything else we had seen. We loved the style of kitchen and were particularly impressed with the general build quality and overall layout of the property which had clearly been designed to make the very best use of the space. We cannot speak highly enough of North Bar Homes and are delighted we chose one of their homes.”

Mr and Mrs Vasey

How to find us


Cherry Blossom Hill
Bridlington
Pinfold Lane, Bridlington YO16 7GU

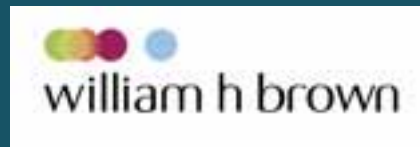




Cherry Blossom Hill

Bridlington

For all enquiries please contact



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e; willerby@williamhbrown.co.uk

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.

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