



WILLOW GARDENS

H A R R O G A T E



WILLOW GARDENS
HARROGATE



Harrogate is a highly regarded and fashionable town enjoying a prime position in the heart of North Yorkshire, with excellent commuter links to the region's major business centres.

Willow Gardens is situated on Green Lane to the much-favoured south side of the town, within walking distance of exceptional schools for all ages, both private and state, including some of the highest-performing secondary schools in North Yorkshire.

The sophisticated town centre is only a short distance away, hosting an extensive variety of amenities, including an excellent range of shops, restaurants, bars, the

famous Bettys tearoom and Harrogate theatre, together with comprehensive retail and leisure facilities. The railway stations of Harrogate or nearby Pannal village connect to the mainline stations of Leeds and York, giving fast access to London's King's Cross. There are also regular flights from Leeds-Bradford International airport, ten miles to the southwest.

With its 200-acre Stray parkland and award-winning public gardens, the town centre has an abundance of open spaces and natural beauty, in addition to the numerous sporting, cultural and historical activities for all ages.



Whether you love the great outdoors or prefer shopping and good food, whether your passion is for gardens, history, art, culture or theatre, or a leisurely round of golf, Harrogate has it all and more besides. With so much to enjoy, it is easy to see why the area was voted the happiest place in Britain for three years running!

The site for Willow Gardens has been acquired by Yorplace and Square Feet, a well-established and highly regarded development partnership, which has completed a number of prestigious and successful schemes across the region. The latest project is to create just six beautiful, high-specification detached homes, ideal for modern-day family living.

The following floor plans show the generous scale of the houses, which have been thoughtfully planned to provide four-and five-bedroom accommodation. The CGI imagery offers an accurate representation of how the houses will appear visually and be located within the site, with the detailed high specification making these houses stand out from the crowd.

SITE PLAN



PLOT 4

PLOT 3

PLOT 5

PLOT 6



PLOT 2

PLOT 1



A HIGH QUALITY SPECIFICATION HAND PICKED TO SUIT THE MOST DISCERNING OF TASTES AND TO MEET ALL THE NEEDS OF A MODERN LIFESTYLE.

WALLS AND ROOFS

The properties are traditionally constructed using local natural stone under a natural blue slate roof. There are natural stone heads and cills to the windows.

All internal walls are plastered with a painted finish.

WINDOWS AND DOORS

All external windows and bi-fold/sliding doors are high quality double glazed hardwood prefinished slipper satin colour. Hardwood front entrance and utility doors finished gun metal grey colour. Windows and doors to have brushed chrome lockable ironmongery.

Internal doors have a walnut veneer finish and brushed chrome ironmongery. Additional Velux style windows in the 2nd floor.

WOODWORK

Painted skirtings, architraves and door casings have a clean deep chamfered profile.

FLOORS

Kitchens, utilities, ensuites and bathrooms are to have a choice of high quality tiled floors.

KITCHENS

Exclusive kitchens designed by Clarity Arts with hand painted units and individual design features to suit each internal layout all having coordinating Technistone quartz worksurfaces. Quality Siemens appliances including electric double oven or range cooker, 5 burner gas hob and extractor all with a stainless steel finish. There is also an integrated fridge/freezer and dishwasher and built in microwave oven.

UTILITY ROOMS

Exclusive utility rooms designed by Clarity Arts with hand painted units, coordinating worktops and provision for washers and dryers.

BATHROOMS

There are stylish Duravit suites with features including toilets with concealed cisterns, soft close seats and basins. Hansgrohe chrome fittings. There is a choice of high quality wall tiling to the bathrooms and shower rooms, which are fully tiled. Electric underfloor heating to all bathrooms and ensuites.

HEATING SYSTEM

A full gas central heating system is installed with zoning to split the principle bedroom and living areas having individually thermostatically controlled radiators. All bathrooms and ensuites have dual fuel chrome heated towel rails, enabling them to be warm when the central heating is not being used.

ELECTRICS

The properties have a generous electrical specification including white LED recessed lighting throughout and a generous supply of double sockets with a brushed chrome finish. The lounge has a dedicated circuit for lamps. All TV points have wiring for HD Sky +/HD terrestrial and interactive services.

A zoned burglar alarm with minimum 2 key pads is installed, including coverage of the garage

A mains operated smoke alarm system is installed.

GARAGES

There is a generous integrated single garage (apart from Plot 4 which is detached) having a remote controlled sectional gun metal grey Hormann door.

EXTERNAL TREATMENT

There are attractive gardens including turfed front and rear gardens with natural stone pathways leading to attractive patio areas at the rear. The development is bounded by a mature hedge and has an exclusive private setting.

Tarmac private road. Block pavers for private drives with ample parking.

Bin collection area.

External lighting to front/rear elevations and all external doors, some with timer activated switching. Brushed chrome finish.

1 external tap and 1 tap in the garage. External double socket.

PREMIER GUARANTEE

The properties have a 10 year Premier Guarantee commencing from practical completion.

PERSONAL CHOICES

The properties come with a high level of personal choice. Purchasers will be able to choose many aspects of the above specification, unless already ordered. A final selection date will be given at the time of reservation.

The developers reserve the right to amend the plans and specification without prior notice. Please note that the CGI images are for illustrative purposes only and the specification of the properties should be checked before committing to purchase.



PLOT 1

A superb four/five bedroom, three-bathroom detached family home offering excellent living accommodation over three floors.

The property boasts an impressive lounge, spacious dining kitchen with bi-folding doors leading to the rear garden, separate utility room and good sized integral garage. On the second floor there is a superb playroom as well as a shower room which together can be used as a bedroom suite if desired.

The well-planned bedroom accommodation on the first floor comprises a master suite with bedroom and shower room, three further bedrooms and house bathroom.

There is a private drive off Green Lane providing parking and private gardens, being enclosed to the rear.

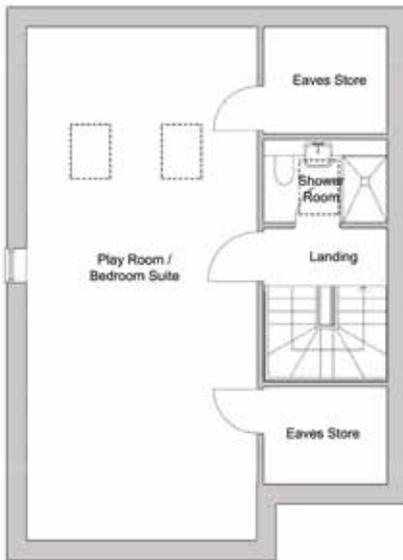




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/ Dining	6.6 x 5.2	21'9" x 17'0"
Utility	3.6 x 1.9	11'9" x 6'3"
Lounge	5.5 x 4.2	18' x 13'9"
Garage	6.0 x 3.6	19'9" x 11'9"

SECOND FLOOR

Playroom/ Bedroom Suite	9.4 x 4.2(max)	30'9" x 13'9"(max)
Shower Room	2.3 x 1.5	7'6" x 5'

FIRST FLOOR

Master bedroom	4.2 x 3.7	13'9" x 12'3"
En-Suite	2.2 x 1.8	7'3" x 5'9"
Bedroom 2	5 x 3.6(max)	16'6" x 11'9"(max)
Bedroom 3	3.7 x 3.0	12'3" x 9'9"
Bedroom 4	3.4 x 2.5	11'3" x 8'3"
Bathroom	3.1 x 1.8	10'3" x 6'

Floor area 2235ft² Garage 232ft Total Floor Area 2467ft²



PLOT 2

A superb four/five bedroom, three-bathroom detached family home offering excellent living accommodation over three floors.

The property boasts an impressive lounge, spacious dining kitchen with bi-folding doors leading to the rear garden, separate utility room and good sized integral garage. On the second floor there is a superb playroom as well as a shower room which together can be used as a bedroom suite if desired.

The well-planned bedroom accommodation on the first floor comprises a master suite with bedroom and shower room, three further bedrooms and house bathroom.

The property has a private driveway providing parking and private gardens, being enclosed to the rear.

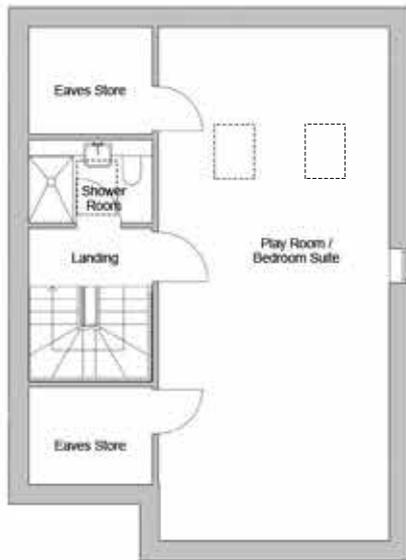




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Kitchen/ Dining	6.6 x 5.2	21'9" x 17'0"
Utility	3.6 x 1.9	11'9" x 6'3"
Lounge	5.5 x 4.2	18' x 13'9"
Garage	6.0 x 3.6	19'9" x 11'9"

SECOND FLOOR

Playroom/ Bedroom Suite	9.4 x 4.2(max)	30'9" x 13'9"(max)
Shower Room	2.3 x 1.5	7'6" x 5'

FIRST FLOOR

Master bedroom	4.2 x 3.7	13'9" x 12'3"
En-Suite	2.2 x 1.8	7'3" x 5'9"
Bedroom 2	5 x 3.6(max)	16'6" x 11'9"(max)
Bedroom 3	3.7 x 3.0	12'3" x 9'9"
Bedroom 4	3.4 x 2.5	11'3" x 8'3"
Bathroom	3.1 x 1.8	10'3" x 6'

Floor area 2235ft² Garage 232ft Total Floor Area 2467ft²



PLOT 3

A superb four/five bedroom, three-bathroom detached family home offering excellent living accommodation over three floors.

The property boasts an impressive lounge, spacious dining kitchen with adjoining snug spanning the rear of the property with bi-folding doors and French doors leading to the rear garden and good sized integral garage with utility area to the rear. On the second floor there is a superb playroom as well as a shower room which together can be used as a bedroom suite if desired.

The well-planned bedroom accommodation on the first floor comprises a master suite with bedroom and shower room, three further bedrooms and house bathroom.

The property has a private driveway providing parking and private gardens, being enclosed to the rear.

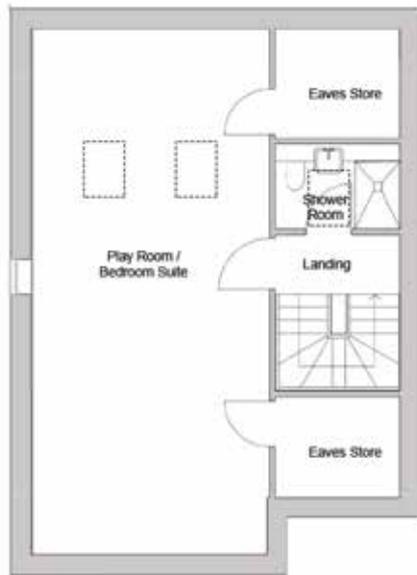




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

	Metric	Imperial
Kitchen Dining	6.6 x 5.1	21'9" x 16'9"
Snug	4.0 x 2.7	13' x 8'9"
Lounge	5.6 x 4.2	18'3" x 13'9"
Garage	6.9 x 3.6	22'9" x 11'9"

SECOND FLOOR

	Metric	Imperial
Playroom	9.4 x 4.2(max)	30'9" x 13'9"(max)
Shower Room	2.3 x 1.5	7'6" x 5'

FIRST FLOOR

	Metric	Imperial
Master Bedroom	4.2 x 3.7	13'9" x 12'3"
Ensuite	2.2 x 1.8	7'3" x 6'
Bedroom 2	6.7 x 3.6(max)	22' x 11'9"(max)
Bedroom 3	3.7 x 3.0	12'3" x 9'9"
Bedroom 4	3.4 x 2.5	11'3" x 8'3"
Bathroom	3.1 x 1.8	10'3" x 6'

Floor area 2340ft² Garage 267ft Total Floor Area 2607ft²



PLOT 4

An impressive double-fronted five-bedroom three-bathroom home with flexible family accommodation arranged over three floors. The spacious ground-floor accommodation comprises spacious lounge and separate sitting room both having bay windows, an outstanding living kitchen which spans the full width of the property with bi-folding doors leading to the rear garden, and separate utility room.

To the first floor is a stunning master bedroom suite with dressing room and en-suite shower room, two further double bedrooms, house bathroom and study. The second floor offers two large double bedrooms and additional shower room.

Extensive driveway and parking together with detached garaging to the front, complemented by private and attractive enclosed rear gardens.

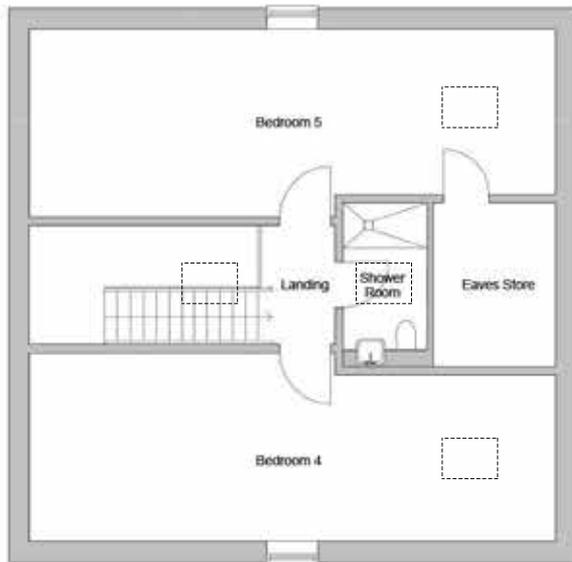




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

	Metric	Imperial
Kitchen Dining	9.2 x 3.8	30'3" x 12'6"
Utility	3.4 x 1.8	11'3" x 5'9"
Lounge	6.1 x 3.4	20' x 11'3"
Sitting Room	4.2 x 3.4	13'9" x 11'3"
Separate Garage	5.7 x 3.2	19'0" x 10' 6"

SECOND FLOOR

	Metric	Imperial
Bedroom 4	9.4 x 3.4	30'9" x 11'3"
Bedroom 5	9.4 x 3.4	30'9" x 11'3"
Shower Room	2.9 x 1.5	9'6" x 5'

FIRST FLOOR

	Metric	Imperial
Master Bedroom	4.5 x 3.8	14'9" x 12'6"
Dressing Room	3.4 x 1.9	11'3" x 6'3"
En Suite	3.4 x 1.5	11'3" x 5'
Bedroom 2	4.5 x 3.8	14'9" x 12'6"
Bedroom 3	3.6 x 3.4	11'9" x 11'3"
Bathroom	3.4 x 1.8	11'3" x 6'
Study	3.4 x 1.9	11'3" x 6'3"

Floor area 2520 ft² Garage 198ft Total Floor Area 2718ft²

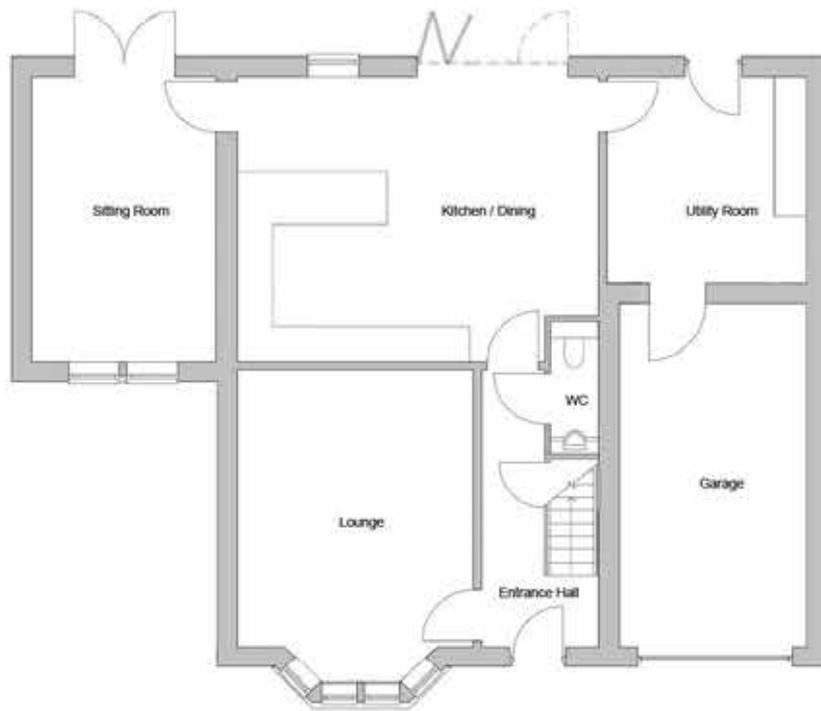


PLOT 5

An outstanding five-bedroomed detached house occupying a generous corner plot with attractive rear garden. The flexible and well-planned living accommodation to the ground floor comprises lounge with bay window, superb dining kitchen with sitting room off, both with access to the rear garden, good-sized utility room and integral garage.

To the first floor there is an impressive master bedroom with dressing room and en-suite shower room, two further double bedrooms, house bathroom and study. The second floor offers two large bedrooms and additional bathroom.

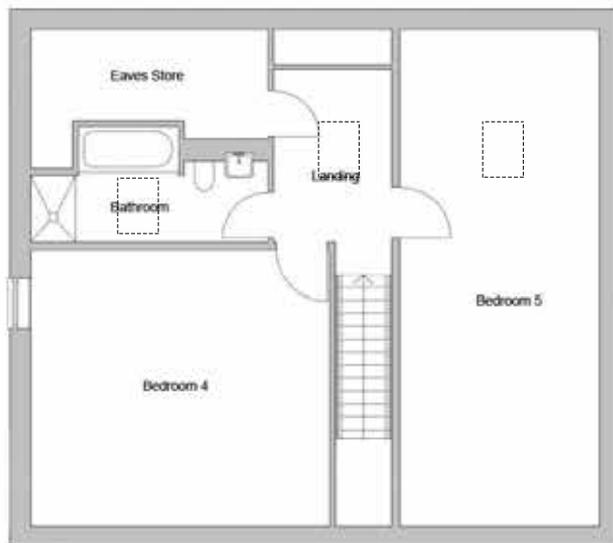




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

	Metric	Imperial
Kitchen Dining	6.4 x 5.1	21' x 16'9"
Utility	3.7 x 3.6	12'3" x 11'9"
Lounge	5.6 x 4.2	18'3" x 13'9"
Sitting Room	5.1 x 3.3	16'9" x 10'9"
Garage	6.1 x 3.4	20' x 11'3"

SECOND FLOOR

	Metric	Imperial
Bedroom 4	5.3 x 4.9	17'6" x 16'10"
Bedroom 5	8.9 x 3.6	29'3" x 11'9"
Shower Room	4.2 x 2.0	13'9" x 6'6"

FIRST FLOOR

	Metric	Imperial
Master Bedroom	4.8 x 3.6	15'9" x 11'9"
Dressing Room	3.6 x 2.1	11'9" x 7'
En Suite	3.6 x 1.8	11'9" x 6'
Bedroom 2	4.2 x 3.6	13'9" x 11'9"
Bedroom 3	3.8 x 3.5	12'6" x 11'6"
Bathroom	4.2 x 1.9	13'9" x 6'3"
Study	2.8 x 2.7	9'3" x 8'9"

Floor area 2780 ft² Garage 226ft Total Floor Area 3006ft²



PLOT 6

An individual four-bedroomed detached family house with most generous southwest-facing gardens.

The ground-floor accommodation offers lounge with double doors leading to the rear garden, excellent living dining kitchen with bi-folding doors to the patio area, separate utility room and integral garage.

There are three double bedrooms and two bathrooms to the first floor, with a truly impressive master bedroom suite to the second floor, with good-sized bedroom, separate dressing room and en-suite shower room.

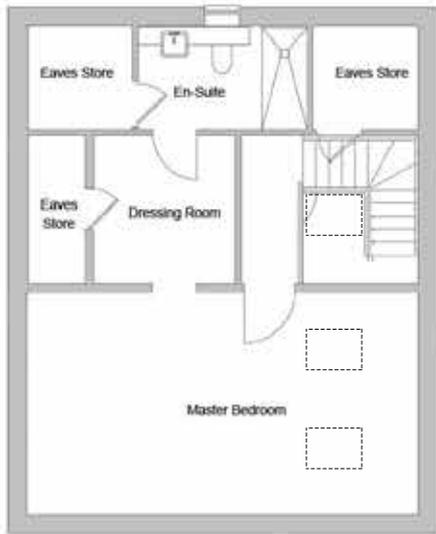




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

	Metric	Imperial
Kitchen Dining Living	8.8 x 4.6	28'9" x 15'0"
Utility	3.6 x 1.7	11'9" x 5'6"
Lounge	4.8 x 4.0	15'9" x 13'0"
Garage	5.9 x 3.6	19'6" x 11'9"

SECOND FLOOR

	Metric	Imperial
Master Bedroom	7.0 x 4.0	23' x 13'0"
Dressing Room	2.7 x 2.4	8'9" x 7'9"
En-Suite	3.0 x 1.8	10' x 5'9"

FIRST FLOOR

	Metric	Imperial
Bedroom 2	4.6 x 4.2	15' x 13'9"
En Suite	2.7 x 1.8	8'9" x 5'9"
Bedroom 3	4.0 x 3.9	13' x 12'9"
Bedroom 4	6.2 x 3.6	20'3" x 11'9"
Bathroom	2.9 x 1.8	9'6" x 5'9"

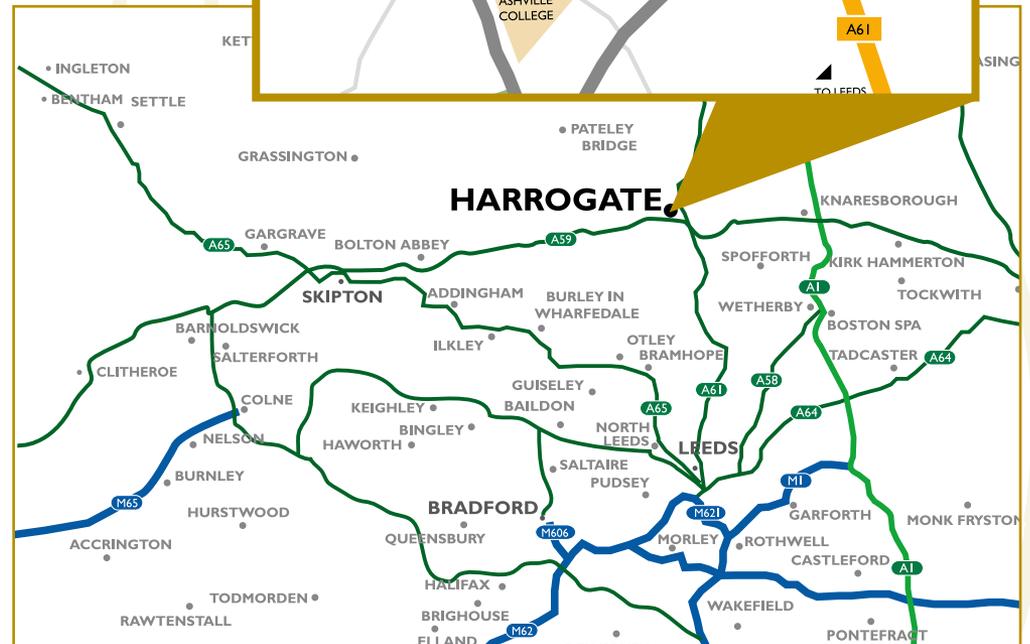
Floor area 2270 ft² Garage 233ft Total Floor Area 2503ft²

DIRECTIONS

Proceed out of Harrogate from the Prince of Wales roundabout along the Otley Road. At the traffic lights, turn left onto Pannal Ash Road. Proceed to the roundabout, taking the first exit onto Green Lane, where the site can be identified by our signage on the left hand side, opposite Ashville College.

SAT NAV - HG2 9JP

To	Distance
Harrogate, Pannal & Hornbeam Park Railway Stations	Within 2 miles (Walking Distance)
Ripon	12 miles
Leeds	16 miles
Wetherby	9 miles
York	21 miles
New York	A long way



A development by



YORPLACE SQUARE FEET

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