

# Castle Gate

Knarborough



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# 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

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# Castle Gate Knaresborough

## Development layout



### 5 bedroom home

- The Fletcher
- The Ripley

### 4 bedroom home

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

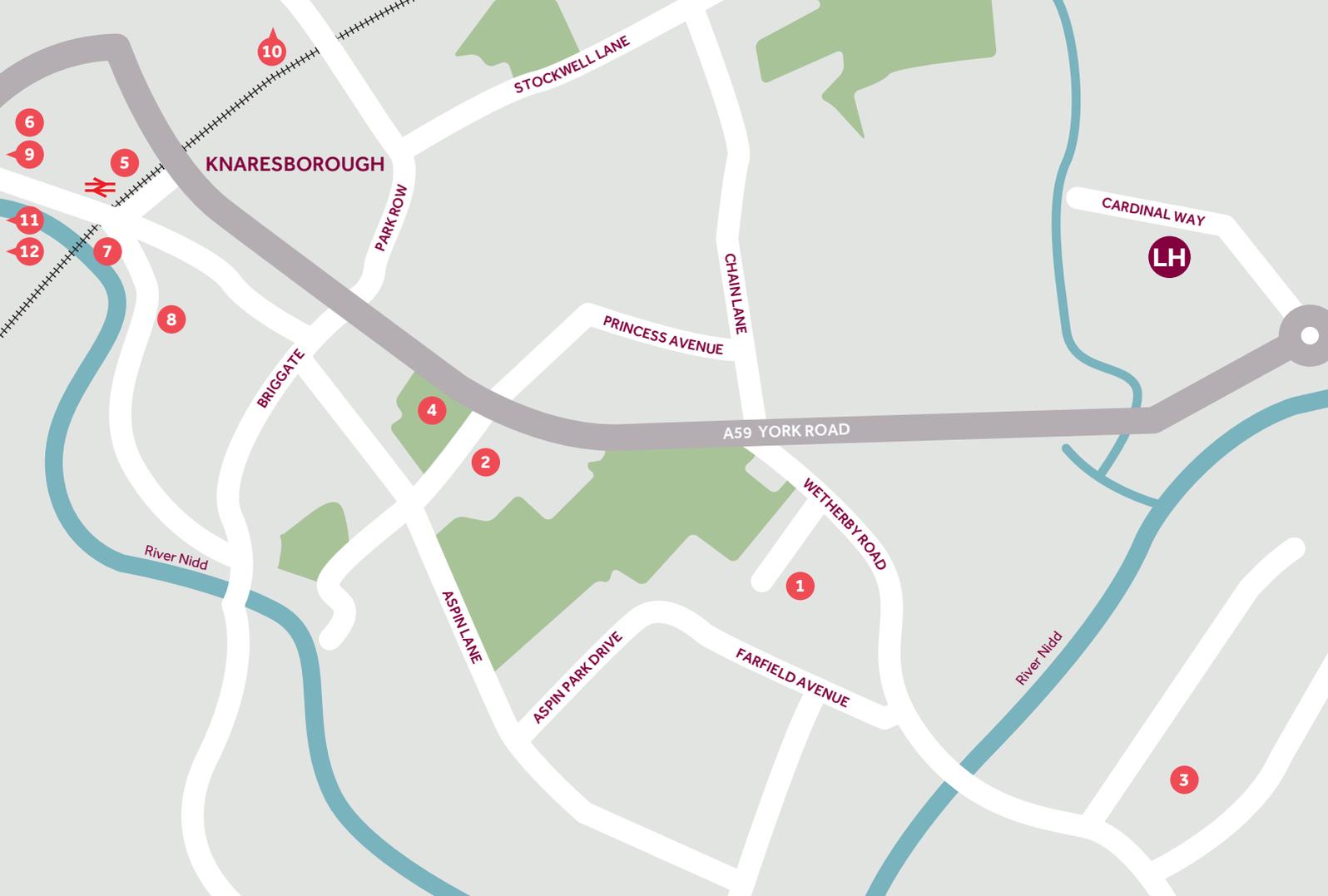
### 3 bedroom home

- The Eveleigh
- The Mountford

- Affordable housing

**bcp** bin collection point

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



## Around the local neighbourhood

- |  |   |   |
|--|---|---|
| <b>1</b> Aspin Park Primary School<br>HG5 8LQ      | <b>5</b> Knaresborough<br>Railway Station<br>HG5 9AA              | <b>9</b> Harrogate Golf Club<br>HG2 7TF                     |
| <b>2</b> King James' School<br>HG5 8EB             | <b>6</b> Mother Shipton's Cave<br>HG5 8DD                         | <b>10</b> Fountains Abbey<br>HG4 3DY                        |
| <b>3</b> St James' Retail Park<br>HG5 8PZ          | <b>7</b> Nidd Gorge and Viaduct<br>HG1 4DN                        | <b>11</b> Yorkshire Dales National Park                     |
| <b>4</b> Knaresborough<br>Swimming Pool<br>HG5 8EB | <b>8</b> Knaresborough Castle<br>and Courthouse Museum<br>HG5 8AS | <b>12</b> Victoria Shopping<br>Centre, Harrogate<br>HG1 1AE |

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Suite 2/3 Ground Floor, 1175 Thorpe Park, Century Way, Leeds LS15 8ZB. T: 01132 044400

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# The Eveleigh

3 bedroom home

Homes 416, 418, 419, 420, 421, 443, 444, 450,  
451, 453, 454, 470, 481, 482, 496 and 510

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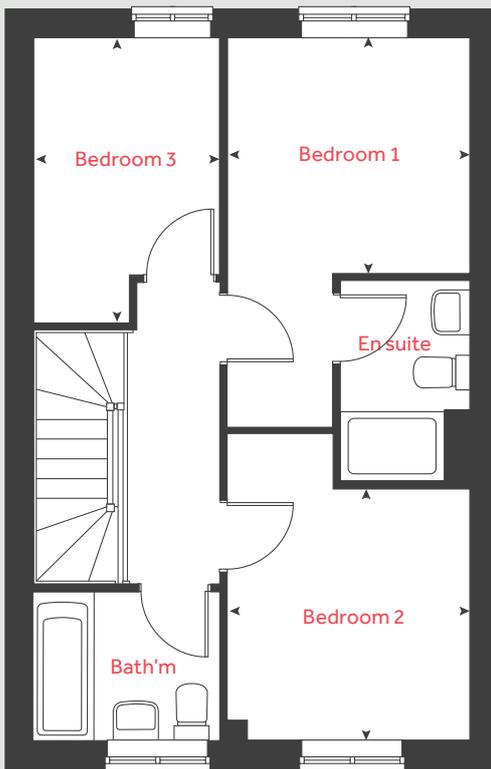
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# The Eveleigh

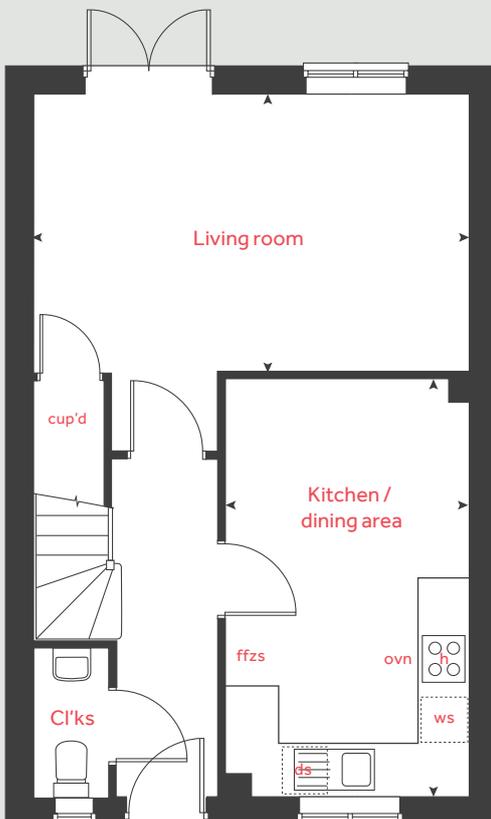
## 3 bedroom home

Homes 416, 418, 419, 420, 421, 443, 444, 450, 451, 453, 454, 470, 481, 482, 496 and 510

### First floor



### Ground floor



#### Ground floor

##### Kitchen / dining area

4.82m x 2.80m      15' 9" x 9' 2"

##### Living room

4.98m x 3.19m      16' 4" x 10' 6"

#### First floor

##### Bedroom 1

2.77m x 2.71m      9' 1" x 8' 11"

##### Bedroom 2

2.89m x 2.77m      9' 6" x 9' 1"

##### Bedroom 3

3.19m x 2.12m      10' 6" x 7' 0"

<b>h</b>	hob	<b>ws</b>	washing machine space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	◀ ▶	measuring points
<b>ds</b>	dishwasher space		

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# The Mountford

3 bedroom home

Homes 417, 469, 497 and 509

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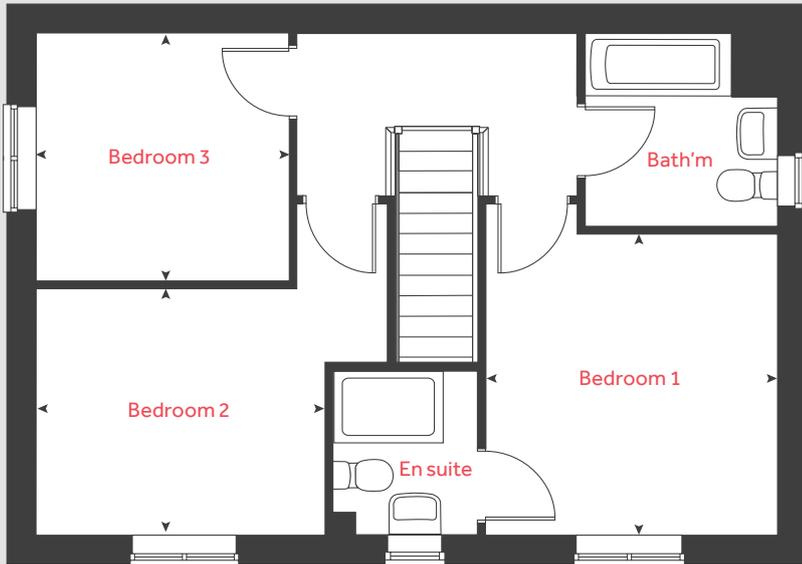
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# The Mountford

3 bedroom home

Homes 417, 469, 497 and 509

## First floor



### Ground floor

#### Kitchen / dining area

5.64m x 2.69m 18' 5" x 8' 8"

#### Living room

5.59m x 3.11m 18' 4" x 10' 3"

### First floor

#### Bedroom 1

3.35m x 3.12m 11' 0" x 10' 5"

#### Bedroom 2

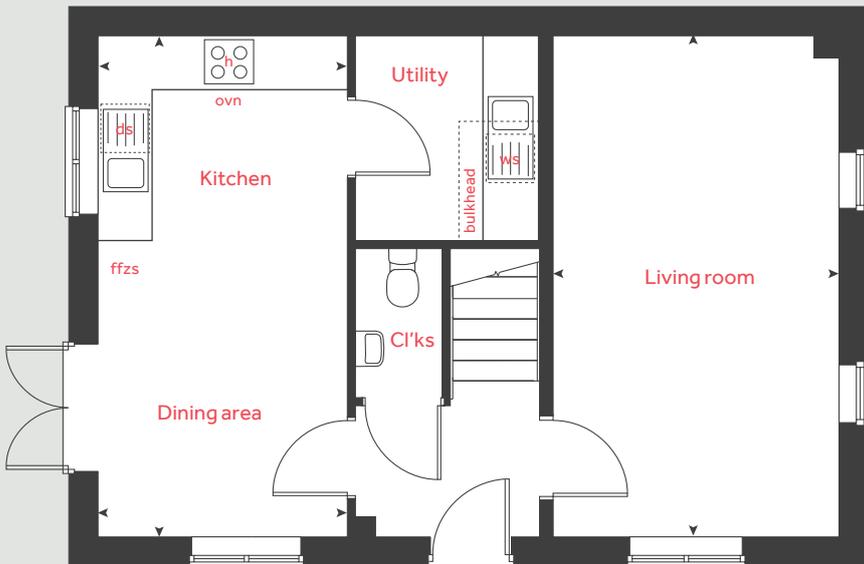
3.14m x 2.74m 10' 3" x 9' 0"

#### Bedroom 3

2.76m x 2.76m 9' 1" x 9' 1"

<b>h</b>	hob	<b>ffzs</b>	fridge freezer space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ws</b>	washing machine space	◀ ▶	measuring points
<b>ds</b>	dishwasher space		

## Ground floor



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# The Mylne

4 bedroom home

Homes 447, 448, 475, 477, 478 and 499

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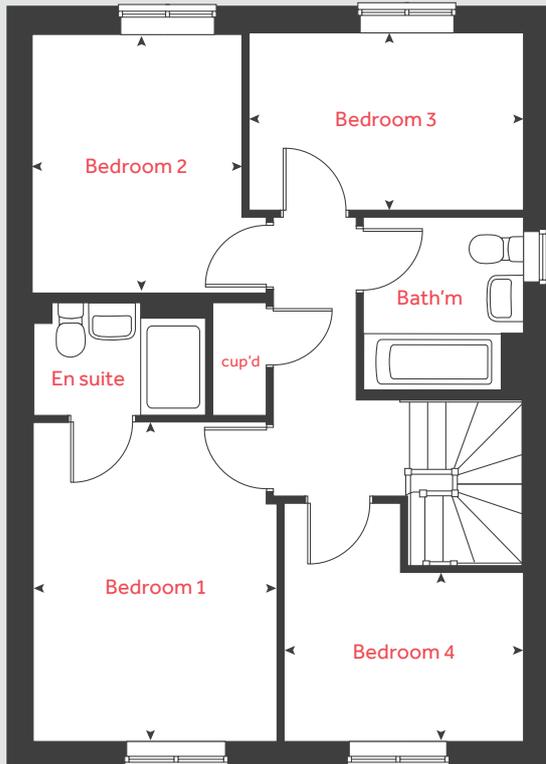
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# The Mylne

## 4 bedroom home

Homes 447, 448, 475, 477,  
478 and 499

### First floor



### Ground floor

#### Kitchen / dining / family area

6.08m x 3.80m 19' 9" x 12' 5"

#### Living room

4.83m x 3.39m 15' 10" x 11' 2"

### First floor

#### Bedroom 1

3.97m x 2.98m 13' 0" x 9' 8"

#### Bedroom 2

3.20m x 2.56m 10' 6" x 8' 2"

#### Bedroom 3

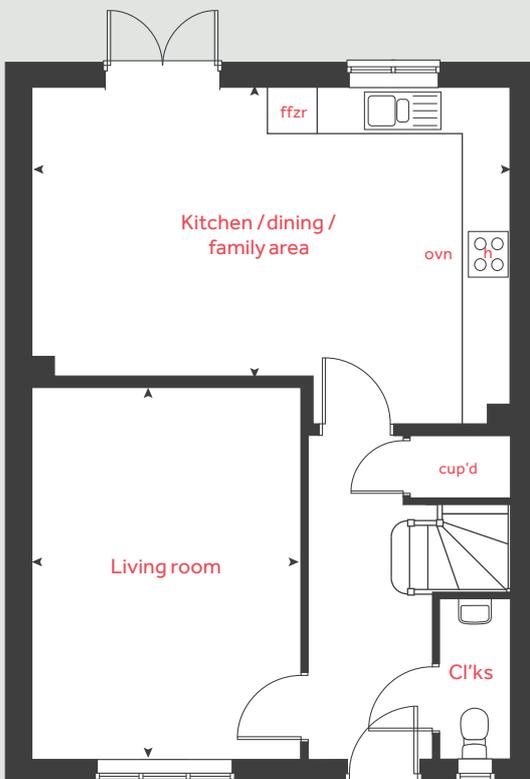
3.38m x 2.18m 11' 3" x 7' 2"

#### Bedroom 4

3.09m x 2.08m 9' 10" x 6' 10"

h	hob	cup'd	cupboard
ovn	oven	< >	measuring points
ffzr	fridge freezer		

### Ground floor



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# The Kempthorne

4 bedroom home

Homes 425, 428, 429, 434, 436, 445,  
455 and 460

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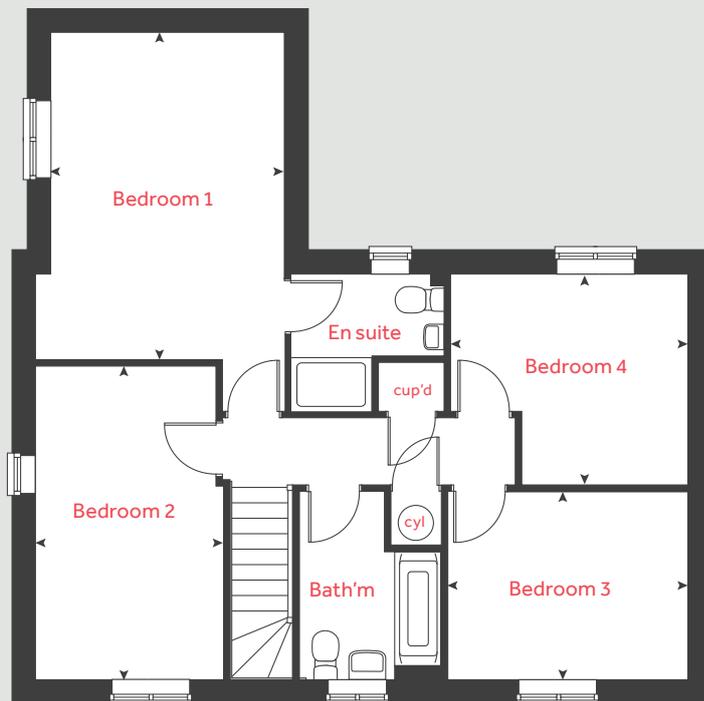
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# The Kempthorne

4 bedroom home

Homes 425, 428, 429, 434, 436, 445, 455 and 460

## First floor



## Ground floor

### Kitchen / dining room

5.57m x 3.45m 18' 3" x 12' 0"

### Living room

6.04m x 3.85m 19' 9" x 12' 7"

### Study

2.78m x 2.56m 9' 0" x 8' 4"

## First floor

### Bedroom 1

4.87m x 3.45m 15' 11" x 11' 3"

### Bedroom 2

4.67m x 2.76m 15' 4" x 9' 0"

### Bedroom 3

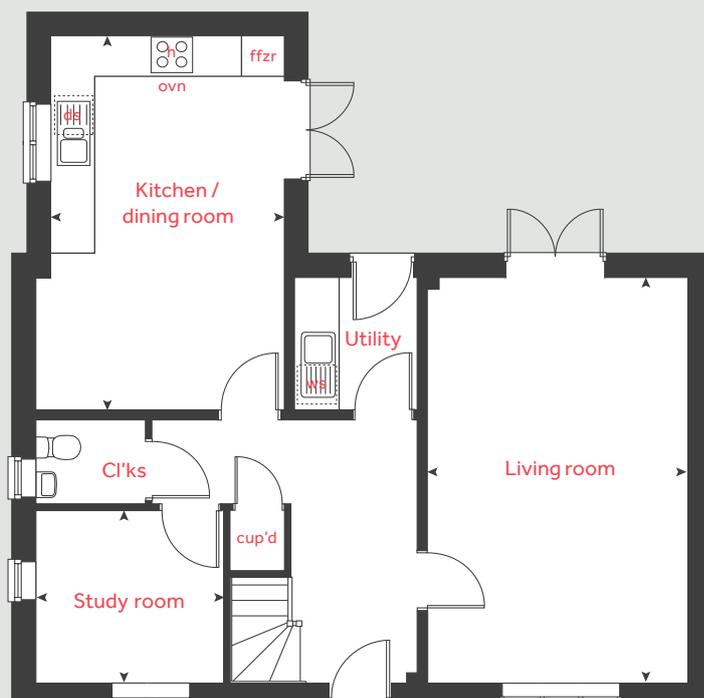
3.52m x 3.48m 11' 6" x 11' 5"

### Bedroom 4

3.49m x 2.47m 11' 5" x 8' 1"

<b>h</b>	hob	<b>ws</b>	washing machine space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzr</b>	fridge freezer	◀ ▶	measuring points
<b>ds</b>	dishwasher space		

## Ground floor



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# The Grainger

4 bedroom home

Homes 422, 438, 442, 449, 452, 456, 476,  
480, 498 and 508

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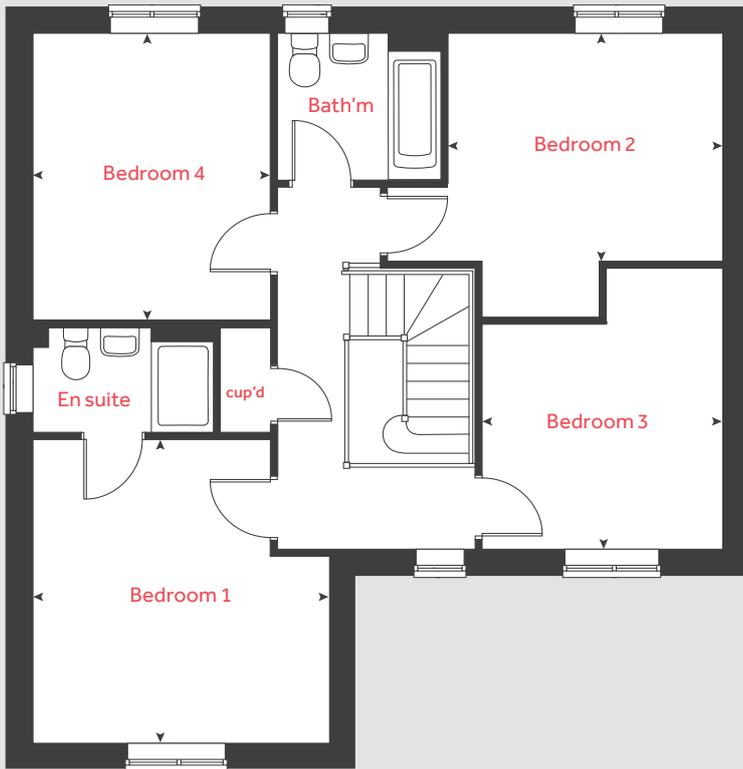
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# The Grainger

4 bedroom home

Homes 422, 438, 442, 449, 452, 456, 476, 480, 498 and 508

## First floor



### Ground floor

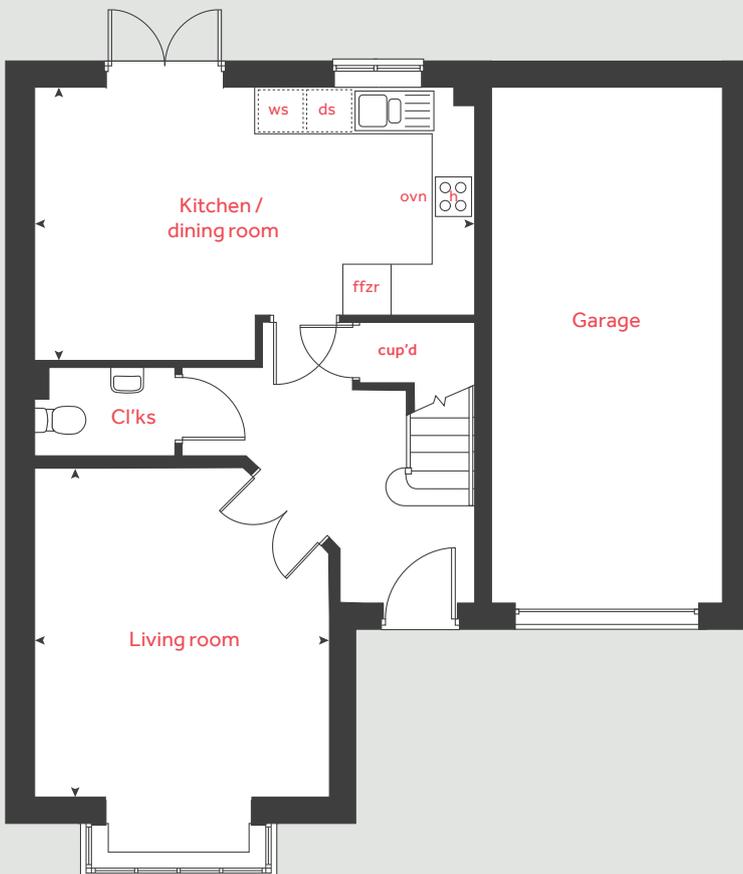
**Kitchen / dining room**  
5.92m x 3.67m 19' 4" x 12' 1"  
**Living room**  
4.39m x 3.90m 14' 5" x 12' 10"

### First floor

**Bedroom 1**  
4.01m x 3.90m 13' 2" x 12' 10"  
**Bedroom 2**  
3.58m x 3.08m 11' 9" x 10' 2"  
**Bedroom 3**  
3.13m x 2.96m 10' 3" x 9' 9"  
**Bedroom 4**  
3.79m x 3.11m 12' 5" x 10' 3"

h hob    ffzr fridge freezer  
ovn oven    cup'd cupboard  
ws washing machine space    < > measuring points  
ds dishwasher space

## Ground floor



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# The Pembroke

4 bedroom home

Homes 430, 439, 441, 446, 459, 462, 491  
and 574

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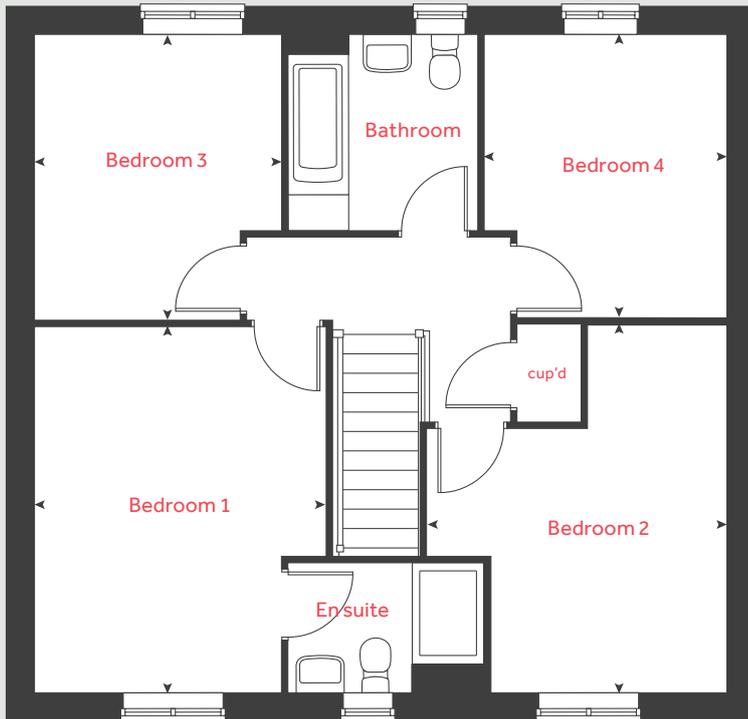
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# The Pembroke

4 bedroom home

Homes 430, 439, 441, 446, 459, 462, 491 and 574

## First floor



### Ground floor

Kitchen / family / dining area

8.07m x 2.79m      26' 5" x 11' 0"

Living room

4.83m x 3.48m      15' 10" x 11' 5"

Study

2.40m x 2.35m      7' 11" x 7' 9"

### First floor

Bedroom 1

4.29m x 3.38m      14' 1" x 11' 1"

Bedroom 2

4.31m x 2.73m      14' 2" x 9' 0"

Bedroom 3

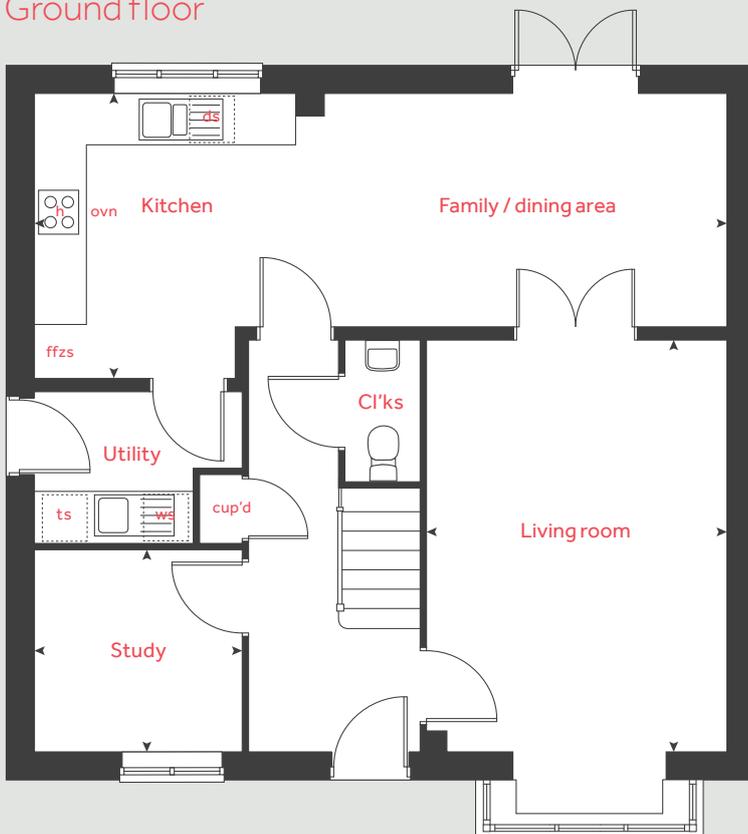
3.35m x 2.87m      11' 0" x 9' 5"

Bedroom 4

3.32m x 2.81m      10' 11" x 9' 3"

<b>h</b>	hob	<b>ffzs</b>	fridge freezer space
<b>ovn</b>	oven	<b>ts</b>	tumble dryer space
<b>ws</b>	washing machine space	<b>cup'd</b>	cupboard
<b>ds</b>	dishwasher space	◀ ▶	measuring points

## Ground floor



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# The Ripley

5 bedroom home

Homes 426, 427 and 431

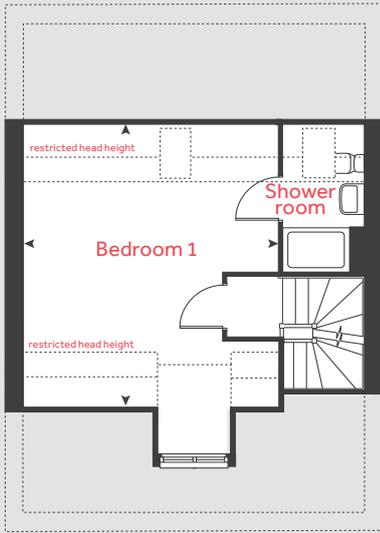
## Castle Gate

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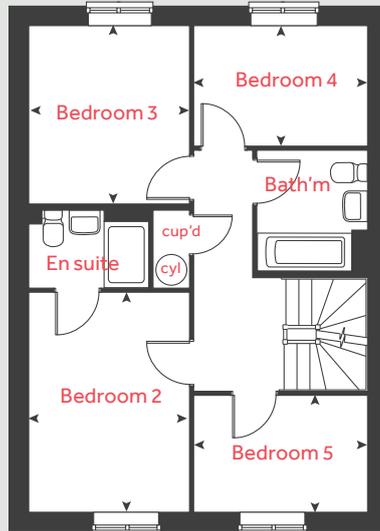
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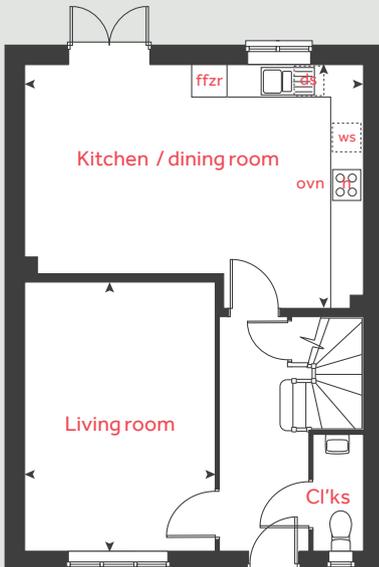
## Second floor



## First floor



## Ground floor



# The Ripley

5 bedroom home

Homes 426, 427 and 431

### Ground floor

#### Kitchen / dining area

6.04m x 3.80m      19' 8" x 12' 5"

#### Living room

4.83m x 3.39m      15' 10" x 11' 1"

### First floor

#### Bedroom 2

3.95m x 2.86m      12' 11" x 9' 5"

#### Bedroom 3

3.20m x 2.86m      10' 6" x 9' 5"

#### Bedroom 4

3.10m x 2.16m      10' 2" x 7' 1"

#### Bedroom 5

3.10m x 2.10m      10' 2" x 6' 10"

### Second floor

#### Bedroom 1

4.97m x 4.50m      16' 3" x 14' 8"

<b>h</b>	hob	<b>ds</b>	dishwasher space
<b>ovn</b>	oven	<b>cyl</b>	hot water cylinder
<b>ffzr</b>	fridge freezer	<b>cup'd</b>	cupboard
<b>ws</b>	washing machine space	◀ ▶	measuring points

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# The Fletcher

5 bedroom home

Homes 423, 424, 432, 433, 435, 437, 440,  
458, 461, 463, 479, 492, 507

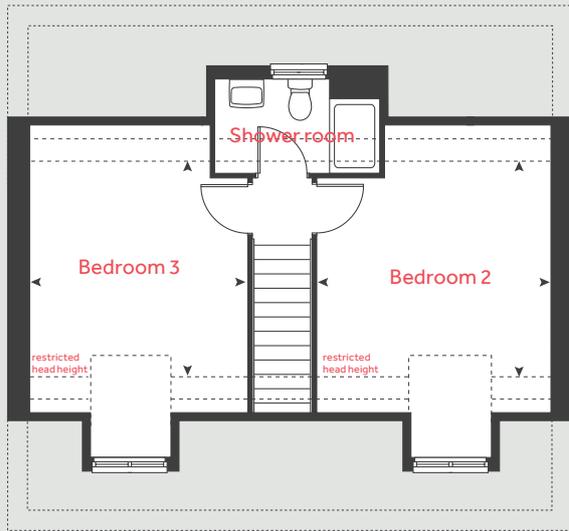
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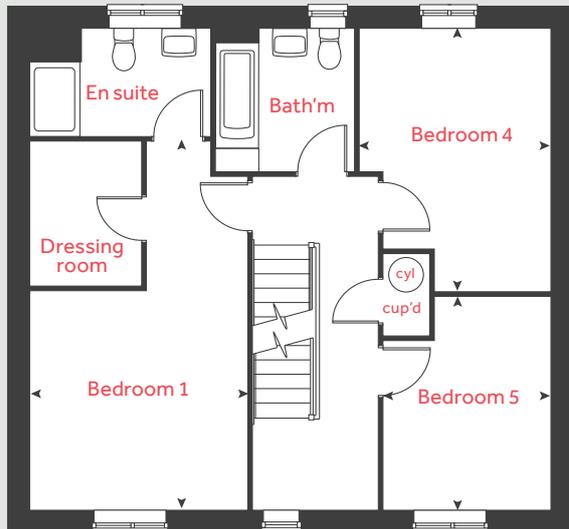
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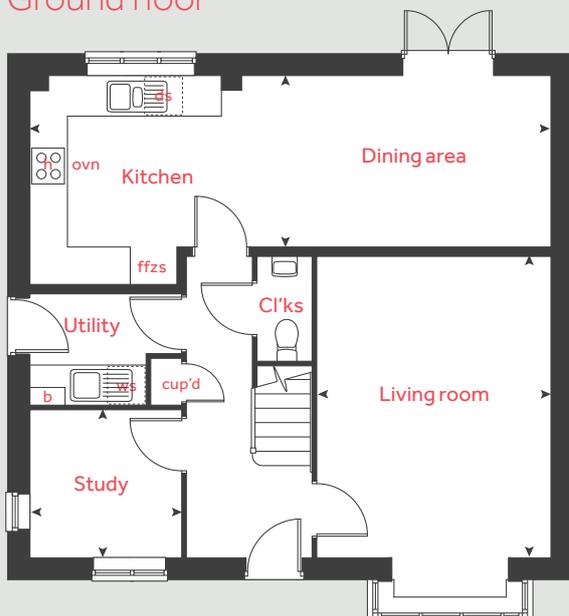
## Second floor



## First floor



## Ground floor



# The Fletcher

## 5 bedroom home

Homes 423, 424, 432, 433, 435, 437, 440, 458, 461, 463, 479, 492, 507

### Ground floor

Kitchen / dining area  
8.29m x 2.74m 27' 2" x 9' 0"

Living room  
4.83m x 3.72m 15' 10" x 12' 2"

Study  
2.41m x 2.37m 7' 11" x 7' 9"

### First floor

Bedroom 1  
3.52m x 3.45m 11' 5" x 11' 3"

Bedroom 4  
4.21m x 3.03m 13' 8" x 9' 9"

Bedroom 5  
3.42m x 2.67m 11' 2" x 8' 8"

### Second floor

Bedroom 2  
3.96m x 3.66m 12' 10" x 12' 0"

Bedroom 3  
3.96m x 3.45m 12' 10" x 11' 3"

h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	b	boiler
ws	washing machine space	< >	measuring points
ds	dishwasher space		

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# The Fletcher

5 bedroom home

Home 457

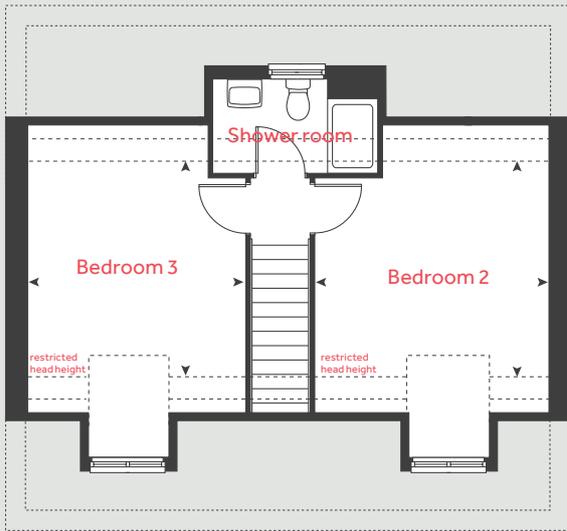
## Castle Gate

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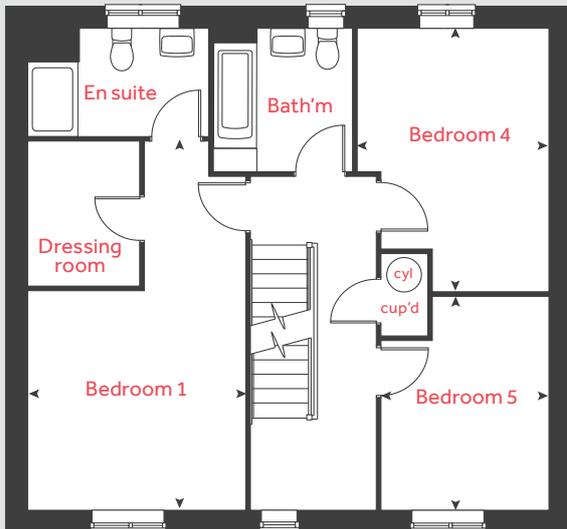
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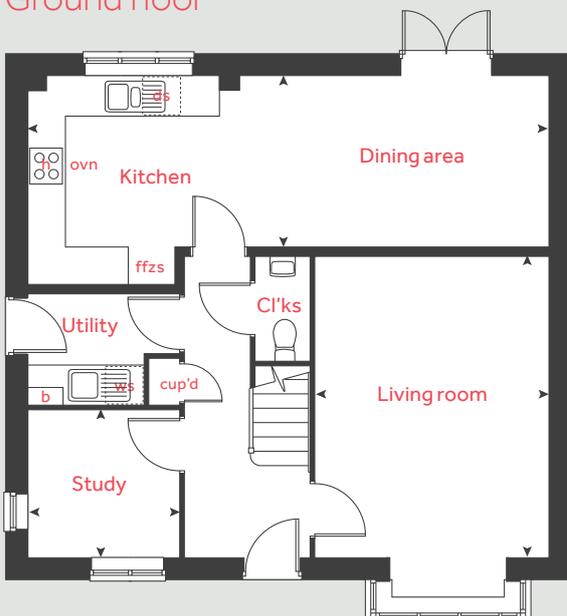
## Second floor



## First floor



## Ground floor



# The Fletcher

5 bedroom home

Home 457

### Ground floor

Kitchen / dining area  
8.29m x 2.74m 27' 2" x 9' 0"

Living room  
4.83m x 3.72m 15' 10" x 12' 2"

Study  
2.41m x 2.37m 7' 11" x 7' 9"

### First floor

Bedroom 1  
3.52m x 3.45m 11' 5" x 11' 3"

Bedroom 4  
4.21m x 3.03m 13' 8" x 9' 9"

Bedroom 5  
3.42m x 2.67m 11' 2" x 8' 8"

### Second floor

Bedroom 2  
3.96m x 3.66m 12' 10" x 12' 0"

Bedroom 3  
3.96m x 3.45m 12' 10" x 11' 3"

<b>h</b>	hob	<b>cyl</b>	hot water cylinder
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	<b>b</b>	boiler
<b>ws</b>	washing machine space	◀ ▶	measuring points
<b>ds</b>	dishwasher space		

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## Specification

Part L 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.

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# Castle Gate

## Knarborough

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.



### 3 bedroom

The Eveleigh  
The Mountford

### 4 bedroom

The Mylne  
The Kempthorne  
The Grainger  
The Pembroke

### 5 bedroom

The Ripley  
The Fletcher

#### Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single 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 (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■	■	■	■	■
Pendant light fitting	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		■				■
Space for washing machine with plumbing and electrics in utility		■	■				■

#### 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, 450mm height over bath, and full-height to shower cubicle) (where applicable)	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■
Radiator in bathroom / en-suite	■	■	■	■	■	■	■
Water waste heat recovery system**	■	■	■	■	■	■	■

#### Bedrooms

Dressing area to bedroom 1							■
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■ Fitted as standard - included in the property  
\* Subject to stage of construction  
\*\* Applicable to selected plots only. Please see sales consultant for further details.

This specification indicates, by means of a dot ( ■ ), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Personalise upgrade options available depending on build stage, please speak with a sales consultant.

#### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with satin finish handles	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

#### General

PV solar panels**	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge or understairs (where applicable)	■	■	■	■	■	■	■
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 wired smoke or heat detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided next to the boiler	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■

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