

Castle Gate

Knarborough



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HOMES



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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Knaresborough

Development layout



5 bedroom home

- The Fletcher
- The Ripley

4 bedroom home

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

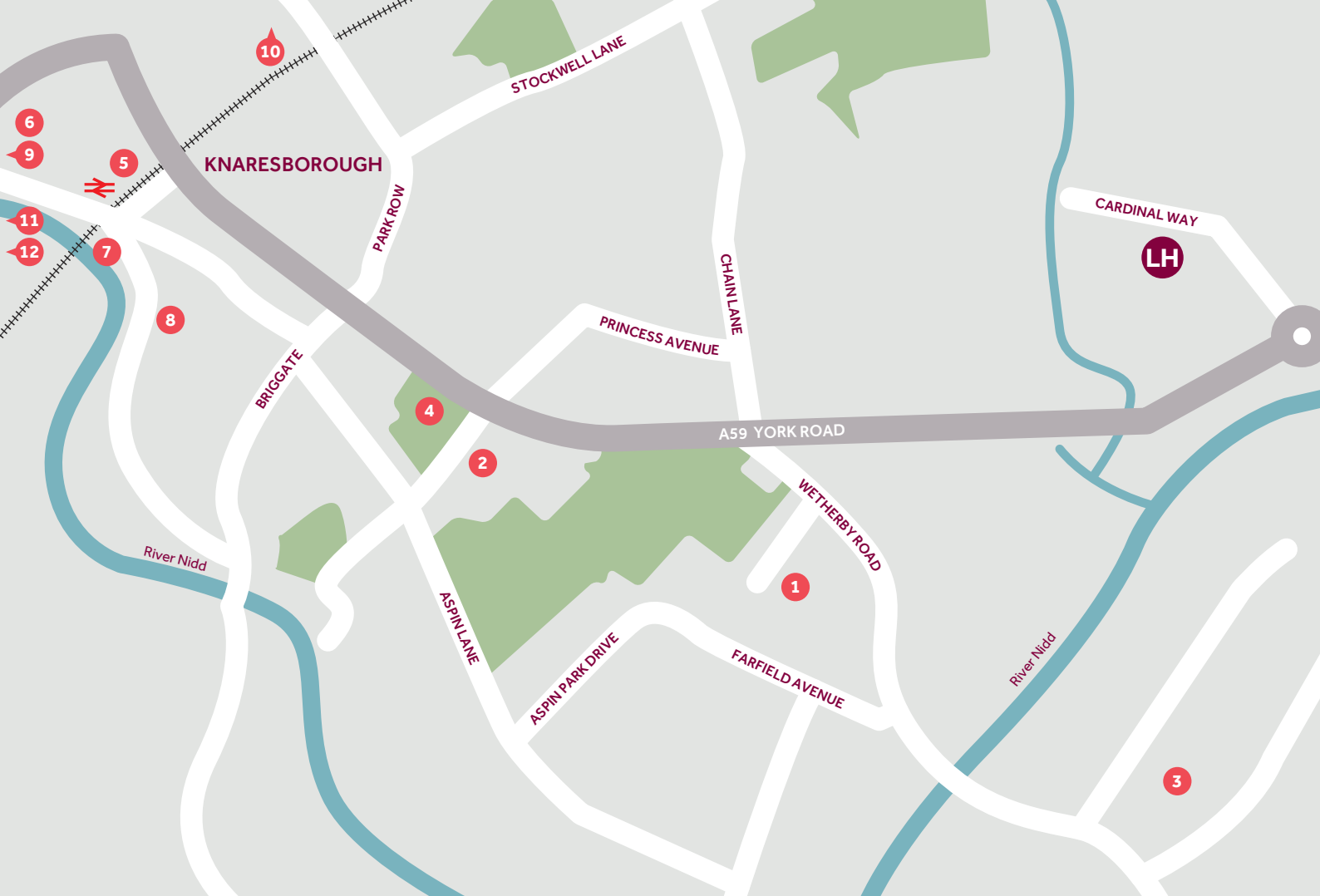
3 bedroom home

- 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

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
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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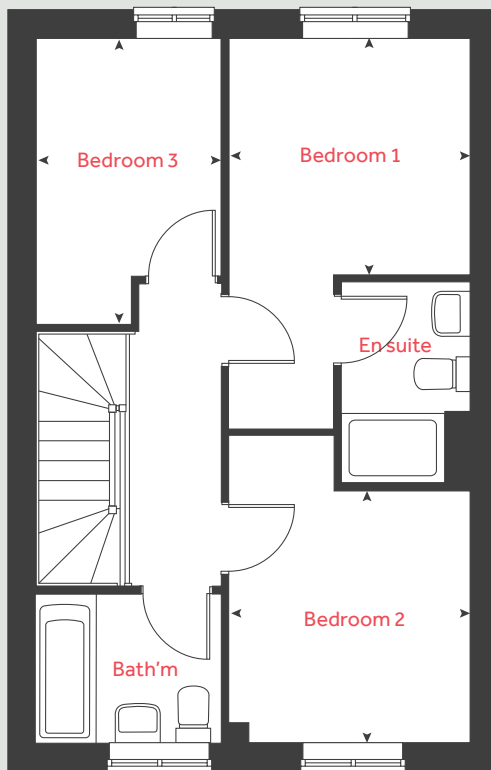
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The Eveleigh

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

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"

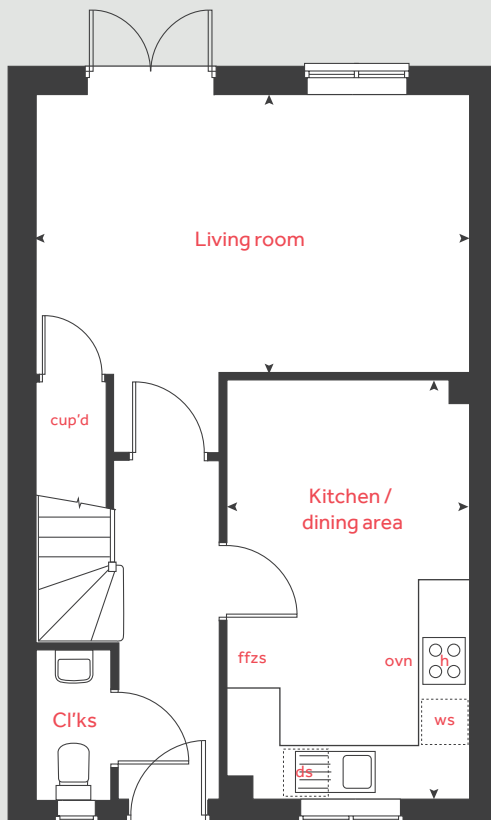
Bedroom 2

2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3

3.19m x 2.12m 10' 6" x 7' 0"

Ground floor



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

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The Mountford

3 bedroom home

Homes 417, 469, 497 and 509

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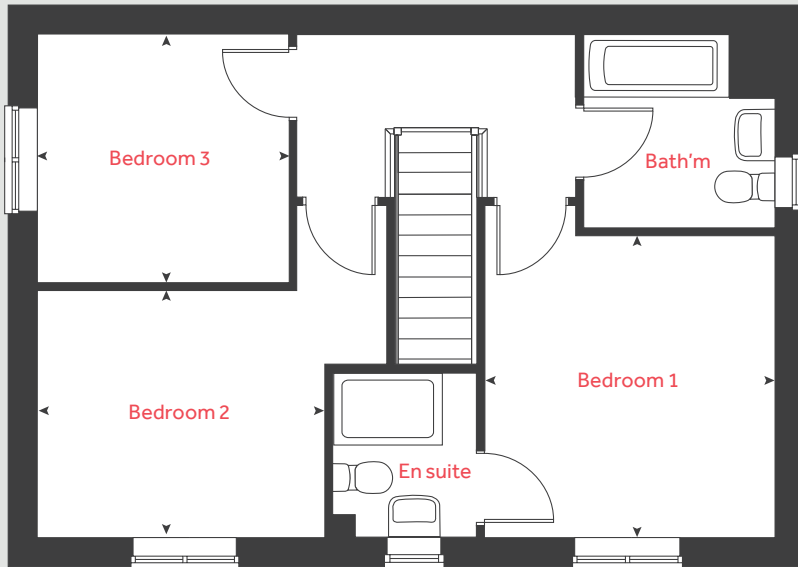
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The Mountford

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

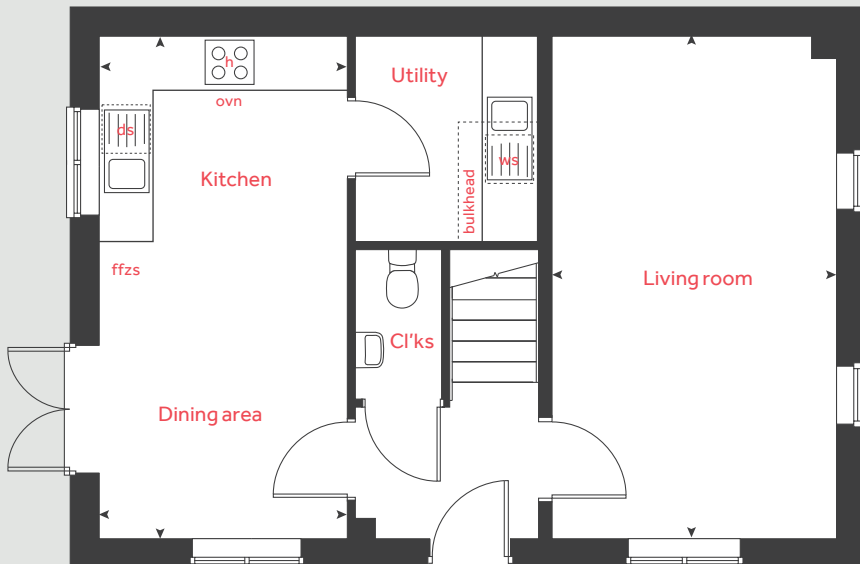
3.14m x 2.74m 10' 3" x 9' 0"

Bedroom 3

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

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	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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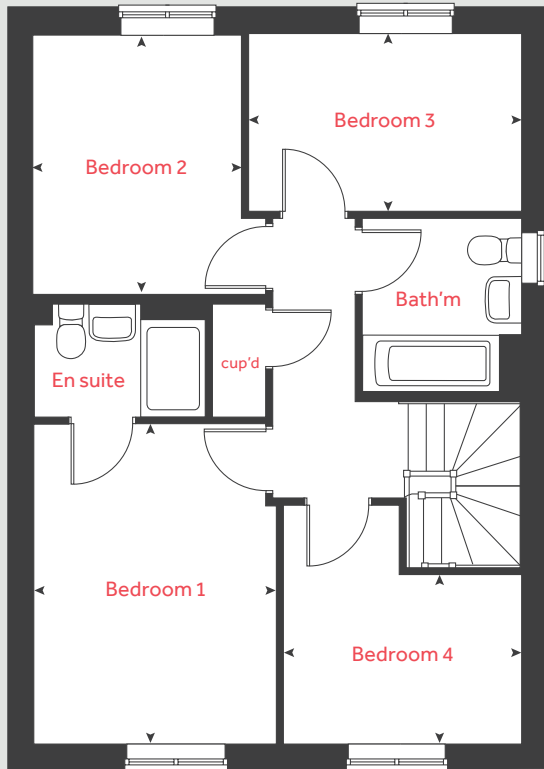
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The Mylne

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

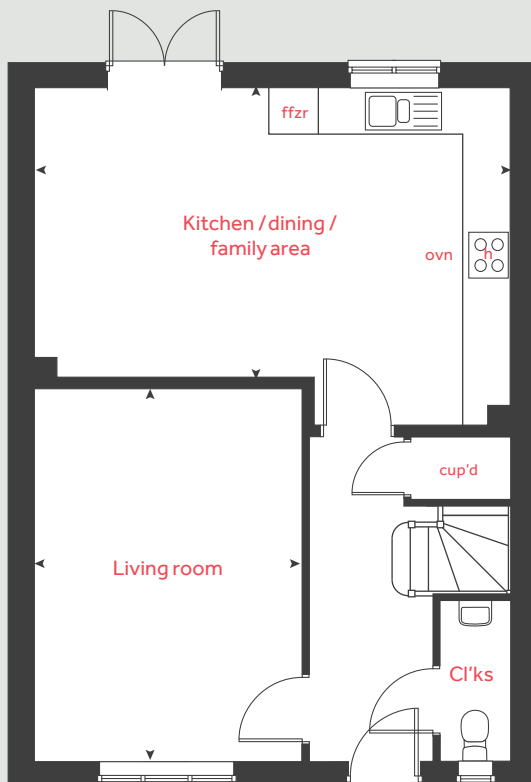
3.38m x 2.18m 11' 3" x 7' 2"

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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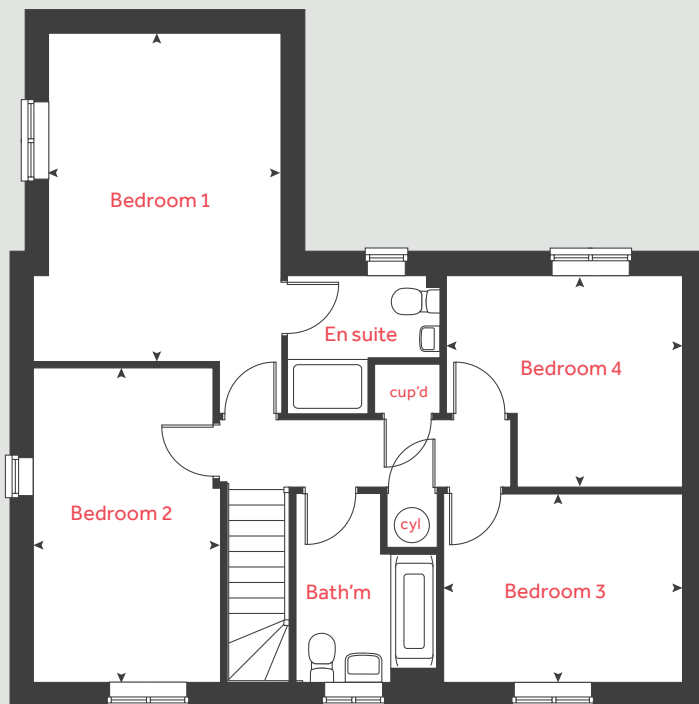
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The Kempthorne

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"

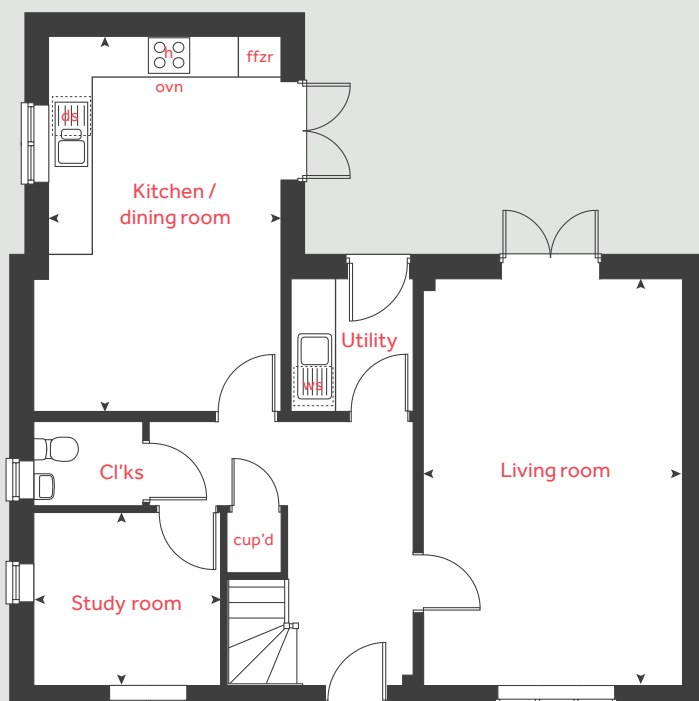
Bedroom 3

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

Bedroom 4

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

Ground floor



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

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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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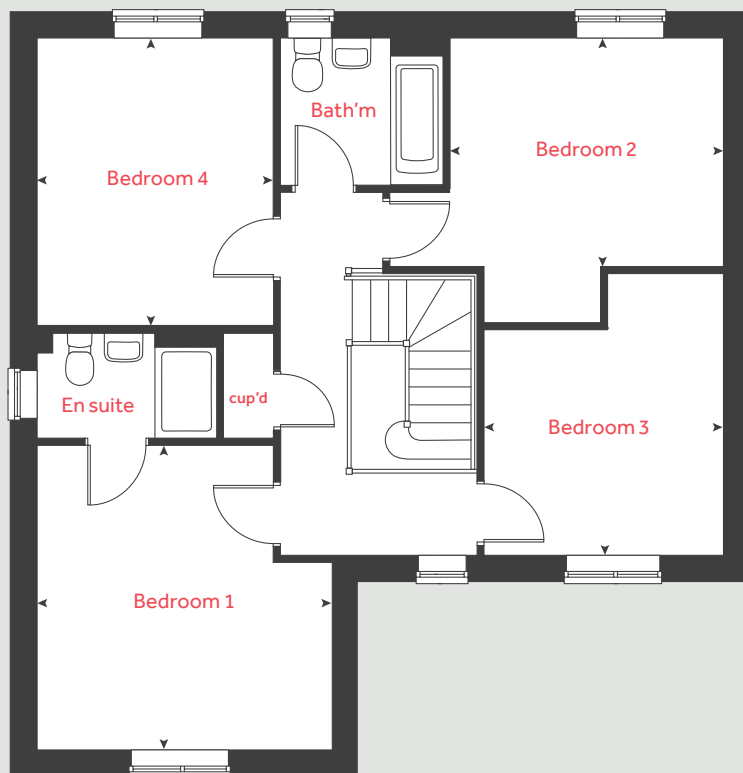
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The Grainger

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"

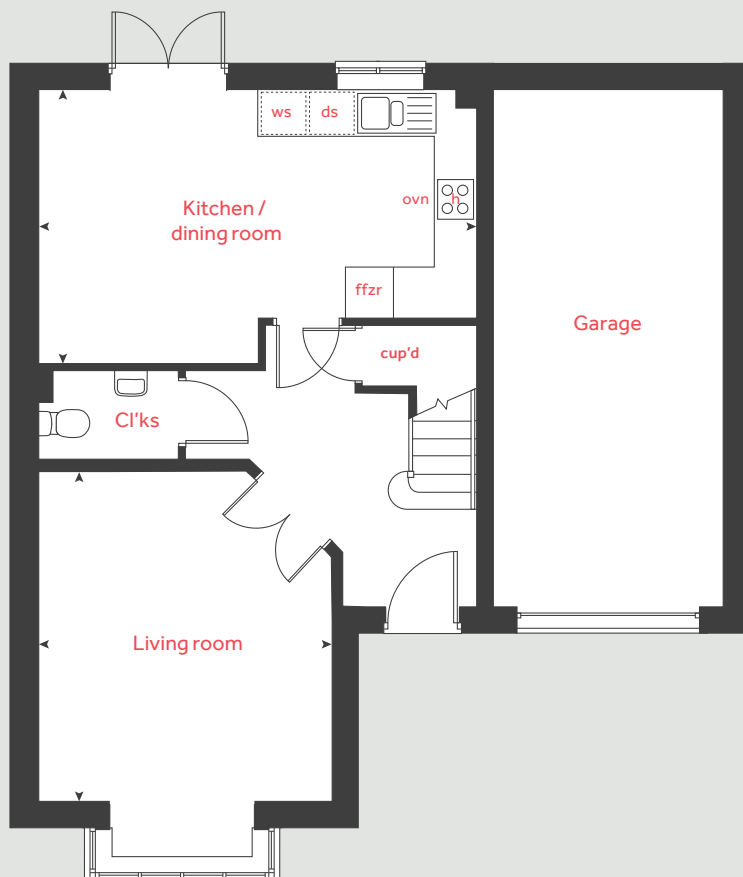
Bedroom 3

3.13m x 2.96m 10' 3" x 9' 9"

Bedroom 4

3.79m x 3.11m 12' 5" x 10' 3"

Ground floor



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

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The Pembroke

4 bedroom home

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

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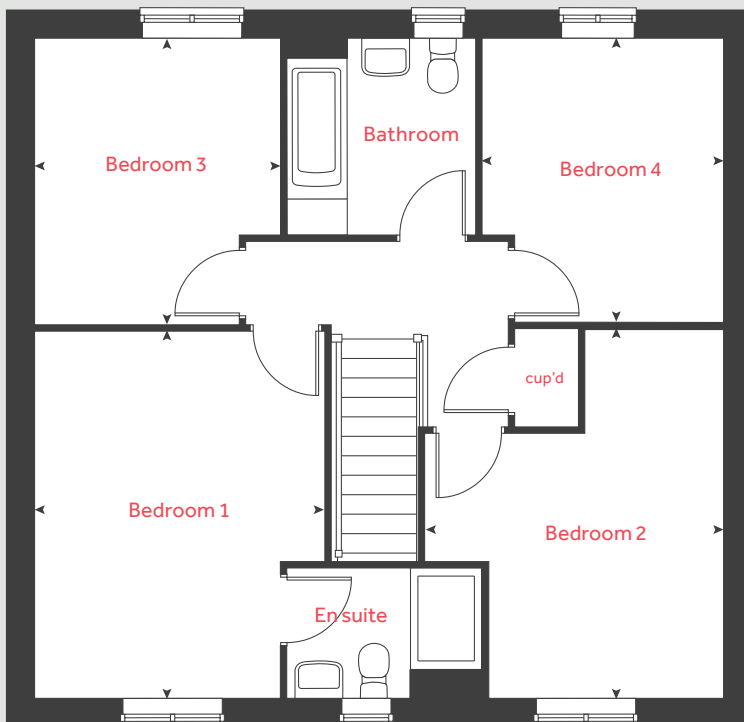
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The Pembroke

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"

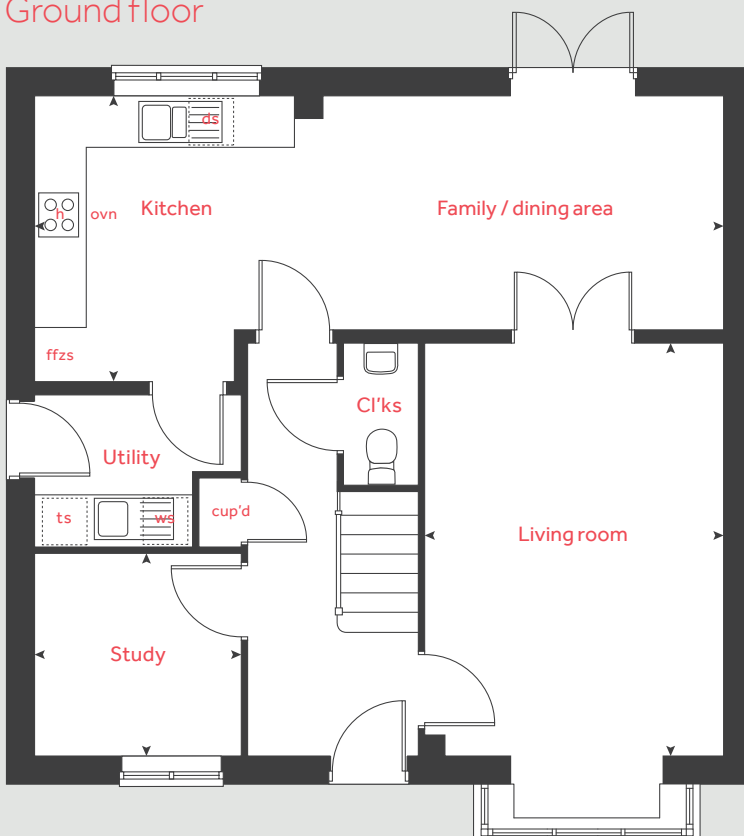
Bedroom 3

3.35m x 2.87m 11' 0" x 9' 5"

Bedroom 4

3.32m x 2.81m 10' 11" x 9' 3"

Ground floor



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

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The Ripley

5 bedroom home

Homes 426, 427 and 431

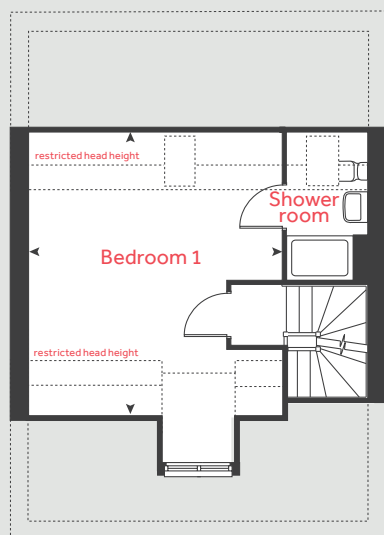
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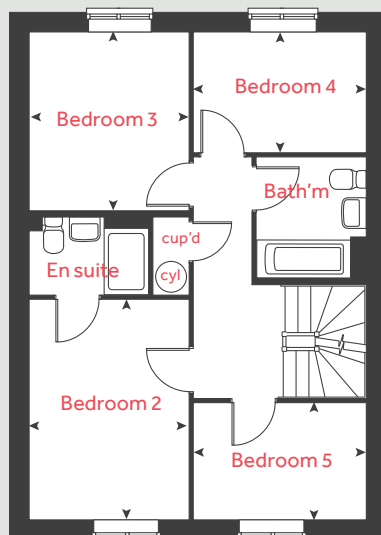
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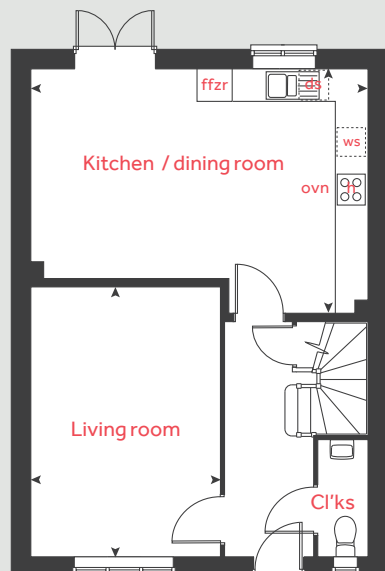
Second floor



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"

h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
ws	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

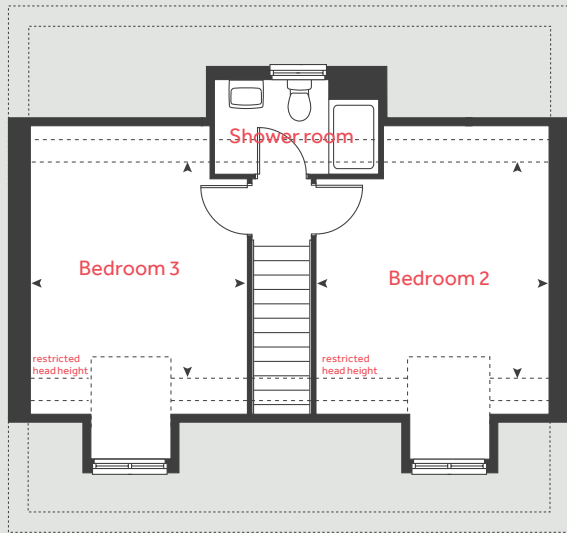
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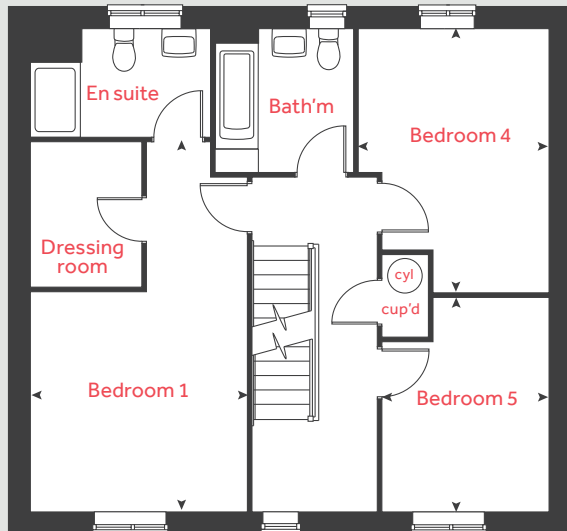
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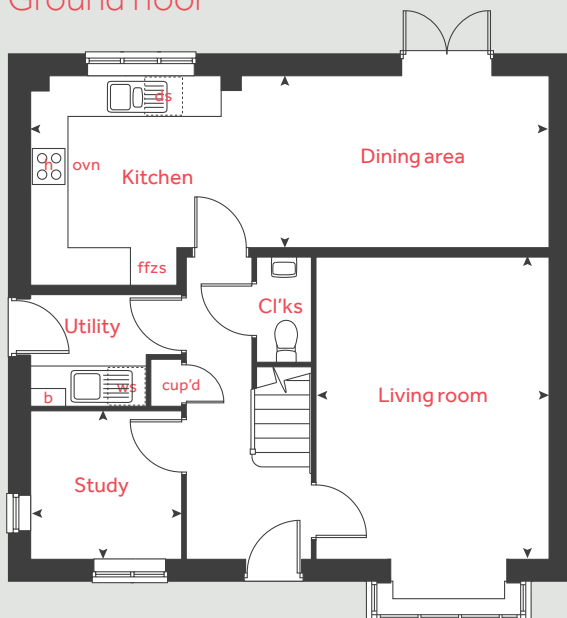
Second floor



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

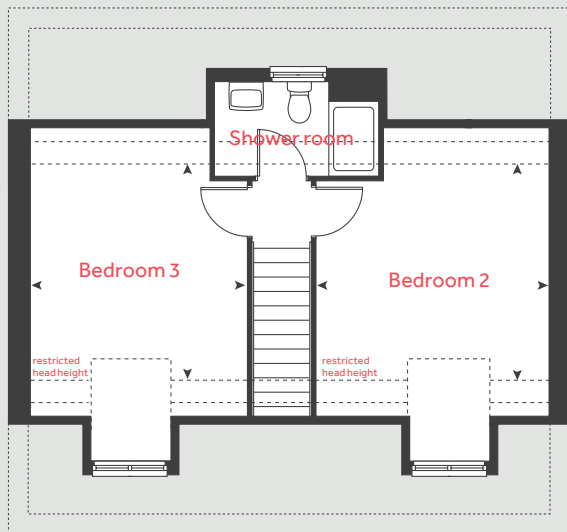
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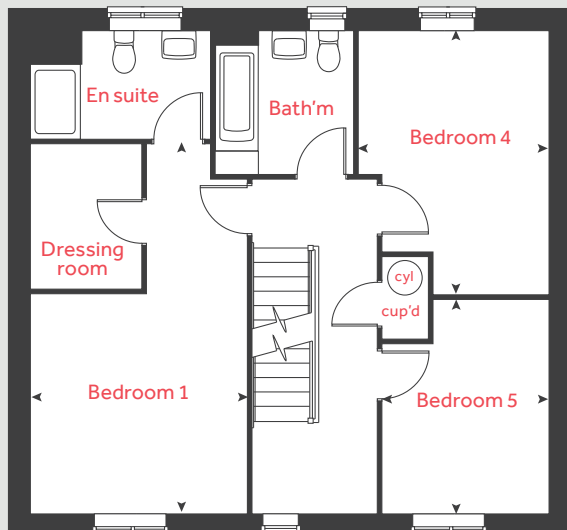
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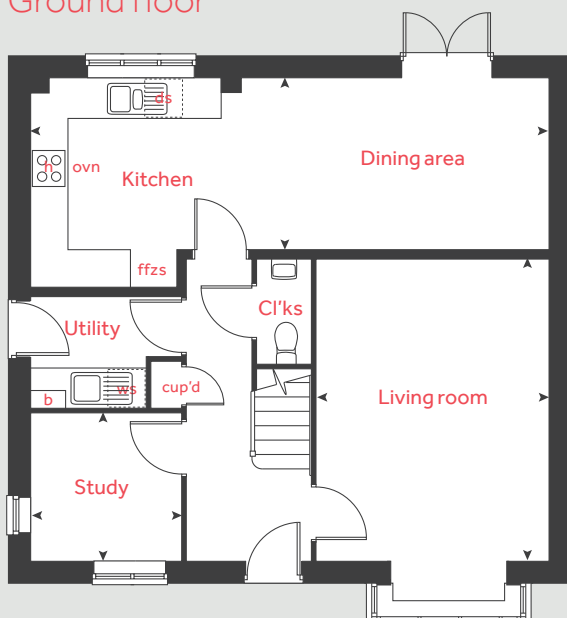
Second floor



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"

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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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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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 Kemphorne	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								■

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

	3 bedroom The Eveleigh The Mountford		4 bedroom The Mylne The Kempthorne The Grainger The Pembroke		5 bedroom The Ripley The Fletcher	
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	■	■	■	■	■	■