



## 1 THE SYCAMORES

BACK LANE, MELMERBY HG4 5HJ

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[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

LINLEY &  
SIMPSON



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**1 The Sycamores forms part of an exclusive development of just three detached properties and is the perfect solution for those looking for a mix of traditional and modern living.**

**Constructed using an Insulated Concrete Shell system, The Sycamores are built to exceed modern building regulations thermal standards and provide a quiet, durable and warm living environment.**

**Heating and hot water is delivered through market leading Mitsubishi Air Source Heating - the latest in green home heating technology. These highly energy efficient units are easy and reliable to use and, due to the science behind them, deliver a high level of savings when compared to the same usage of conventional energy sources. In this era of protecting the environment, offering the ultimate in energy conservation.**

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## MELMERBY & RIPON

1 The Sycamores is perfectly located for both families looking to make an area their home and commuters travelling to and from the well connected properties. These homes present the ideal balance of out of town living with access to great local education facilities, enviable transport links, and plenty of amenities as both Ripon and Thirsk centres are within a 15 minute drive. Transport links are excellent with easy access to the A1(M), A61 and the larger motorway network. Leeds-Bradford airport is less than 30 miles away, offering you great access to European and international destinations.

Being on the doorstep of the historic cathedral city of Ripon ensures a wealth of amenities on offer. From award-winning schools to supermarkets, doctors to dog kennels, it offers everything you need. Ripon has it's own charm and rich heritage, starting with Ripon Cathedral, built in 1547, it is one of the most impressive buildings of it's kind in the country, standing tall in the city centre. It's not the only history the town offers; if you find yourself there at 9pm you will hear the sound of the Wakeman's horn, a tradition unbroken for 900 years.

Ripon is surrounded by some of the region's most beautiful countryside with stunning scenery, historic parks and gardens and access to the Yorkshire Dales and Moors, in particular the world heritage site of Fountains Abbey and Studley Royal Water Garden all within easy reach.









## SPECIFICATION

### KITCHEN

- Fitted kitchen units, worktops & splashback (choices available depending on build stage)
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Neff brushed steel electric oven/electric hob /extractor chimney hood
- Integrated 70/30 fridge/freezer
- Integrated Neff microwave
- Inset sink 1.5 bowl & chrome Hansgrohe tap
- Integrated dishwasher
- Laminate flooring to kitchen & breakfast area
- Chrome recessed LED downlighters
- Under wall unit lights

### UTILITY

- Fitted kitchen units, square edged worktops
- Stainless steel inset sink single bowl & chrome Hansgrohe tap
- Connections for washer/dryer
- Laminate floor
- Chrome recessed LED downlighters

### MAIN BATHROOM

- Contemporary white sanitary ware & full/ semi basin pedestal (where applicable)
- Hansgrohe single lever basin mixer with popup waste
- Thermostatic bath filler with pop-up waste & overflow
- Separate shower with thermostatic multi valve with Hansgrohe showerhead
- Ceramic wall tiling - half tile to wet walls
- Floor tiling
- Chrome recessed LED downlighters

### EN - SUITE

- Contemporary white sanitary ware
- Chrome Hansgrohe single lever basin mixer with popup waste
- Ceramic wall tiling
- Floor tiling
- Shower enclosure complete with glass door/ chrome frame & thermostatic shower
- Chrome recessed LED downlighters
- Chrome heated towel rail

### FLOORING

- Fitted carpets throughout

### W/ C

- White sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Floor tiling
- Chrome recessed LED downlighters

### HALL & LANDING

- Floor tiling - hall only
- Feature oak handrail complete with oak newel post

### HEATING

- Air source heat pump central heating, radiators including thermostatic valves to first floor
- Underfloor heating to the downstairs rooms
- Digital room thermostats

### ELECTRICAL

- Telephone Point
- Smoke detectors
- Security alarm system
- Front external lights
- Power / light to garage /car port

### INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC/ double glazed windows complete with chrome handles
- Aluminium bi fold doors
- Oak timber internal doors complete with chrome door furniture

### DECORATION

- White emulsion to walls & white emulsion to ceilings
- Painted woodwork

### EXTERNAL FEATURES

- Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Timber side gate to rear access
- Tarmac drives and parking areas
- Electric car charging point

### GARDENS

- Front & rear garden turfed
- External tap

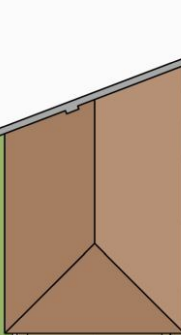
### WARRANT

- 10 year structural defects CRL warranty



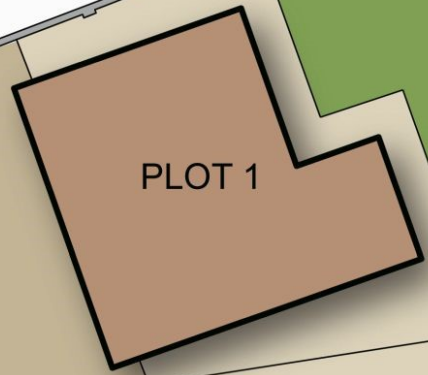


BACK LANE

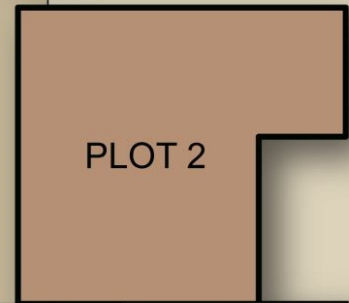


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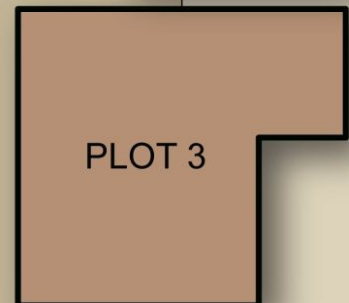
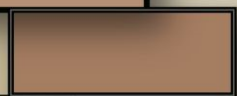
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PLOT 1



PLOT 2



PLOT 3

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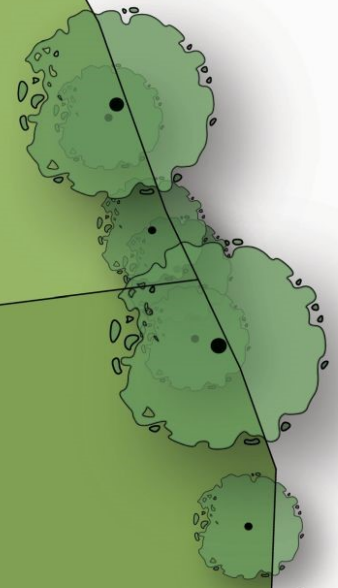
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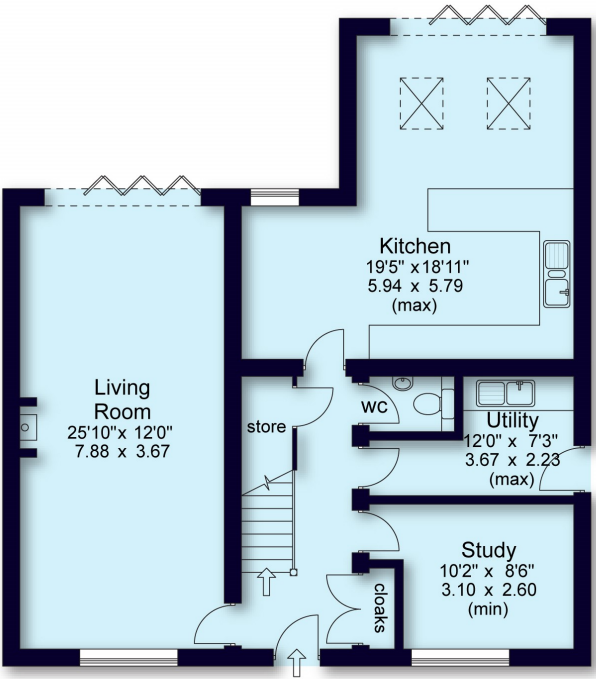
Enter this beautiful double fronted home into an impressive hallway filled with light and a most stylish wild oak staircase. The downstairs of this amazing home maximises space with a large through living area with bifold door to the private garden. The modern, open plan kitchen-diner has fitted Shaker-style kitchens provided by Design House of Wetherby come complete with Bosch integrated appliances and high quality ceramic flooring. Bifold doors open up this hub of the home to the patio. There is a separate study/snug to the front of the house plus a separate utility room with a separate side entrance. The downstairs also has underfloor heating for that added comfort.

Upstairs, there are four double bedrooms, the master suite boasting an en suite and a dressing area, and a roomy family bathroom. The bathrooms all have contemporary sanitaryware and beautiful tiling to the walls and ceramic floors. Attention to detail is amazing and will not fail to impress.

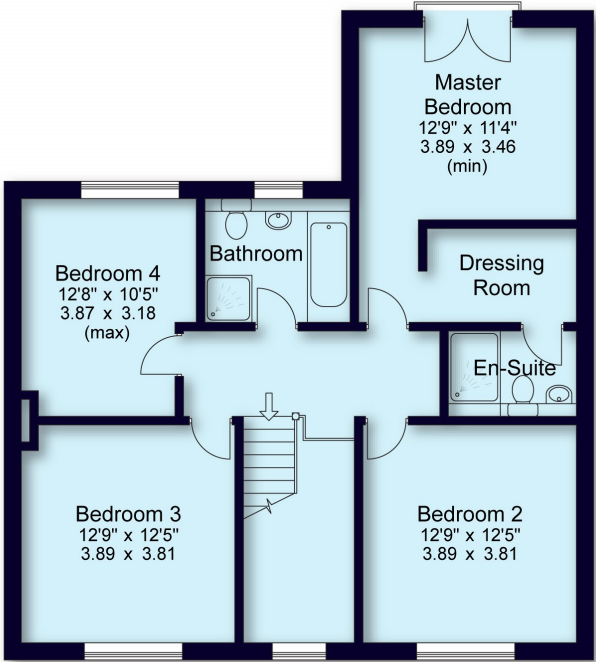
Externally this home has a huge double garage complete with electric car charging point, plus turfed gardens front and rear.

GF	METRIC(M)	IMPERIAL
Living Room:	7.88 x 3.67	25'10 x 12'0
Kitchen/Dining:	5.94 x 5.79	19'5 x 18'11 (max)
Utility:	3.67 x 2.23	12'0 x 7'3 (max)
Study:	3.10 x 2.60	10'2 x 8'6
FF		
Master Bed:	3.89 x 3.46	12'9 x 11'4 (min)
Ensuite:	2.30 x 1.56	7'6 x 8'5
Dressing room:	2.69 x 1.71	8'10 x 5'7
Bed 2:	3.89 x 3.81	12'9 x 12'5
Bed 3:	3.89 x 3.81	12'9 x 12'5
Bed 4:	3.89 x 3.18	12'9 x 10'5
Bathroom:	2.58 x 2.23	8'5 x 7'4
Overall	180.69m2	1945(ft2)

Please note all dimensions are subject to slight modifications



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



## ILLUMINATING INVESTMENTS LTD

OUR FOCUS IS  
ON DELIVERING  
QUALITY



Illuminating Investments was established in 2013 with a focus on investing and developing property across the Yorkshire region. With significant cash reserves, along with experienced and passionate directors, it has achieved success in a multitude of exciting projects including bespoke residential conversions, major commercial developments and residential land acquisitions.

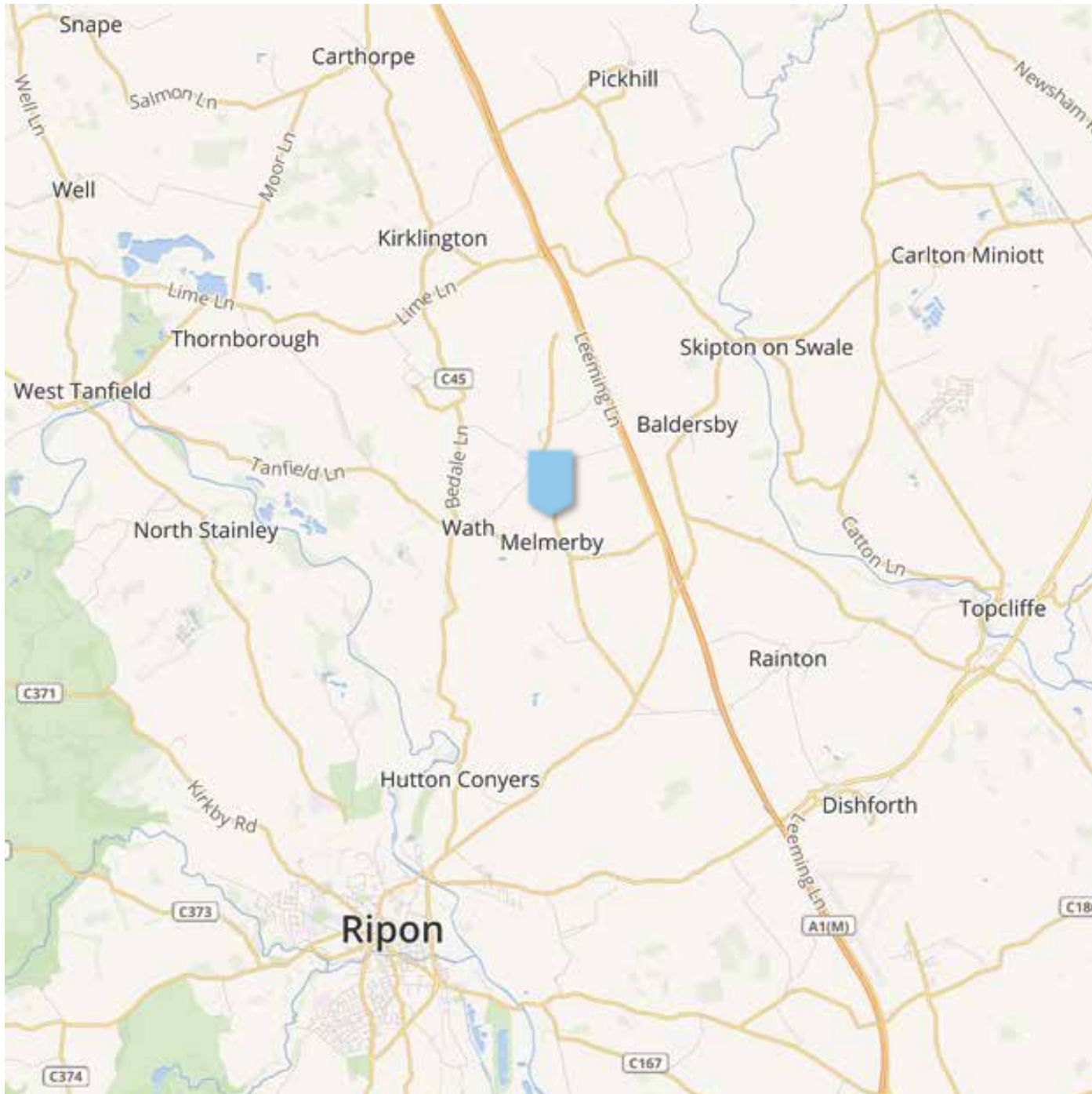
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Visit [www.illuminatinginvestments.com](http://www.illuminatinginvestments.com) to find out more about the company's successes.









#### DIRECTIONS - FROM THE NORTH

Leave the A1 at junction 50, before taking the third exit at the roundabout and heading across the bridge. At the next roundabout, again take the third exit onto the A6055. Shortly, take the first left onto Underlands Lane until you arrive at a T-junction. There, take a right onto Melmerby Green Lane and head into the village, following the road round to the left. After you pass the George & Dragon Inn, turn right onto Back Lane where the development will be clearly signed.

#### DIRECTIONS - FROM THE SOUTH

Leave the A1 at junction 50, before taking the third exit onto the A6055. Shortly, take the first left onto Underlands Lane until you arrive at a T-junction. There, take a right onto Melmerby Green Lane and head into the village, following the road round to the left. After you pass the George & Dragon Inn, turn right onto Back Lane where the development will be clearly signed.

SATNAV: HG4 5HJ



For further information and viewings:

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