



RM  
English

York Gardens, Dunnington, York



# York Gardens, Dunnington, York, YO19 5QW

Prices start £239,950

Exclusive, thoughtfully designed development by Alcuin Homes

3 and 4 bed homes • Bespoke architect designed  
Peaceful location • Close to village centre  
Within catchment of Fulford Secondary School



## Directions

From the York Grimston Bar roundabout follow the signs for Dunnington and turn left at the traffic lights. On entering the village proceed over the old railway bridge into York Street, and the site is located to the right.

A small select development which showcases properties, which are innovative in design and sympathetic to the environment. Blending with the village, yet having that distinct stamp of quality which is achieved through the high specification and choice of external materials. The four properties will stand in an attractive park style setting. York Gardens is very much as the name suggests garden land. Situated off the main York Street, it benefits from the selection of local shopping facilities and amenities found in the village, all within walking distance, together with a highly regarded infant/primary school which feeds into the Fulford Secondary School catchment area

Alcuin Homes specialise in small, quality housing schemes. The Company has local links and knowledge. Their commitment to this project from its inception and their sheer determination and skill applied to gain the necessary consents has produced a design of excellence.

There are open fields to the south and the scheme has been designed around a central pond feature. With a comprehensive and sensitively designed landscaping plan it is ensured that the development will have a pleasant outlook and ecologically benefit the area.

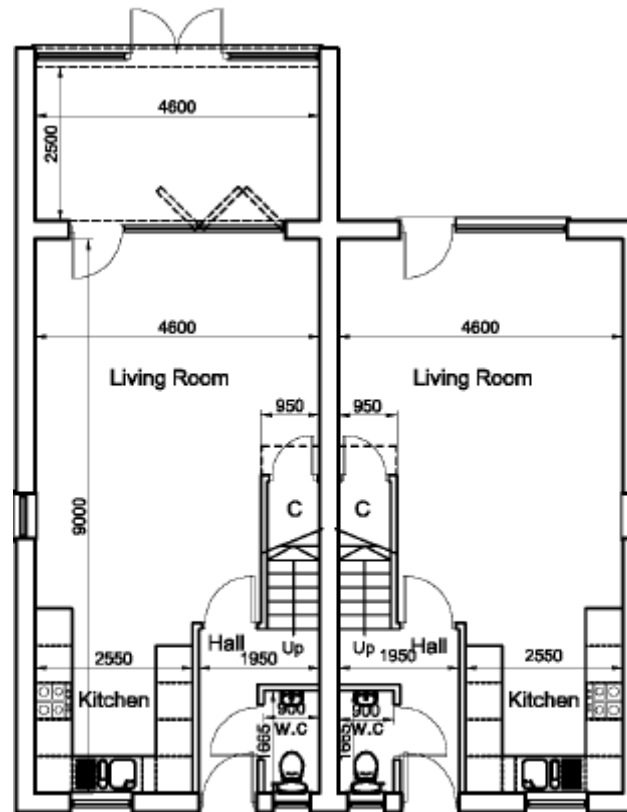
The site is steeped in history, and was formally the location of Dunnington Halt station. In reverence to this, each plot has been named after the old locomotives that once frequented the station.

Dunnington benefits from excellent transport links and is located four miles away from York City centre. A regular bus service is available into the City.

For commuters the A64 access is only minutes away, providing direct links to the motorway networks and beyond.

## Ruston Cottage – Plot 1 and Hornby Cottage – Plot 2

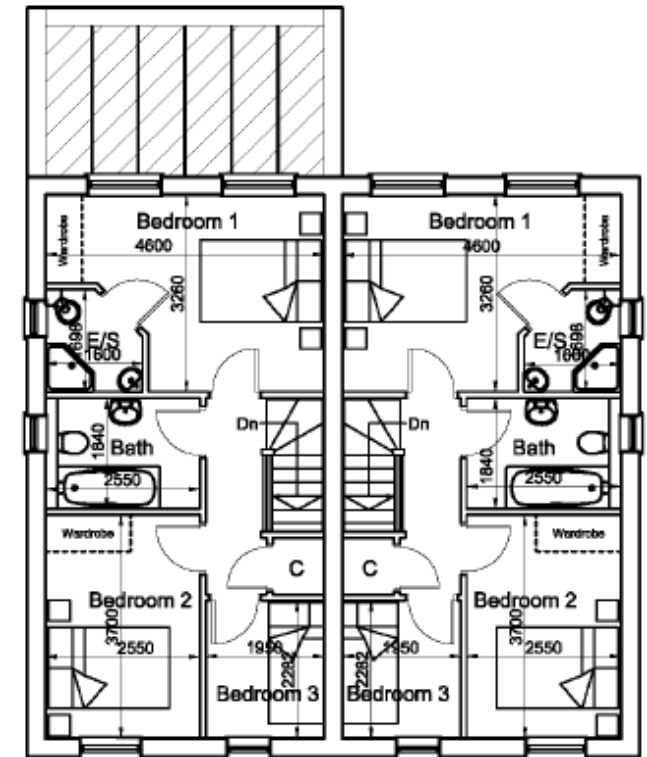
- Choice of high quality sanitaryware with chrome fittings to bathroom and en-suite
- Choice of high quality kitchen units with laminate worktops, oven, hob and extractor hood, plumbing for washing machine and dishwasher
- Sun Room to Plot 2
- Choice of Porcelanosa wall tiling
- Security alarm
- Oak veneer internal doors
- Low voltage downlighting to kitchen, bathroom and en-suite
- Gas fired central heating with energy efficient condensing boiler
- Heated chrome towel rail
- Single garage with power and additional parking space
- Outside tap
- Riven flags to path and patio
- External lighting



**Ground Floor Layout**

Plot 2

Plot 1



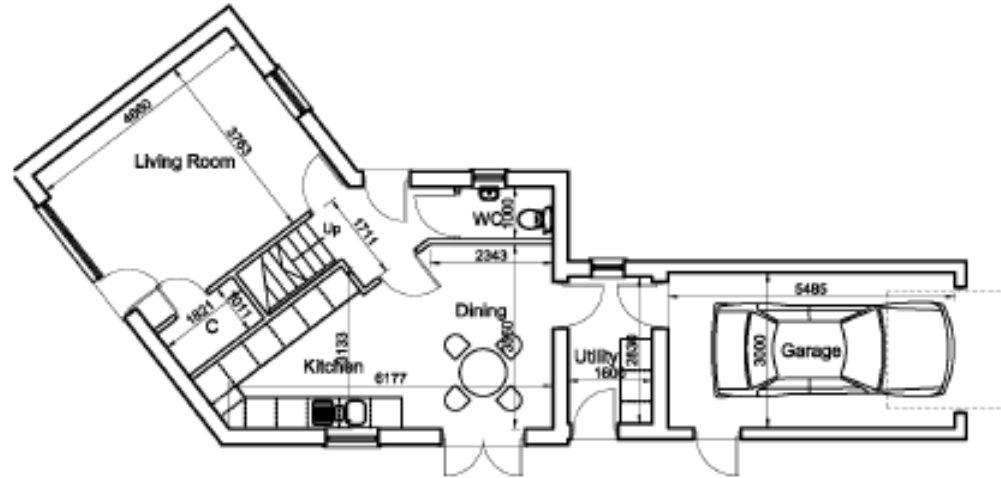
**First Floor Layout**

Plot 2

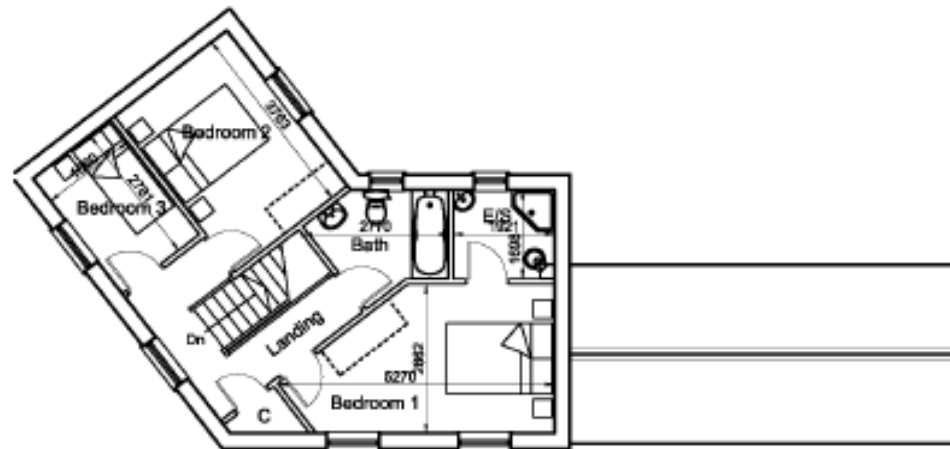
Plot 1

## Barclay House - Plot 3

- Choice of high quality sanitaryware with chrome fittings to bathroom and en-suite
- 'Wet room' in en-suite
- Choice of high quality kitchen units with timber worktops, oven, hob and extractor hood, integrated washing machine, dishwasher, microwave and fridge/freezer
- Choice of Porcelanosa wall tiling
- Security alarm
- Oak veneer internal doors
- Low voltage downlighting to kitchen, bathroom and en-suite
- Chrome sockets/switches
- Gas fired central heating with energy efficient condensing boiler
- Heated chrome towel rails
- Single garage with power, light and electric garage door
- Additional parking space
- Outside tap
- Riven flags to path and patio
- External lighting



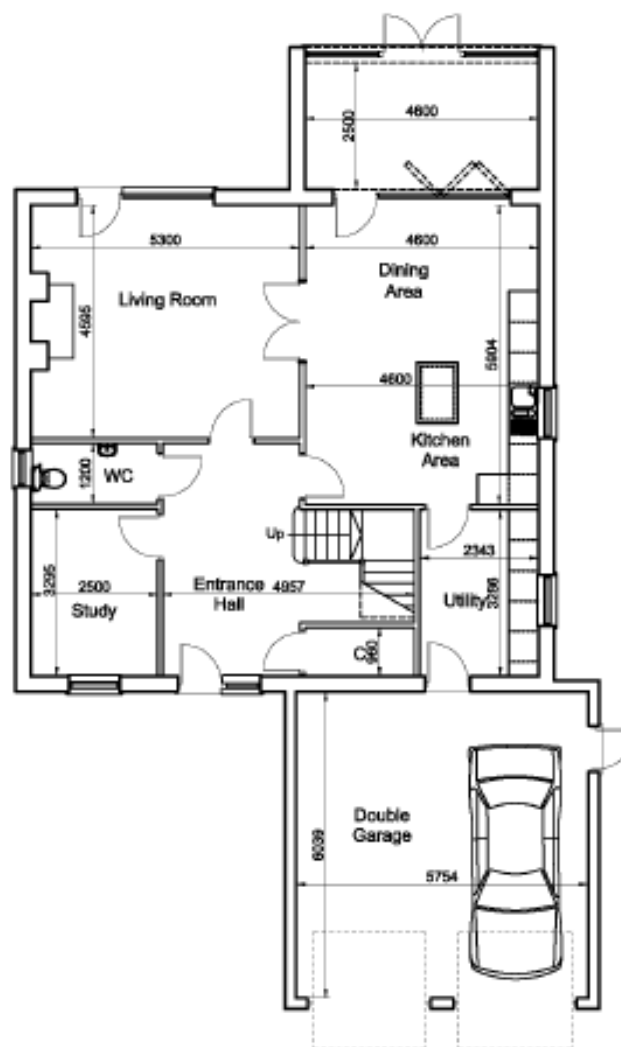
**Ground Floor Layout**  
Plot 3



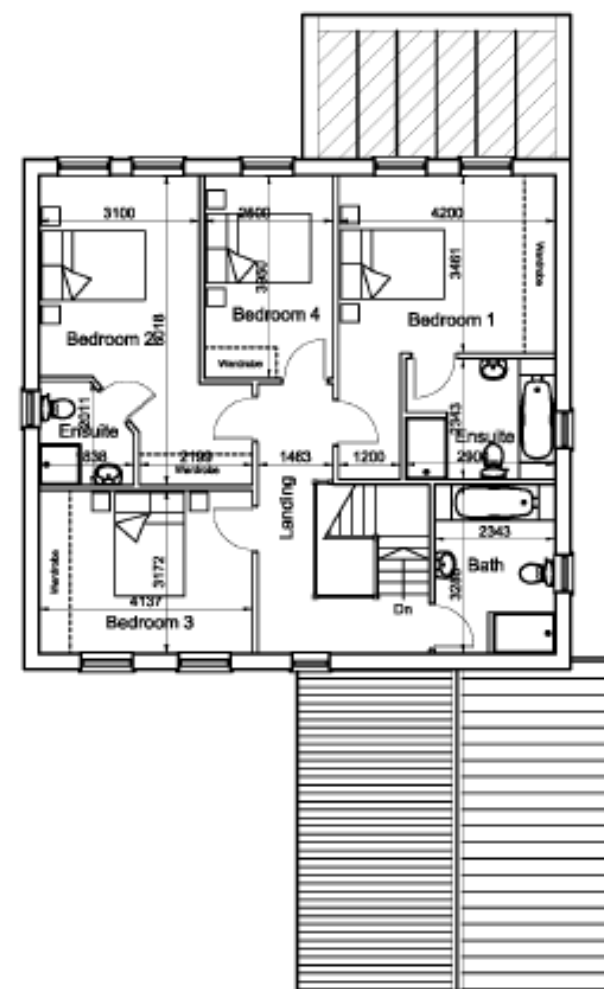
**First Floor Layout**  
Plot 3

## Derwent House- Plot 4

- Choice of high quality sanitaryware with chrome fittings to bathroom and en-suite
- 'Wet room' in en-suite
- Choice of high quality kitchen units with granite worktops, oven, hob and extractor hood, integrated washing machine, dishwasher, microwave and fridge/freezer
- Sun Room
- Underfloor heating
- Choice of Porcelanosa wall tiling
- Floor tiling to kitchen/diner, utility, cloakroom, bathroom, en-suite and entrance hall
- Security alarm
- Oak veneer internal doors
- Low voltage downlighting to kitchen, bathroom and en-suite
- Chrome sockets/switches
- Gas fired central heating with energy efficient condensing boiler
- Heated chrome towel rails
- Double garage with power, light and electric garage door
- Ample additional parking
- Large secluded rear garden
- Outside tap
- Riven flags to path and patio
- External lighting

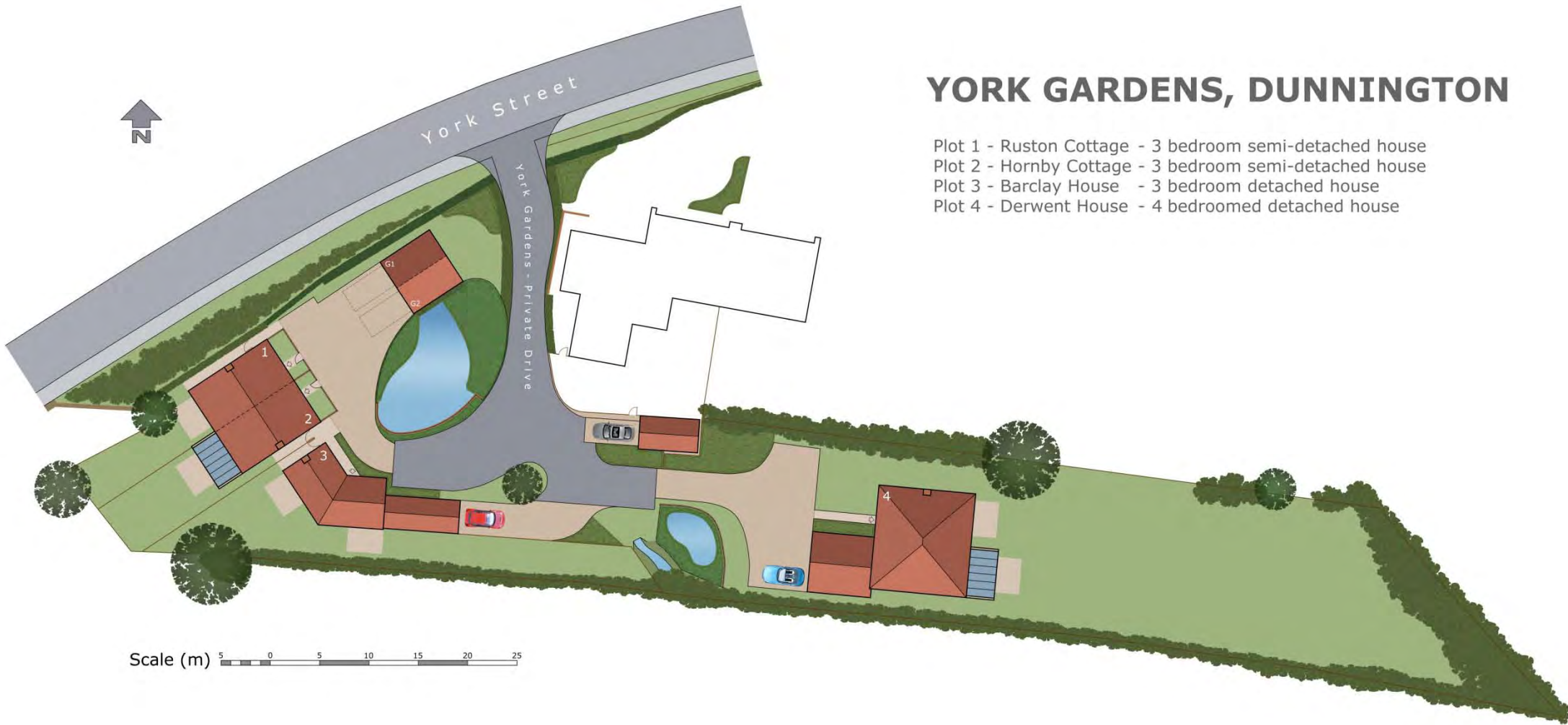


**Ground Floor Layout**  
**Plot 4**



**First Floor Layout**  
**Plot 4**





# YORK GARDENS, DUNNINGTON

- Plot 1 - Ruston Cottage - 3 bedroom semi-detached house
- Plot 2 - Hornby Cottage - 3 bedroom semi-detached house
- Plot 3 - Barclay House - 3 bedroom detached house
- Plot 4 - Derwent House - 4 bedroomed detached house

## Interiors

The interiors of the properties have been thoughtfully planned with special attention being paid to quality and design. Suppliers have been carefully selected to ensure that the fixtures and fittings used within the homes create a superior finish. Flexibility of choice within the ranges will make certain that all purchasers will be able to put their own stamp firmly on the design.





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Note

All images are indicative of the types of finishes that may be available to purchasers.



## Prices

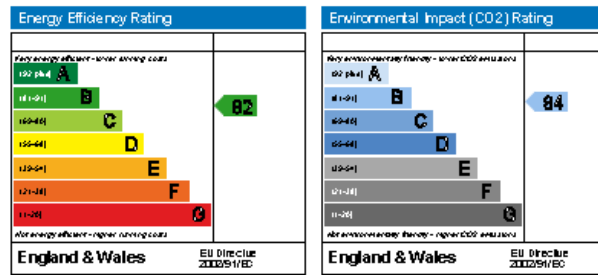
Plot 1 900 sq ft - £239,950

Plot 2 1033 sq ft - £249,950

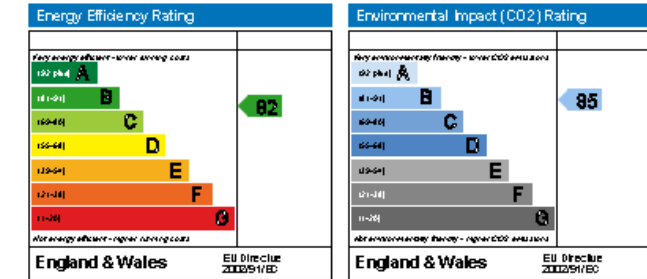
Plot 3 1105 sq ft - £324,950

Plot 4 2200 sq ft - £549,950

## Predicted Energy Assessments



Plot 1



Plot 2

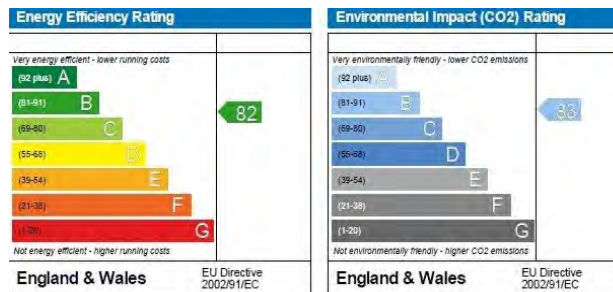
## Additional Information

Tenure Freehold

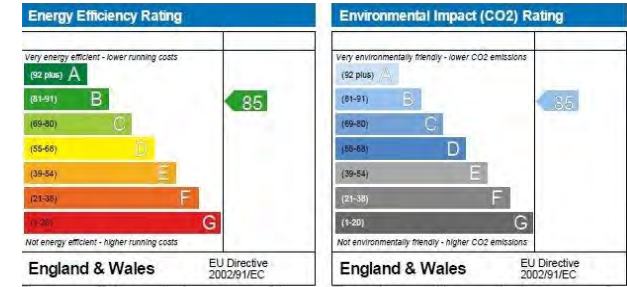
Local Authority City of York

Viewing Strictly by appointment with the Agents R M English.

Tel: 01904 697900



Plot 3



Plot 4

Tel 01904 697900

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## Disclaimer

These particulars have been carefully prepared and quoted distances are approximate. Please note all photographs, plans and drawings used within these particulars and associated literature are for illustrative and guidance purposes only. All descriptions, dimensions, layouts and references are given in good faith and believed to be correct. Prospective purchasers however should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise. The floor areas have been extracted from the architect's drawings and may be subject to variation. Information provided does not constitute a contract or any part of a contract. Purchasers are advised that they obtain all consents to copyright in relation to plans and reports required to implement the development.

When buying a home from Alcuin Homes you will be guaranteed peace of mind. Working in conjunction with Premier Guarantee your new home will be covered by a 10 year building guarantee. In addition, adherence to an industry led code of conduct overseen by the Consumer Code for Homebuilders will ensure the highest standard of services and quality at all times.

