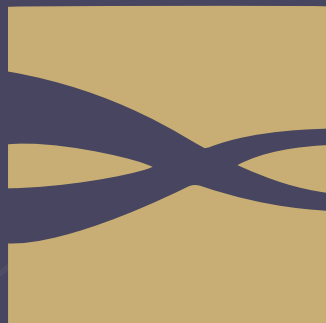




WARD HILLS



PETER WARD HOMES LIMITED, ANNIE REED ROAD, BEVERLEY, HU17 0LF

09/24

Building new *homes* since 1978.



WARD HILLS

Homes built for a better *lifestyle.*

The stylish and spacious properties created by Peter Ward Homes are specifically designed around modern conveniences and complete peace of mind. Outstanding features such as an elegant kitchen and bathroom, larger than average gardens and high specification double glazing make home life effortlessly comfortable on a daily basis.

All of our visually striking, energy efficient and expertly designed homes at Ward Hills celebrate a brighter, calmer and more fulfilling way of life, whether that's playing games with the kids, working from home, entertaining guests, hosting barbecues, or simply relaxing in warm and secure surroundings.

Ward Hills truly does offer something particularly special for young professionals, growing families and couples who are ready for their next chapter. From the 2-bedroom semi-detached Sandsend bungalow to the 4-bedroom detached Welham house with detached garage, it's time to explore the Peter Ward Homes lifestyle.





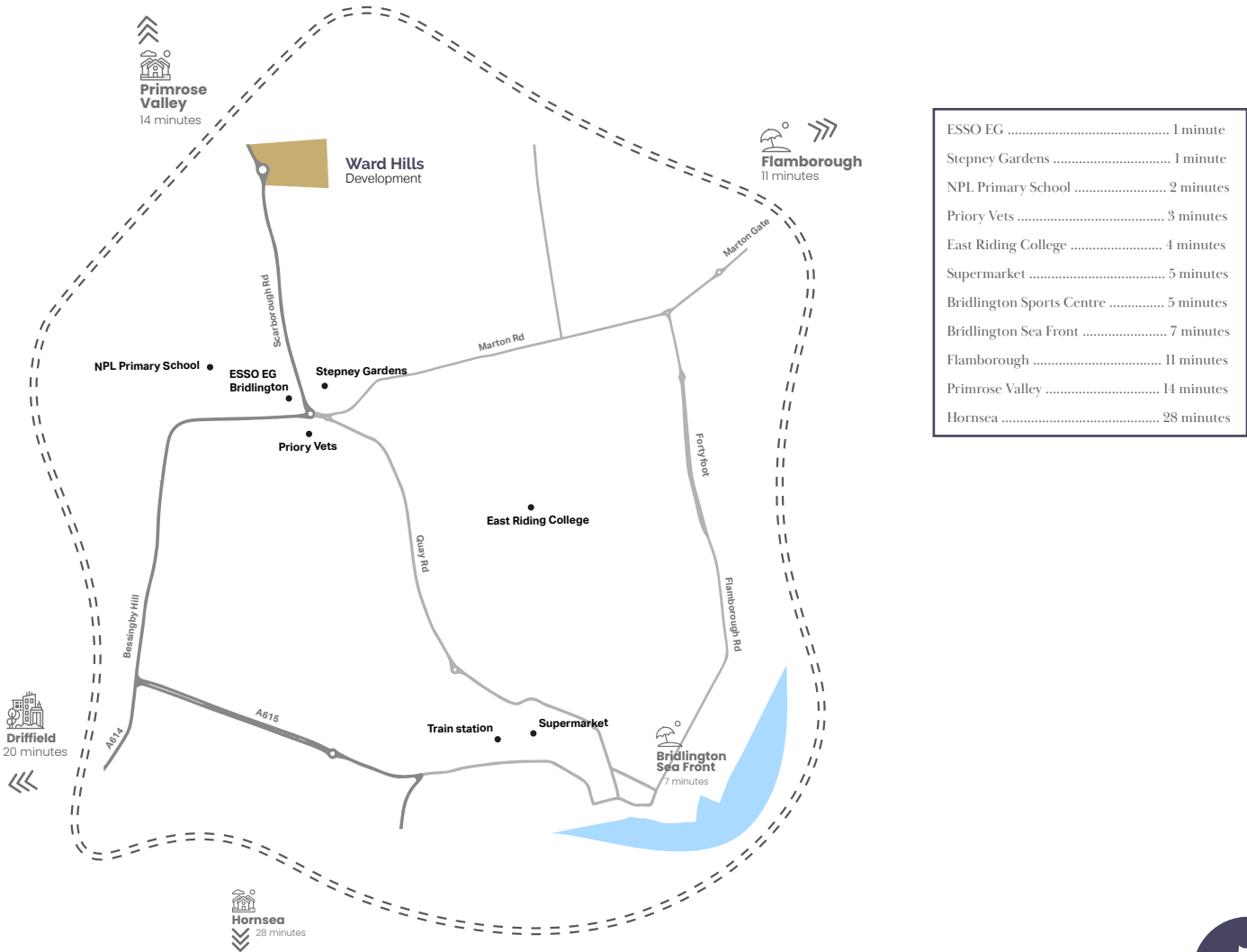
Bridlington, YO16
East Riding of Yorkshire

Welcome to your new *neighbourhood.*

Ward Hills
Scarborough Road
Bridlington
YO16 6AT

Located on the East Yorkshire coast and presenting miles of breath-taking sea views, Bridlington is a historic town that's popular for its relaxing setting, independent shops, countless eateries and traditional British pubs.

With a population of around 35,000, Bridlington is busy enough to offer a vibrant atmosphere whilst remaining tranquil and leisurely. Ward Hills complements this laid-back feel with modern properties designed around peaceful living.





Explore Ward Hills.

The moment you arrive at Ward Hills, you'll be struck by the ultimate levels of quality, consistency and attention to detail that we invest into all of our properties. Warm and spacious with thoughtful layouts and splendid designs, every room within these feature-rich homes is guaranteed to impress.

Step inside a Ward Hills home and discover what 21st century living is all about.



Specifications

Peter Ward Homes have put together a high-quality specification that provides all the essentials. All houses are built in character facing brick with an insulated cavity & a thermal block inner leaf. All main services are connected including water, electricity, gas & drainage.



Windows

High specification double glazed UPVC frames with locking catches on the ground floor, and stainless steel friction hinges. Window frames carry a 10 year manufacturers guarantee, the glass carries a 5 year manufacturers cover against defects and the window fitments a 2 year guarantee.



Bathroom

The family bathroom has white basin, WC and bath. The bath has a shower mixer and splash screen, except in the Rockingham which has a shower cubicle with thermostatic shower. Shaver point. En-suites include white basin, WC and shower cubicle either walk-in or with door or doors. Fitted with thermostatic shower. Shaver Point.



Kitchen

Appliances included in the price – 4 Ring gas hob (but 5 ring gas hob in all detached types), extractor, single oven (but double oven or side by side single ovens in all detached types), dishwasher and integrated fridge/freezer in all types. Plumbing for a washing machine will be provided in the kitchen in the Addington type only. Kitchens have upstands to match worktops.



Central Heating

Gas fired central heating to radiators for your energy efficient home.



Utility Room

Includes work top and plumbing for an automatic washing machine.



Internal Decoration

Decorated throughout and white satin to internal woodwork.



Gardens

Front gardens/ forecourts will have shrubs or be partly turfed if specified in our landscape scheme. Rear gardens will have a patio area in paving slabs. Gardens may have trees if specified in our landscape scheme. Outside tap.



TV & Digital

All houses will have:

- Digital TV aerial
- Cabling for HD TV
- HD/TV points in lounge, kitchen, bed 1 and bed 2
- Sky Digital Satellite Dish



Log Burner

Wood burning stove fitted in the lounge in Welham type only. There is decorative stone or slate cladding to the rear of the opening and the sides are lined with heat resistant insulation board. Slate hearth.



Security Systems

An alarm system is fitted in all house types.



Telephone

Cables are run underground to each house. Telephone sockets in lounge and bed 1.



Car Charging

An electric car charging point is provided with each plot.



Wall Tiling

Bathrooms part tiled on sanitaryware walls and up to the ceiling over baths and in showers. Cloakroom has splashback over hand basin only.



Doors

Front Doors - GRP composite doors with chrome fitments. Draught proofed with multi-point locking. Back Doors - UPVC half glazed panel doors and/or French doors/sliding patio doors. Internal Doors - Four panelled in white with satin chrome fitments.



Skirtings & Flooring

Moulded 5" nominal (125mm) skirtings and 3" nominal (75mm) door architraves are fully matching. Insulated solid ground floors with water resistant boarded flooring on first floor.

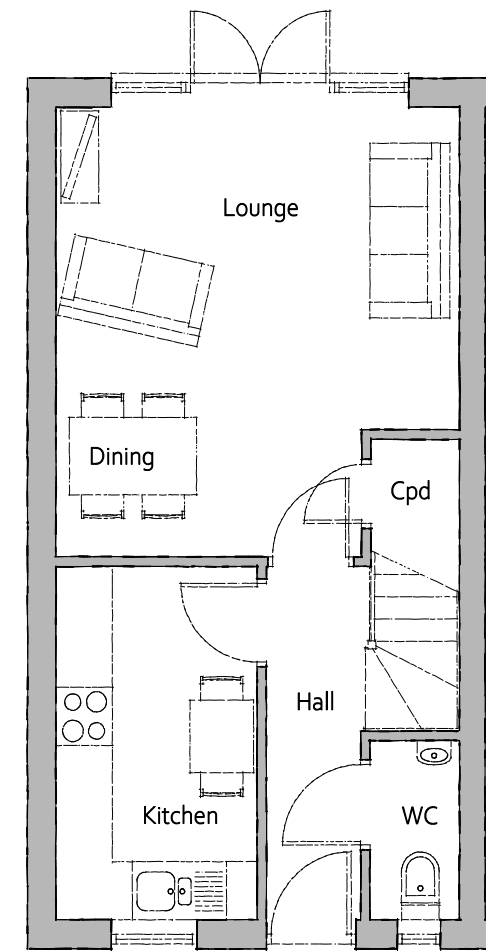
Addington

3 bedroom

3
bed

Terraced
or
Semi Detached

Side Drive
or
Parking Spaces

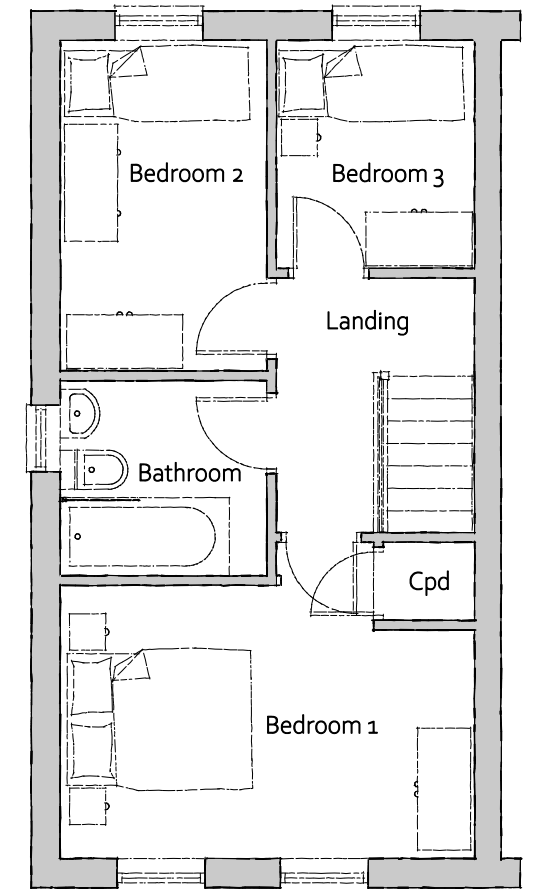


Ground Floor

Kitchen
3600mm x 2090mm (11'9" x 6'10")

Lounge/Dining
4590mm x 4230mm (15'7" x 13'10")

WC
1800mm x 900mm (5'10" x 2'11")



First Floor

Bedroom 1
4230mm x 2750mm (13'10" x 9'0")

Bedroom 2
3290mm x 2090mm (10'9" x 6'10")

Bedroom 3
2290mm x 2000mm (7'6" x 6'6")

Bathroom
2090mm x 2000mm (6'10" x 6'6")

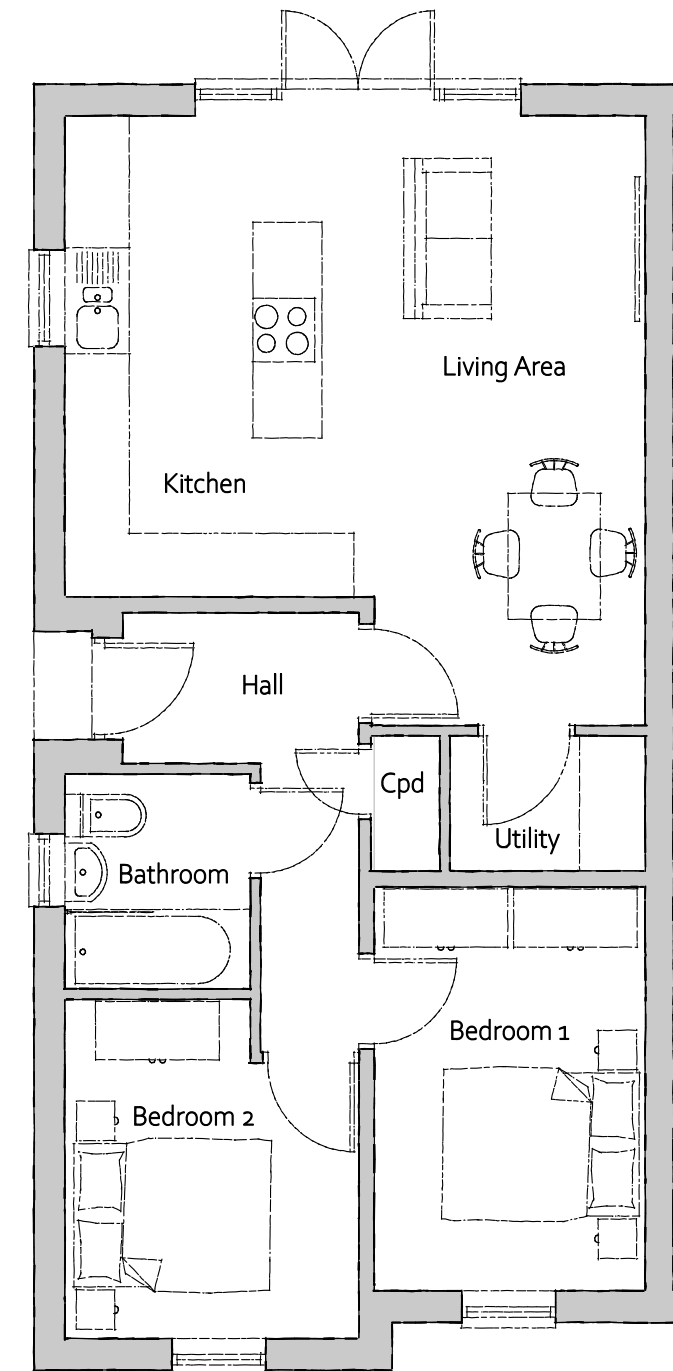
Sandsend

2 bedroom

2
bed

Semi Detached
Bungalow

Side Drive



Ground Floor

Kitchen/Living Area
5700mm x 5580mm (18'8" x 18'3")

Utility
1840mm x 1300mm (6'0" x 4'3")

Bedroom 1
3800mm x 2585mm (12'4" x 8'4")

Bedroom 2
3070mm x 2840mm (10'0" x 9'3")

Bathroom
2000mm x 1750mm (6'6" x 5'8")

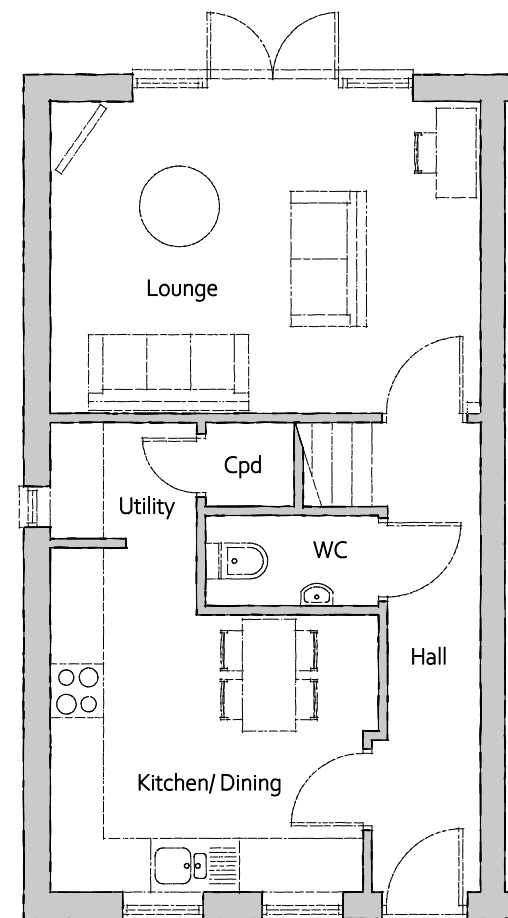
Filey

3 bedroom

3
bed

Semi Detached

Side Drive
or
Parking Spaces



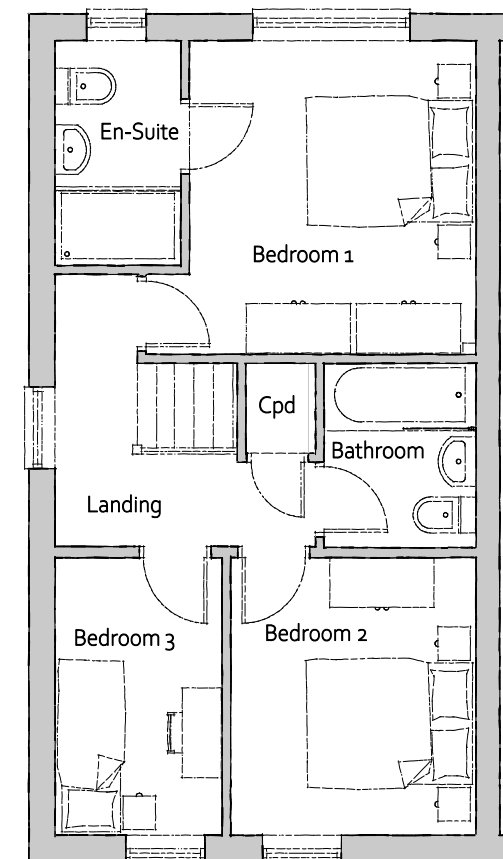
Ground Floor

Kitchen/Dining
3800mm x 3650mm (12'5" x 11'11")

Lounge
4800mm x 3440mm (15'8" x 11'3")

Utility
1600mm x 1300mm (5'2" x 4'3")

WC
1900mm x 1025mm (6'2" x 3'4")



First Floor

Bedroom 1
3440mm x 3250mm (11'3" x 10'7")

En-suite
2450mm x 1400mm (8'0" x 4'7")

Bedroom 2
3050mm x 2775mm (10'0" x 9'1")

Bedroom 3
3050mm x 1875mm (10'0" x 6'1")

Bathroom
2000mm x 1700mm (6'6" x 5'6")

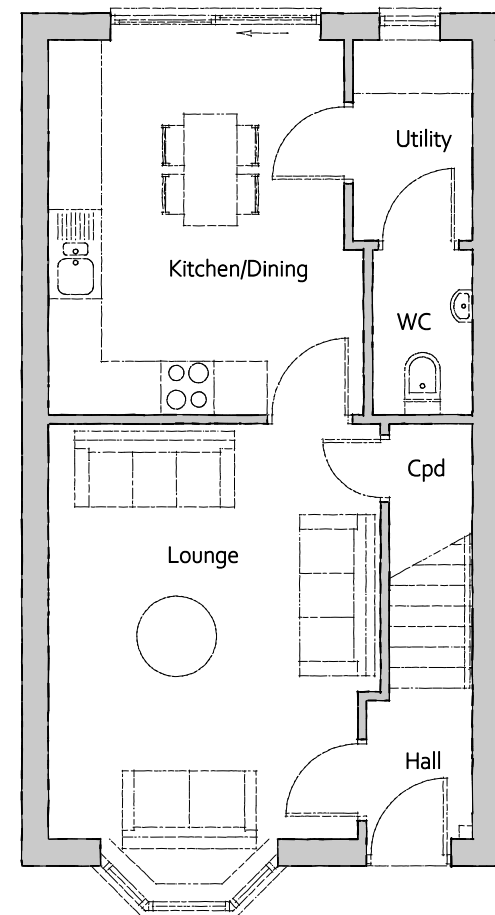
Barlow

3 bedroom

3
bed

Semi Detached

Side Drive
or
Parking Spaces



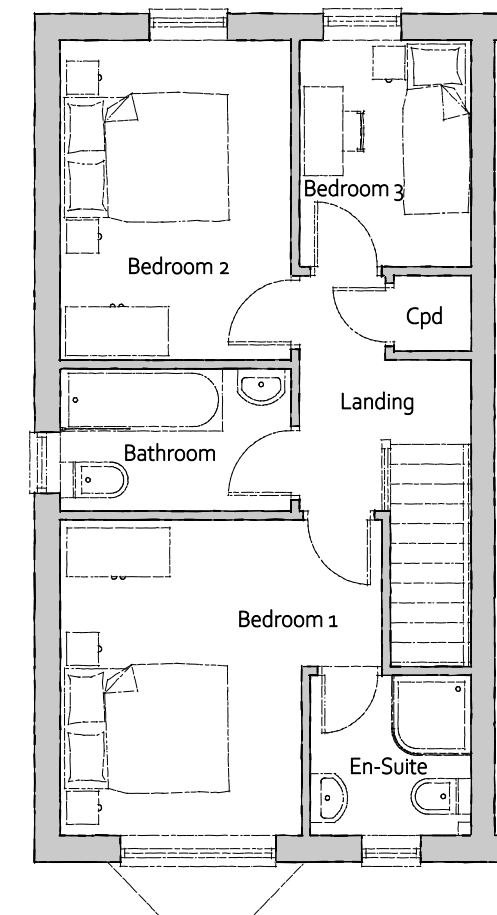
Ground Floor

Kitchen/Dining
4150mm x 3500mm (13'7" x 11'5")

Lounge
4600mm x 3700mm (15'1" x 12'1")

Utility
2200mm x 1300mm (7'2" x 4'3")

WC
1800mm x 1080mm (5'10" x 3'6")



First Floor

Bedroom 1
3700mm x 3500mm (12'1" x 11'5")

En-suite
1825mm x 1750mm (5'11" x 5'8")

Bedroom 2
3550mm x 2640mm (11'7" x 8'7")

Bedroom 3
2500mm x 1950mm (8'2" x 6'4")

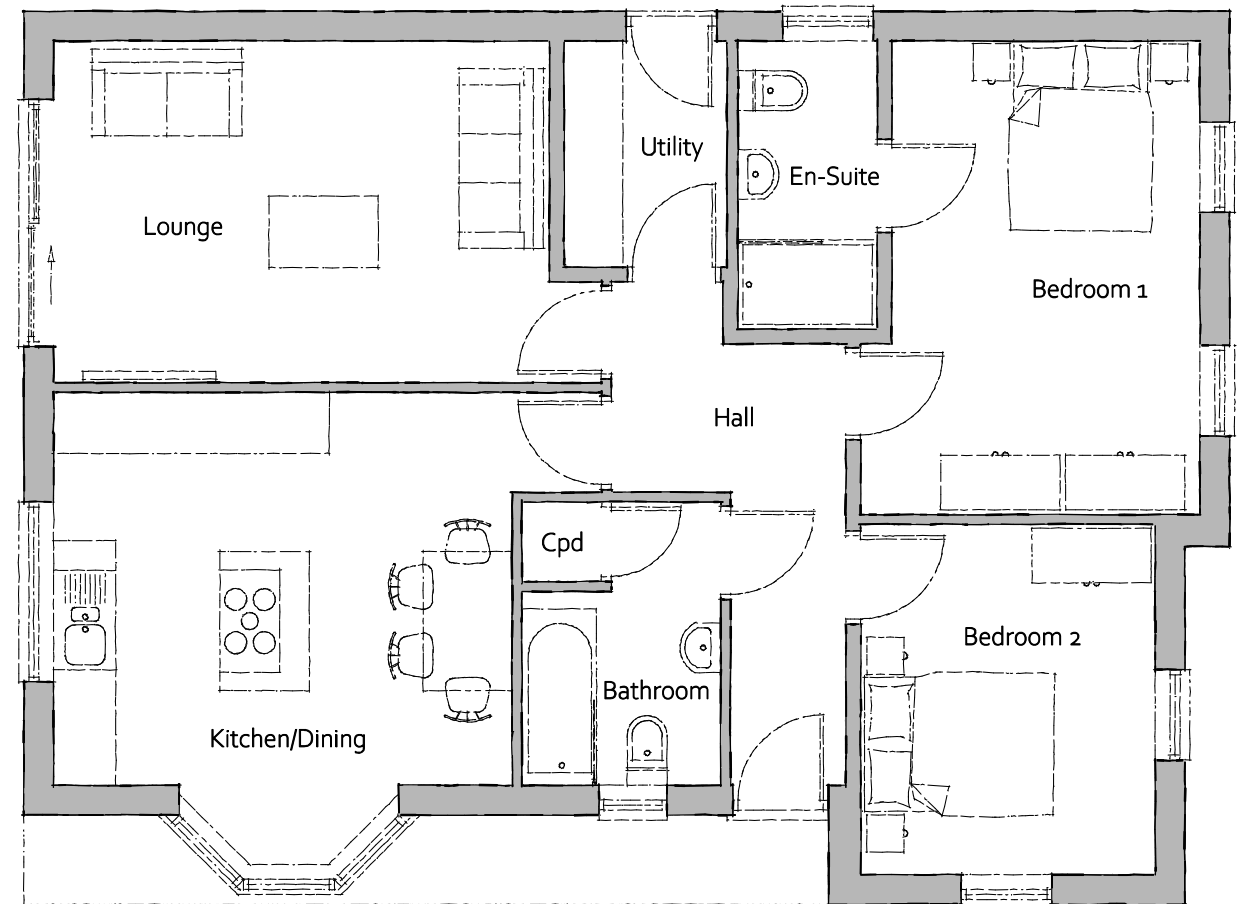
Bathroom
2640mm x 1550mm (8'7" x 5'1")

Aldbrough
2 bedroom

2
bed

Detached
Bungalow

Single Detached
Garage or Side Drive



Ground Floor

Kitchen/Dining
4565mm x 3900mm (14'11" x 12'9")

Lounge
4960mm x 3380mm (16'3" x 11'1")

Utility
2250mm x 1610 (7'4" x 5'3")

Bedroom 1
4715mm x 3075mm (15'5" x 10'1")

En-suite
2875mm x 1400mm (9'5" x 4'7")

Bedroom 2
3475mm x 2940mm (11'4" x 9'7")

Bathroom
2800mm x 1950mm (9'2" x 6'4")

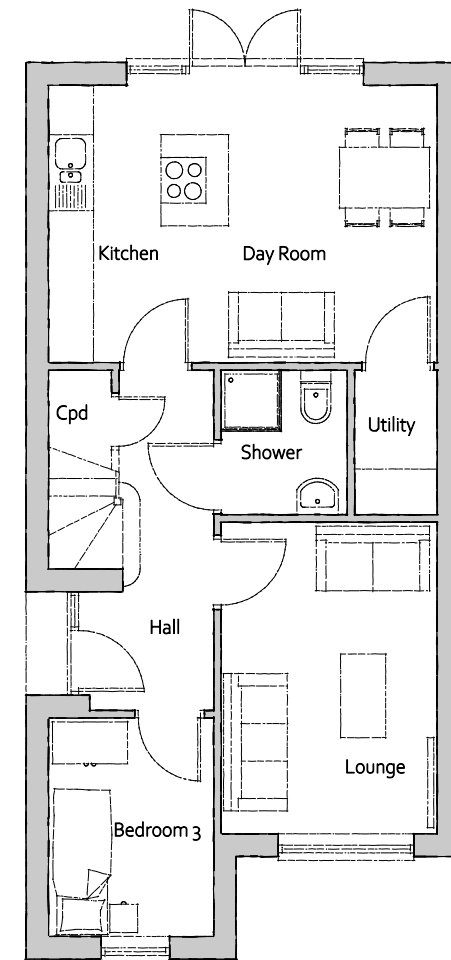
Clifton

3 bedroom

3
bed

Chalet
Bungalow

Side Drive



Ground Floor

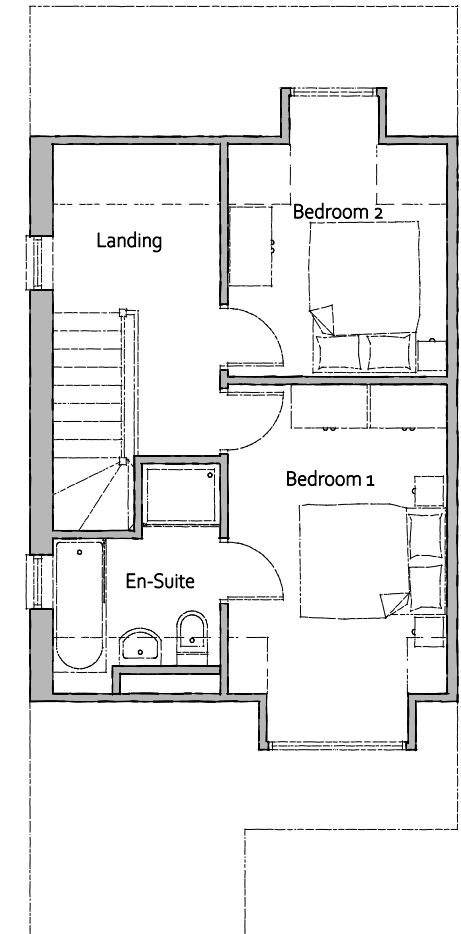
Kitchen/Day Room
5130mm x 3600mm (16'9" x 11'9")

Lounge
4050mm x 2830mm (13'3" x 9'3")

Utility
1867 x 1045 (6'1" x 3'4")

Shower Room
1867 x 1655 (6'1" x 5'4")

Bedroom 3
2825mm x 2150mm (9'3" x 7'0")



First Floor

Bedroom 1
3875mm x 2830mm (12'8" x 9'3")

En-suite
2520mm x 2150mm (8'3" x 7'0")

Bedroom 2
2900mm x 2830mm (9'6" x 9'3")

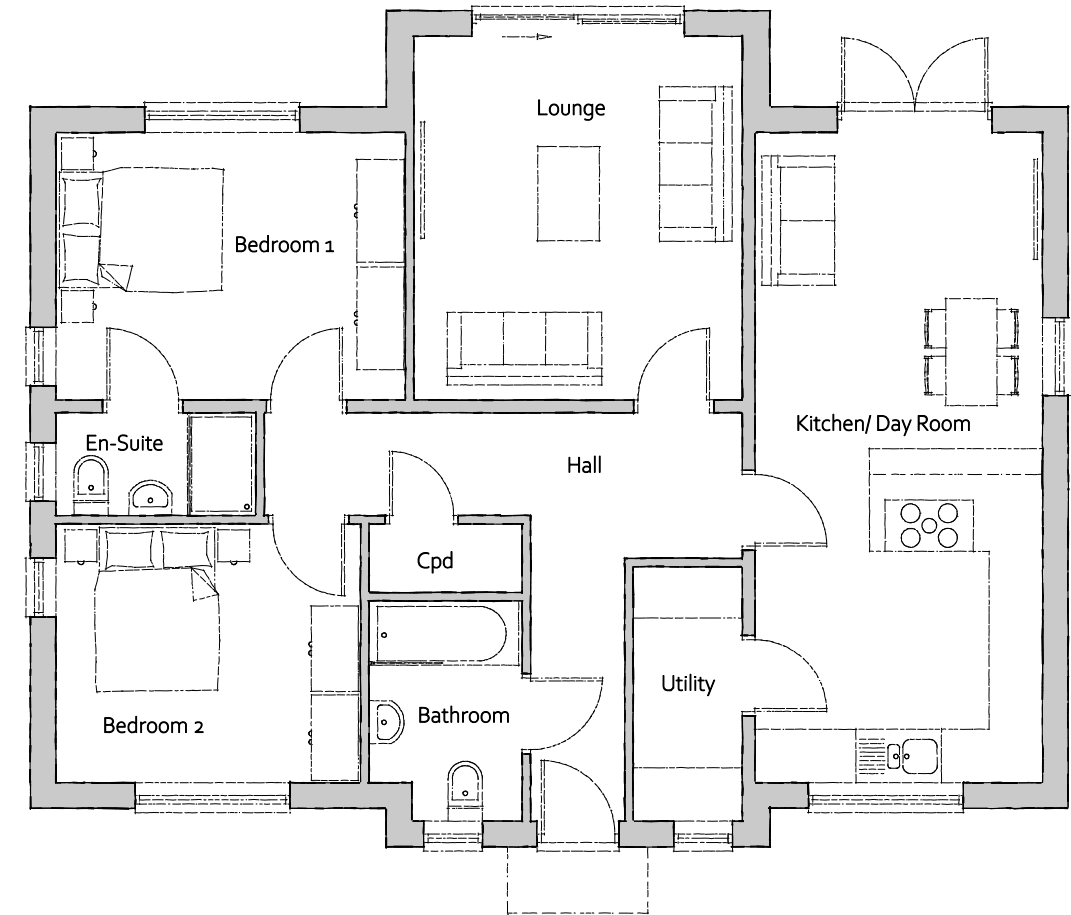
Runswick

2 bedroom

2
bed

Detached
Bungalow

Single Detached
Garage



Ground Floor

Kitchen/Day Room
7550mm x 3330mm (24'9" x 10'11")

Lounge
4225mm x 3840mm (13'10" x 12'7")

Utility
2925mm x 1250mm (9'7" x 4'1")

Bedroom 1
4030mm x 3100mm (13'2" x 10'2")

En-suite
2280mm x 1200mm (7'5" x 3'11")

Bedroom 2
3510mm x 2975mm (11'6" x 9'9")

Bathroom
2525mm x 1740mm (8'3" x 5'8")

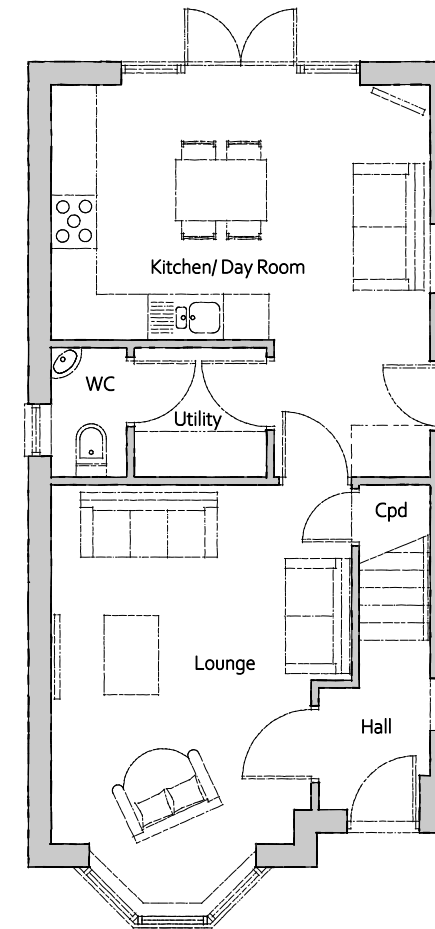
Wansford

3 bedroom

3
bed

Detached

Single Detached
Garage



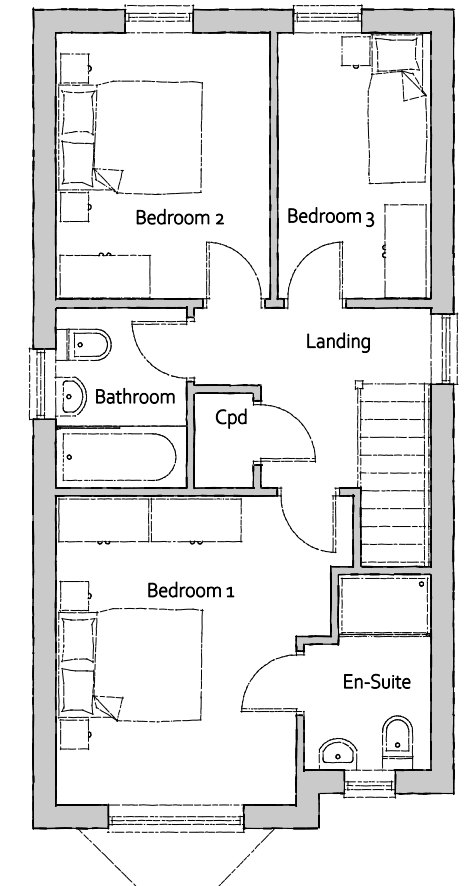
Ground Floor

Kitchen/Day Room
5100mm x 4960mm (16'8" x 16'3")

Lounge
4660mm x 3925mm (15'3" x 12'10")

Utility
1700mm x 1650mm (5'6" x 5'4")

WC
1650mm x 950mm (5'4" x 3'1")



First Floor

Bedroom 1
3940mm x 3625mm (12'11" x 11'10")

En-suite
2475mm x 1650mm (8'1" x 5'4")

Bedroom 2
3380mm x 2810mm (11'1" x 9'2")

Bedroom 3
3380mm x 2000mm (11'1" x 6'6")

Bathroom
2275mm x 1700mm (7'5" x 5'6")

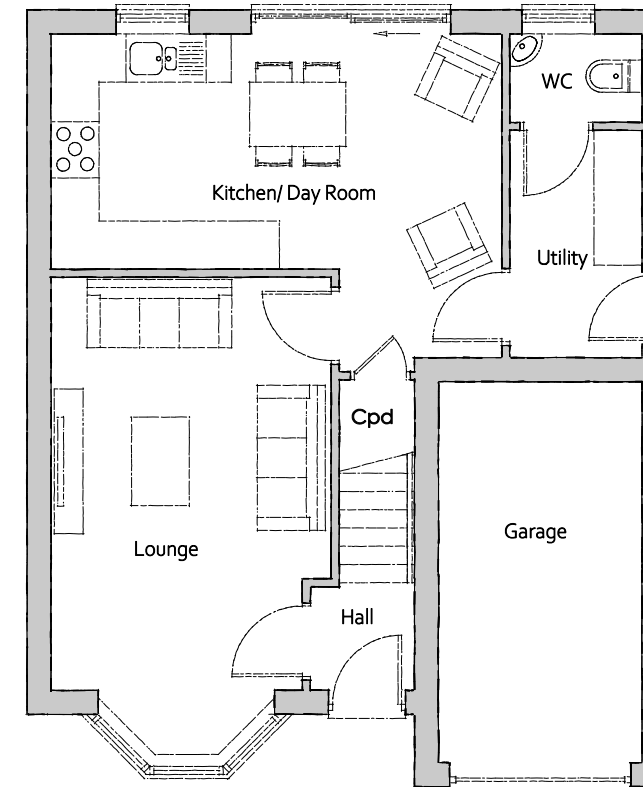
Hertford

4 bedroom

4
bed

Detached

Single Integral
Garage



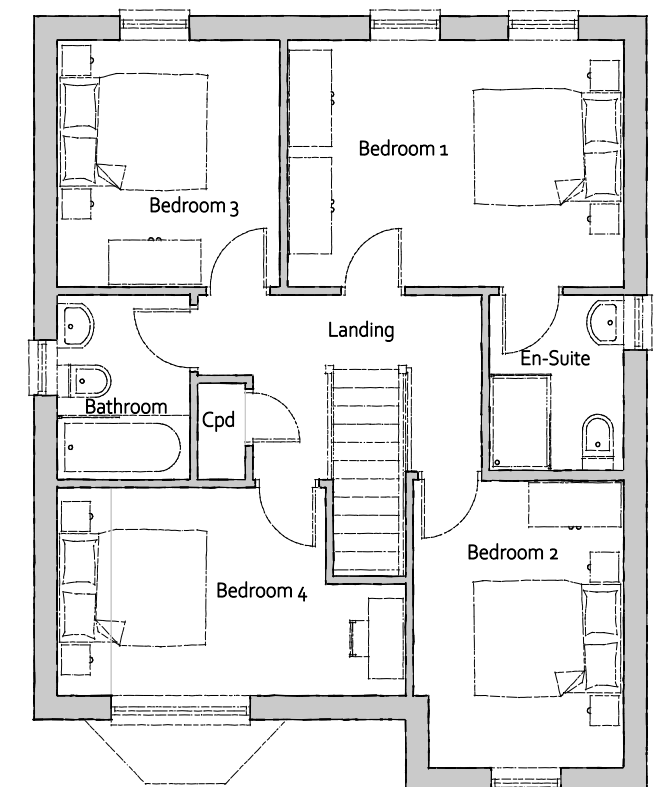
Ground Floor

Kitchen/Day Room
5570mm x 3980mm (18'3" x 13'0")

Lounge
5080mm x 3400mm (16'8" x 11'1")

Utility
2780mm x 1600mm (9'1" x 5'2")

WC
1600mm x 1050mm (5'2" x 3'5")



First Floor

Bedroom 1
4320mm x 3025mm (14'2" x 9'11")

En-suite
2150mm x 1700mm (7'0" x 5'6")

Bedroom 2
3540mm x 2750mm (11'7" x 9'0")

Bedroom 3
3020mm x 2850mm (9'10" x 9'4")

Bedroom 4
4420mm x 2540mm (14'5" x 8'4")

Bathroom
2250mm x 1700mm (7'4" x 5'6")

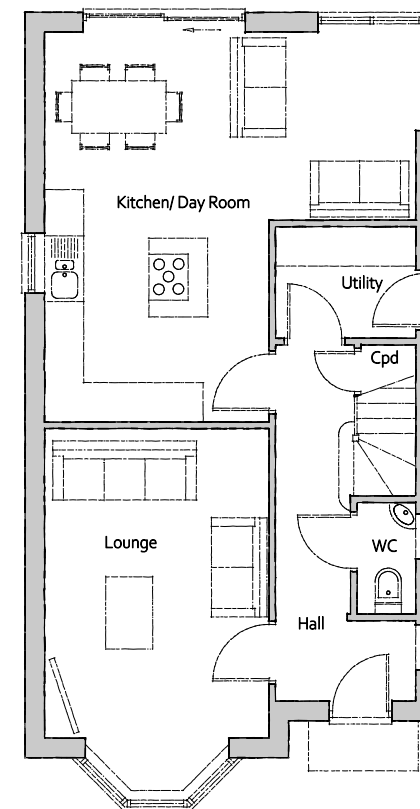
Rockingham

4 bedroom

4
bed

Detached

Single Detached
Garage



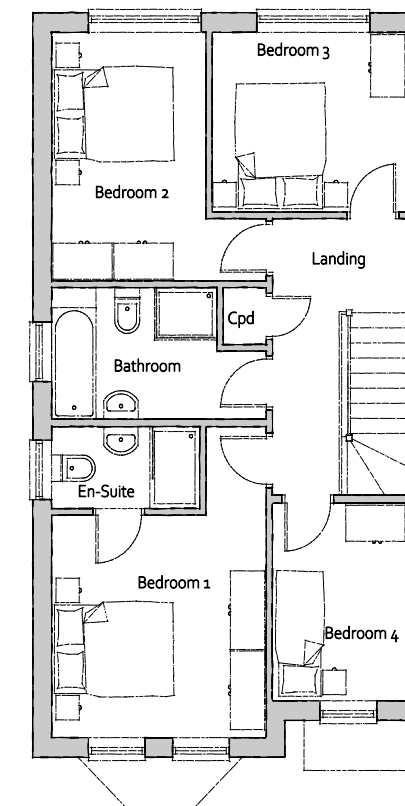
Ground Floor

Kitchen/Day Room
5890mm x 5640mm (19'3" x 18'6")

Lounge
4660mm x 3390mm (15'3" x 11'1")

Utility
2100mm x 1650mm (6'10" x 5'4")

WC
1650mm x 850mm (5'4" x 2'9")



First Floor

Bedroom 1
4700mm x 3390mm (15'5" x 11'1")

En-suite
2325mm x 1200mm (7'7" x 3'11")

Bedroom 2
3740mm x 2425mm (12'3" x 7'11")

Bedroom 3
3060mm x 2690mm (10'0" x 8'9")

Bedroom 4
2975mm x 2100mm (9'9" x 6'10")

Bathroom
3390mm x 1970mm (11'1" x 6'5")

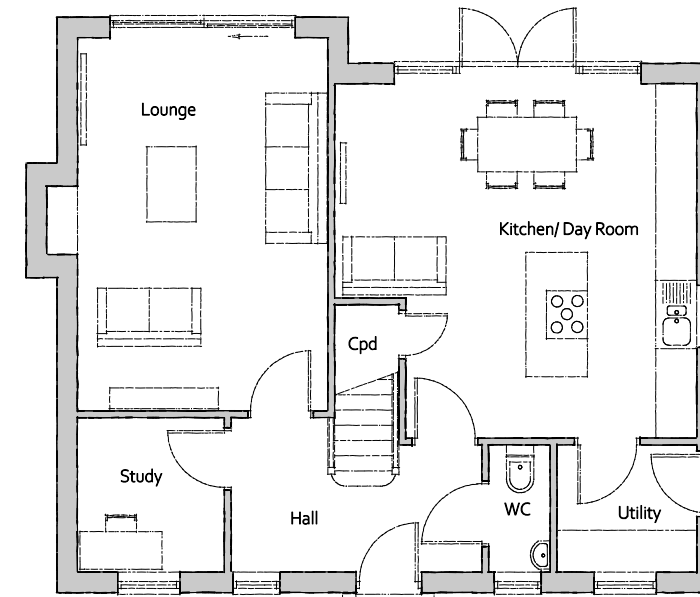
Welham

4 bedroom

4
bed

Detached

Double Detached
Garage



Ground Floor

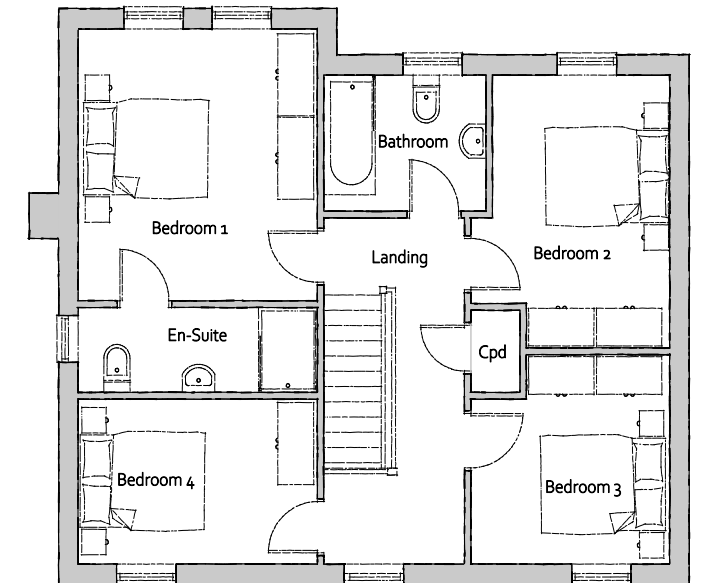
Kitchen/Day Room
5250mm x 5140mm (17'2" x 16'10")

Lounge
5410mm x 3610mm (17'8" x 11'10")

Utility
2000mm x 1810mm (6'6" x 5'11")

WC
1810mm x 850mm (5'11" x 2'9")

Study
2210mm x 2100mm (7'3" x 6'10")



First Floor

Bedroom 1
3925mm x 3610mm (12'10" x 11'10")

En-suite
3610mm x 1200mm (11'10" x 3'11")

Bedroom 2
3940mm x 2660mm (12'11" x 8'8")

Bedroom 3
3010mm x 3000mm (9'10" x 9'10")

Bedroom 4
3610mm x 2340mm (11'10" x 7'8")

Bathroom
2430mm x 1940mm (7'11" x 6'4")

Building new homes for a better *lifestyle* since 1978.

Peter Ward Homes has been matching families with their desired lifestyles for over 40 years. In that time we've won numerous awards for our outstanding levels of quality, integrity and attention to detail, not to mention an unwavering commitment to customer service.

Each of our comfortable, feature-rich and well-planned homes reflect our mission to provide East Yorkshire and northern Lincolnshire with the highest standard of modern living. We're delighted that you're interested in our developments and warmly invite you to explore what these charming and spacious neighbourhoods have to offer.

Telephone Number: 01262 213150
Email Address: wardhills@peterwardhomes.co.uk



Peter Ward

Peter Ward
Managing Director



Award winning *homes.*

- 1985 - Beverley Borough Council Design Commendation
- 1987 - NHBC Pride in the Job Award
- 1990 - East Yorkshire Borough Council Design Award
- 1992 - Bridlington & District Civic Society Environment Award
Town Enhancement Award (Bridlington)
British Housebuilder of the Year Award
- 1993 - British Housebuilder of the Year Award
- 1995 - British Housebuilder of the Year Award
- 1997 - NHBC Pride in the Job Award
British Housebuilder of the Year Silver Award
- 1998 - British Housebuilder of the Year Silver Award
- 1999 - British Housebuilder of the Year Award Gold Medal
NHBC Pride in the Job Award - Northern Regional Winner
- 2000 - NHBC Pride in the Job Award
- 2004 - British Housebuilder of the Year Award
- 2006 - British Housebuilder of the Year Award
- 2007 - British Housebuilder of the Year Silver Award
- 2012 - LABC Building Excellence Awards
- 2018 - Fastest Growing Medium Business, Yorkshire
Fastest 50 with the Yorkshire Post – Runner Up
- 2019 - NHBC Pride in the Job Quality Award
Fastest Growing Medium Business, Yorkshire
Fastest 50 with the Yorkshire Post – Placed
- 2020 - NHBC Pride in the Job Quality Award
NHBC Pride in the Job Seal of Excellence Award
NHBC Pride in the Job Regional Award
- 2021 - 2021: NHBC Pride in the Job Quality Award
- 2024 - 2024: NHBC Pride in the Job Quality Award





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Whilst this brochure is correct at the time of going to press (September 2024), Peter Ward Homes Ltd reserves the right to alter house types, location and layout on this site. This brochure is only a general guide. This brochure does not form part of any contract. On room layout, dimensions should not be relied on for carpet sizes, appliance spaces or items of decoration, fitments or furniture. Any images used are of a similar property but features including windows and elevations may vary from time to time.