



Castle Gate Knaresborough

On the edge of the picturesque North Yorkshire market town of Knaresborough, this exciting new development offers great commuter links to York and Harrogate.

With its historic castle ruins, cobbled streets, stunning viaduct and scenic River Nidd, Knaresborough is an idyllic and thriving market town with shops, pubs, restaurants and local schools, sports and leisure facilities.

So, if you're looking for a quality new home in beautiful North Yorkshire and within easy reach of the Yorkshire Dales National Park, your search ends here!

The A59 links the town to Harrogate, 5 miles away and York, 18 miles and junction 47 of the A1 Motorway is about 4 miles. Trains run from the town's railway station to Harrogate, Leeds and York and buses provide local services. For air travel, Leeds Bradford Airport is only 17 miles away.

Castle Gate

Knaresborough, Yorkshire HG5 0FS | 01423 580997

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HOMES

Castle Gate

Knaresborough

Development layout



5 bedroom home

- The Fletcher
- The Ripley

4 bedroom home

- The Mylne
- The Kempthorne
- The Grainger
- The Pembroke

3 bedroom home

- The Eveleigh
- The Mountford

- Affordable housing

bcp bin collection point

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.



Around the local neighbourhood

1

Aspin Park Primary School
HG5 8LQ

2

King James' School
HG5 8EB

3

St James' Retail Park
HG5 8PZ

4

Knaresborough
Swimming Pool
HG5 8EB

5

Knaresborough
Railway Station
HG5 9AA

6

Mother Shipton's Cave
HG5 8DD

7

Nidd Gorge and Viaduct
HG1 4DN

8

Knaresborough Castle
and Courthouse Museum
HG5 8AS

9

Harrogate Golf Club
HG2 7TF

10

Fountains Abbey
HG4 3DY

11

Yorkshire Dales National Park

12

Victoria Shopping
Centre, Harrogate
HG1 1AE

Linden Homes, Yorkshire region
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Specification

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

When you have finished with this leaflet please recycle it.

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Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



		Kitchen							
		3 bedroom The Eveleigh The Mountford		4 bedroom The Mylne The Kempthorne The Grainger The Pembroke		5 bedroom The Ripley The Fletcher			
Symphony Konzept range kitchen with laminate worktop		■	■	■	■	■	■		
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■						
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap				■	■	■	■		
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■			■			
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood		■	■						
Indesit hob (60cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel chimney hood				■	■	■	■		
Track light fitting		■	■	■	■	■	■		
Fridge / freezer space		■	■						
Integrated (Indesit) 50/50 fridge / freezer				■	■	■	■		
Space for integrated dishwasher with plumbing and electrics		■	■	■	■	■	■		
Space for washing machine with plumbing and electrics in utility			■		■		■		
Space for washing machine with plumbing and electrics in kitchen		■		■		■			
Bathrooms and en suite(s)									
Ideal Standard contemporary white Tempo Arc sanitaryware suite		■	■	■	■	■	■		
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■		
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■	■	■	■	■		
Handheld hair wash attachment in bathroom		■	■	■	■	■	■		
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■	■	■	■	■	■		
White batten light holder		■	■	■	■	■	■		
Radiator in bathroom / en-suite		■	■	■	■	■	■		
Bedrooms									
Dressing area to bedroom 1							■		

■ Fitted as standard - included in the property
* Subject to stage of construction

		Doors and Windows							
		3 bedroom The Eveleigh The Mountford		4 bedroom The Mylne The Kempthorne The Grainger The Pembroke		5 bedroom The Ripley The Fletcher			
Front door with multi-point security locking system and security chain		■	■	■	■	■	■		
Front door number - chrome plated door numeral		■	■	■	■	■	■		
PVCu double glazing to windows		■	■	■	■	■	■		
Double glazed PVCu French doors		■	■	■	■	■	■		
Internal doors to be ladder door style pre-primed with Brass Satin finish handles		■	■	■	■	■	■		
Paving outside French / bi-fold door and path to garage personnel door (where applicable)		■	■	■	■	■	■		
General									
White painted walls and smooth white ceilings		■	■	■	■	■	■		
Multi-media point in living room		■	■	■	■	■	■		
TV point to lounge and family room (where applicable)		■	■	■	■	■	■		
Master telephone socket (plus to study where shown)		■	■	■	■	■	■		
Ideal combi-boiler with honeywell heating control and room thermostat(s)		■	■	■	■				
Ideal system boiler and separate hot water cylinder, with honeywell heating control and room thermostat(s)						■	■		
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		■	■	■	■	■	■		
Contemporary lantern to front door and wiring only to the rear door		■	■	■	■	■	■		
Mains operated doorbell (push), satin chrome finish		■	■	■	■	■	■		
Mains wired smoke detectors with battery back-up		■	■	■	■	■	■		
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor		■	■	■	■	■	■		
Power and lighting to garage (where in curtilage of the plot)		■	■	■	■	■	■		
Outside tap		■	■	■	■	■	■		
Enclosed fenced rear garden, and garden gate (where applicable)		■	■	■	■	■	■		
NHBC Buildmark cover		■	■	■	■	■	■		
First two years' customer service support from Linden Homes		■	■	■	■	■	■		