



Paddock View  
Prospect House

YORK ROAD STILLINGFLEET YORK YO19 6SJ



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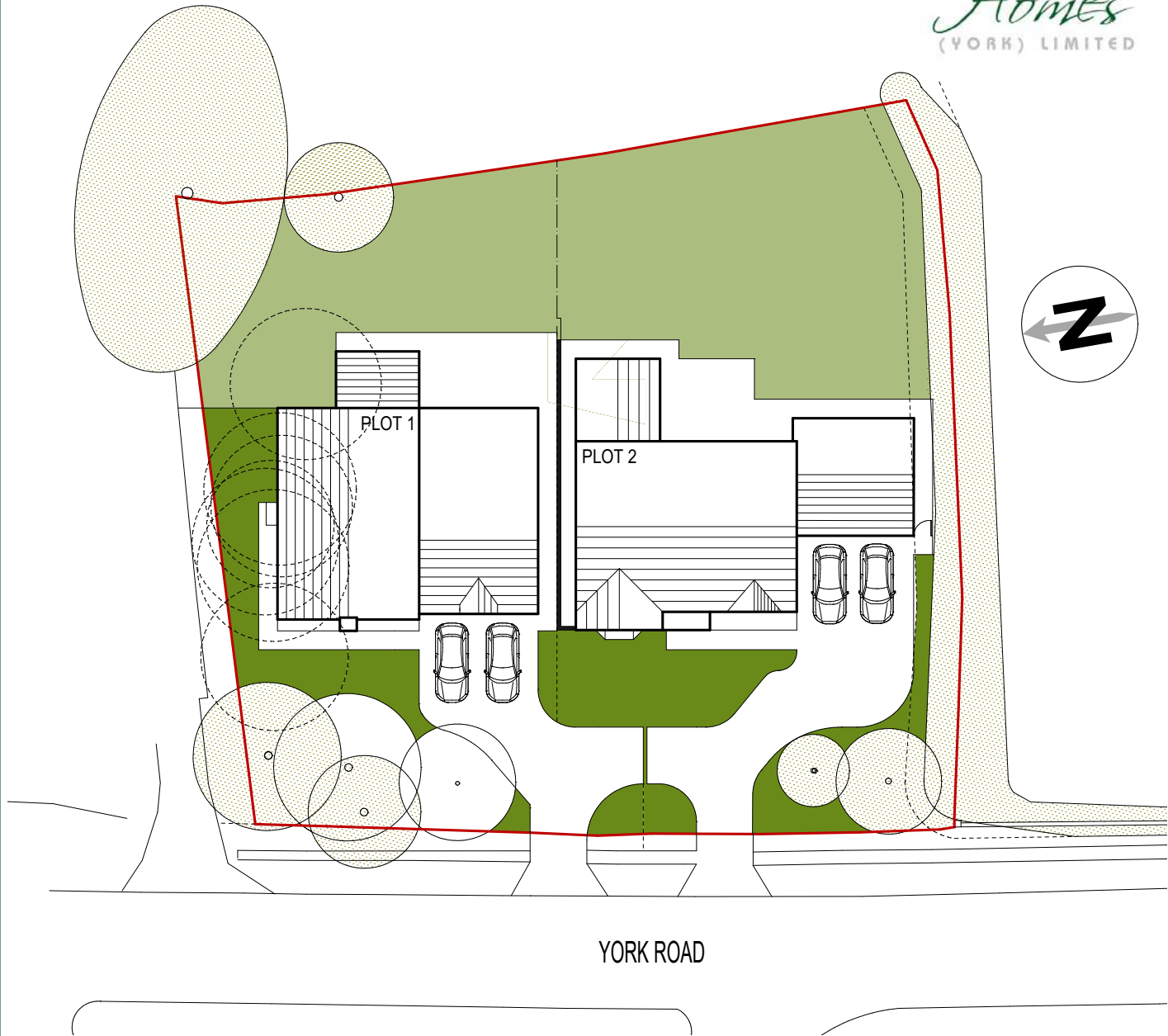
## A prestigious development of only two five bedroom detached houses

The small village of Stillingfleet is situated just off the A19, York to Selby and is approximately 6 miles South of the City of York where there are many facilities for entertainment, shopping and eating out. Stillingfleet itself consists of a main street called York Road which runs through the centre of the village with further local facilities in the village of Escrick.

Stillingfleet lies a little more than 6 miles south of the centre of York making this an ideal location for a commuter, with easy access by road to all major routes such as the A1, M62, A1/ M1 link, York's Railway station offers a main line link to both London Kings Cross and Edinburgh. Leeds / Bradford Airport is approximately 45 minutes' drive away.

Stillingfleet is within the highly regarded Fulford School catchment area.

edenvale  
*Homes*  
(YORK) LIMITED



York: 01904 625533



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The development occupies a pleasant location on the fringe of the village and each of the properties offers good sized family accommodation. The accommodation comprises a good sized lounge, study, kitchen/living and dining with bifold doors onto the garden. The kitchen is complete with integrated appliances and floor tiling which also covers the remaining ground floor rooms except the living room and study. On the first floor are five bedrooms and two ensuite bathrooms as well as a family bathroom. Double garages complement the properties and are electronically operated.

Prospect House and Paddock View are built using the latest building products, painted kitchens with granite worktops. Clay roof tiles are complemented with traditional tile hanging. Both properties have spacious accommodation to offer, rarely seen in today's new homes.



The properties are independently surveyed during construction by the local authority.

The 10 year warranty will be provided by the LABC

At the time of printing, all the details contained were believed to be correct. Edenvale Homes (York) Ltd reserves the right to alter designs, specifications, equipment and fittings without notice. The information is a general guide only





# Paddock View Prospect House

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## Specification

### Construction

The houses are constructed using the latest building technologies with traditional brick and block construction.

### Roof Coverings

Prefabricated trusses will be covered with clay pantiles and contrasting tile hanging.

### Insulation

Both roof and wall insulation will be provided to meet the latest building regulations.

### Fireplace

A wood burning stove is provided in the living room with an oak mantel.

### Heating

An individually designed oil fired central heating and hot water system will be provided, complete with a pressurised water tank and underfloor heating to the ground floor.

### Electrical Installation

Light and power outlets will be provided to the property and garage, with external lighting to the main entrance, garage and rear doors. Chrome shaver sockets will be fitted to all bathrooms. Down lighters fitted to the following areas kitchen, dining, family, entrance hall, landing, bathrooms and the ground floor wc. An approved alarm system will be designed and fitted.

### Doors and windows

Oak effect internal doors will include chrome effect door furniture. External doors will be fitted with multipoint security locks. The garage doors fitted with roller type and electrically operated. Windows will be UPVC with chrome monkey tail fasteners.

### Kitchen

A choice of highly quality units will be fitted to the kitchen and utility rooms, granite worktops. Appliances will include an 8 burner electric hob and extractor canopy, integrated fridge and freezer full height, dishwasher, oven and warming drawer. Under counter sink.

### Bathrooms

Quality white suites completed with elegant chrome coloured taps and accessories.

### Decoration and Finish

All walls will have an emulsion paint finish, woodwork internally and externally will be a gloss finish. Tiling to all wet areas.

### Externally

The paths and patio areas will be finished with buff stone riven flagstones. Both the front and rear gardens will be prepared and turfed. An external tap will be provided. Driveways will be laid with chippings.

### Services

All services\* will be arranged by Edenvale Homes prior to completion of the properties, these include water, electric and BT.

\*Exclude BT connection into the house, aerial erectors or other communications companies.





# Plot 1 Paddock View

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Plot 1 - Paddock View  
**5 Bedroom detached house**



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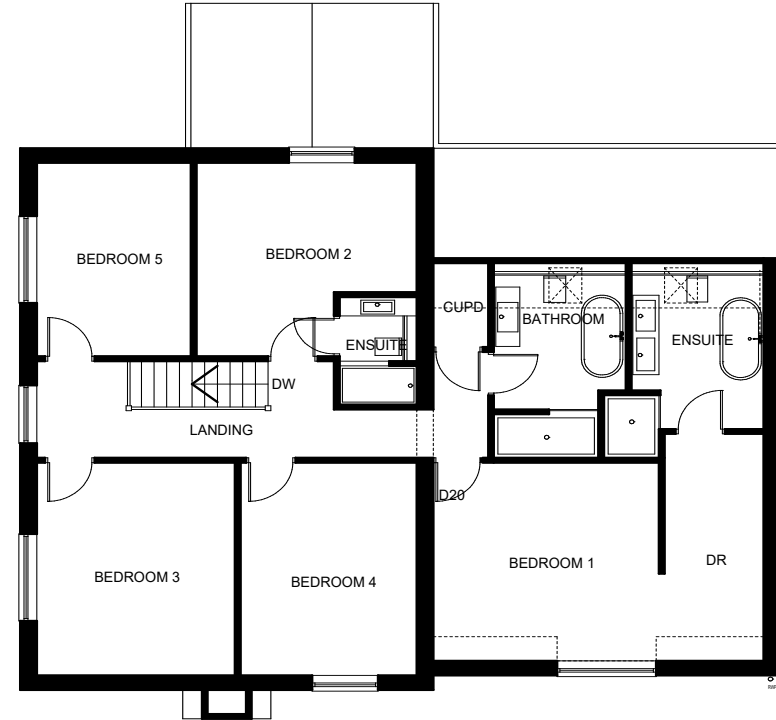


# Plot 1 Paddock View

YORK ROAD STILLINGFLEET YORK YO19 6SJ



Ground floor plan



First floor plan

## Plot 1 Measurements

Room sizes (mm)	Width	Length
Lounge	4000	6900
Study	2650	4000
Kitchen / Dining	4000	8000
Family area	3300	3800
Utility	2000	3100
Garage	6000	6000

Room sizes (mm)	Width	Length
Bed 1 (Plus dressing)	4100	4100
Master ensuite	2400	3400
Bed 2	4000	4000
Ensuite	1400	2100
Bedroom 3	3600	4400
Bedroom 4	3200	4400
Bedroom 5	2800	4000
Bathroom	3200	4400

Whilst these floor plans and dimensions have been prepared with all due care for the convenience of the intending purchasers, the information is a preliminary guide only. Measurements are to the widest point.



# Plot 2 Prospect House

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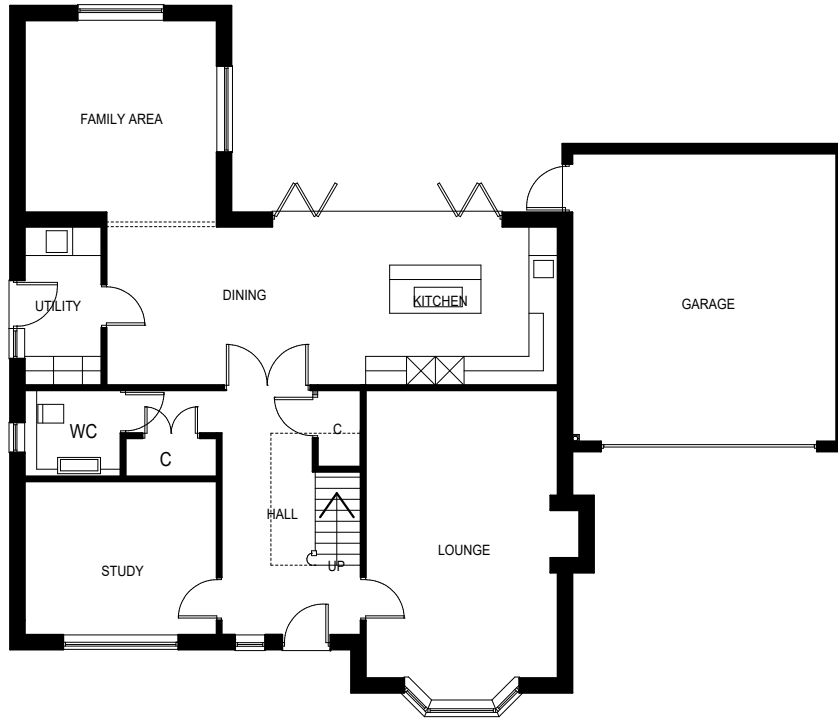


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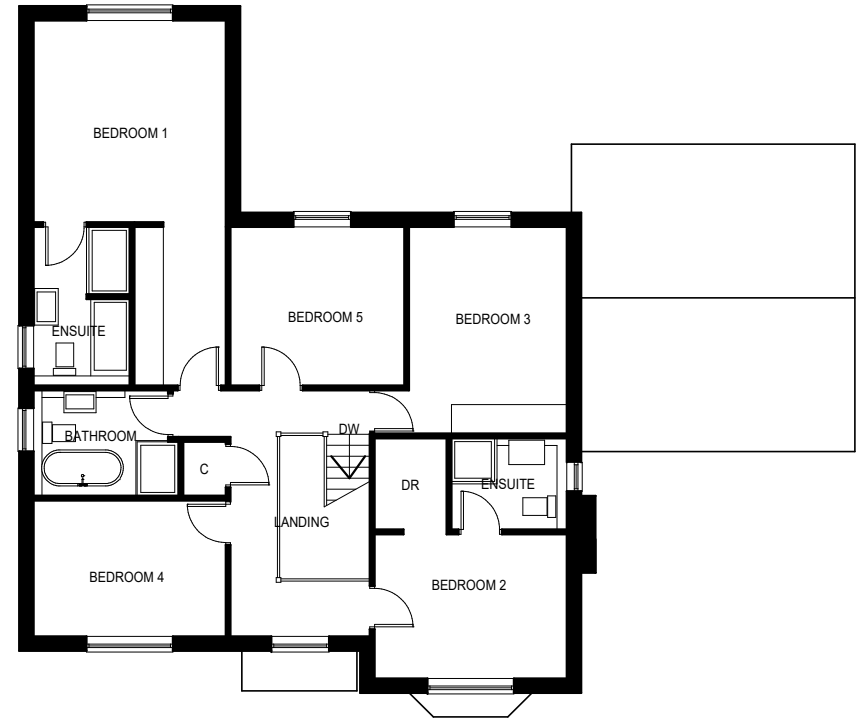


# Plot 2 Prospect House

YORK ROAD STILLINGFLEET YORK YO19 6SJ



Ground floor plan



First floor plan

## Plot 2 Measurements

Room sizes (mm)	Width	Length
Lounge	4000	6000
Study	4000	3200
Kitchen / Dining	3300	9400
Family area	4000	4000
Utility	1600	3300
Garage	5700	6000

Room sizes (mm)	Width	Length
Bed 1 (Plus dressing)	4000	4200
Master ensuite	2000	3300
Bed 2	3000	4000
Ensuite	1900	2400
Bedroom 3	3300	4300
Bedroom 4	2800	4000
Bedroom 5	3600	3300
Bathroom	2200	3000

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## About Edenvale Homes

Established in 2000 as a family-run housebuilding business, Edenvale Homes has worked tirelessly to carve a reputation for building exceptional homes, combining all that is best in local architectural history with the latest in modern technology and innovation.

The company enhances the rural aspects of any regenerated brownfield land, many of our designs are created to embellish the traditional designs.

Our passion is for properties that demonstrate outstanding design skill and our trademark qualities of build and meticulous attention to detail. This has resulted in the company being recognised as one of the leading small housebuilder in its region, receiving awards over the years.



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