

An outstanding residential development  
in the heart of Wetherby



**Plots 1 & 2**  
4 BEDROOM LINK-DETACHED  
TOWN HOUSES Pages 4 & 5

**Plots 3 & 4**  
4 BEDROOM SEMI-DETACHED  
TOWN HOUSES Pages 6 & 7

**Plots 5, 6 & 7**  
4 BEDROOM LINK-DETACHED,  
SEMI-DETACHED AND INNER  
TOWN HOUSES Pages 8 & 9



# CAVENDISH PLACE

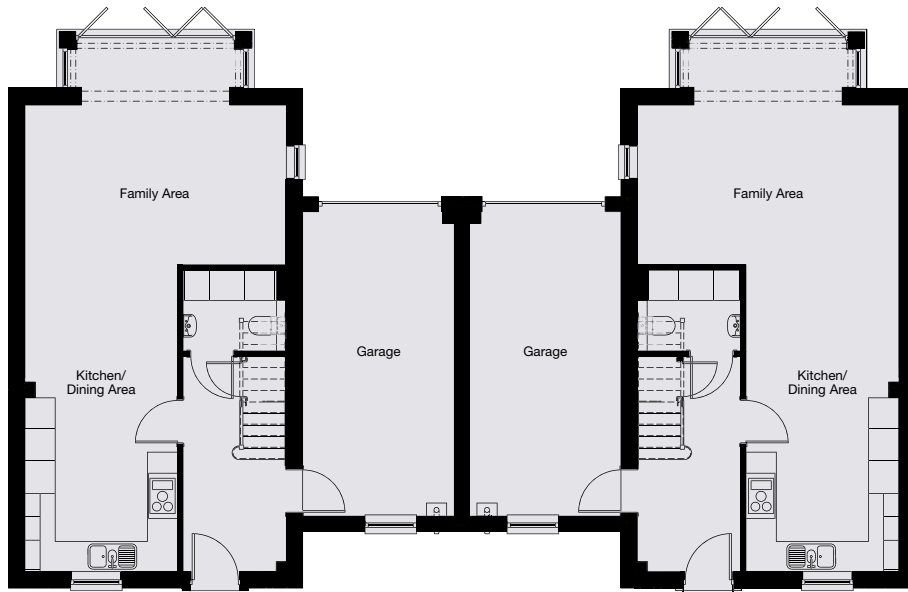
Cavendish Place is an outstanding development of only seven 4 bedroom town houses occupying an exceptional position within 5 minutes level walking distance of Wetherby town centre. Imaginatively designed, each new home offers superb accommodation, an excellent specification and high standard of finish throughout.

Wetherby is a highly regarded market town located within the 'golden triangle' of Yorkshire. It has a fascinating history with impressive scenery in an area of great natural beauty, well-preserved period architecture, a host of places to eat and drink and plenty of great shopping opportunities. This award-winning town is also in close proximity to the motorway network, allowing easy access to the region's major towns and cities – including Harrogate, York and Leeds, from where excellent rail connections are available – making it an ideal place in which to live.

Set within a small, exclusive cul-de-sac, each new home offers spacious and flexible living accommodation including a large open plan kitchen/dining/family area with bi-folding doors opening onto a rear garden and patio area, well-proportioned first floor lounge with feature 'walk-out' balcony and generous master bedroom suite incorporating a 'walk-in' wardrobe (to most of the properties) and en-suite shower room on the second floor. In addition, there is a guest bedroom suite with its own en-suite shower room and two further bedrooms.

The outstanding specification includes an impressive kitchen with Silestone work surfaces and a range of high quality appliances together with attractively finished cloakroom, bathroom and en-suites with feature floor and wall tiling. Numerous other fixtures and fittings are designed to meet the safety and security needs of the owner and provide a level of style and comfort befitting this exceptional development of fine quality homes.





PLOT 1

GROUND FLOOR

PLOT 2

# PLOTS 1 & 2

## GROUND FLOOR

**Kitchen/Dining Area**

6.060m x 3.015m

(19' 11" x 9' 11")

**Family Area**

5.175m x 4.275m max.

(17' 0" x 14' 0" max.)

## FIRST FLOOR

**Lounge**

5.175m x 3.150m

(17' 0" x 10' 4")

**Bedroom 2**

3.835m x 2.950m

(12' 7" x 9' 8")

(Plus en-suite shower room)

**Bedroom 3**

3.810m x 2.600m min.

(12' 6" x 8' 6" min.)

**Bedroom 4**

2.470m x 2.450m

(8' 1" x 8' 0")

## SECOND FLOOR

**Master Bedroom**

4.215m x 3.000m min.

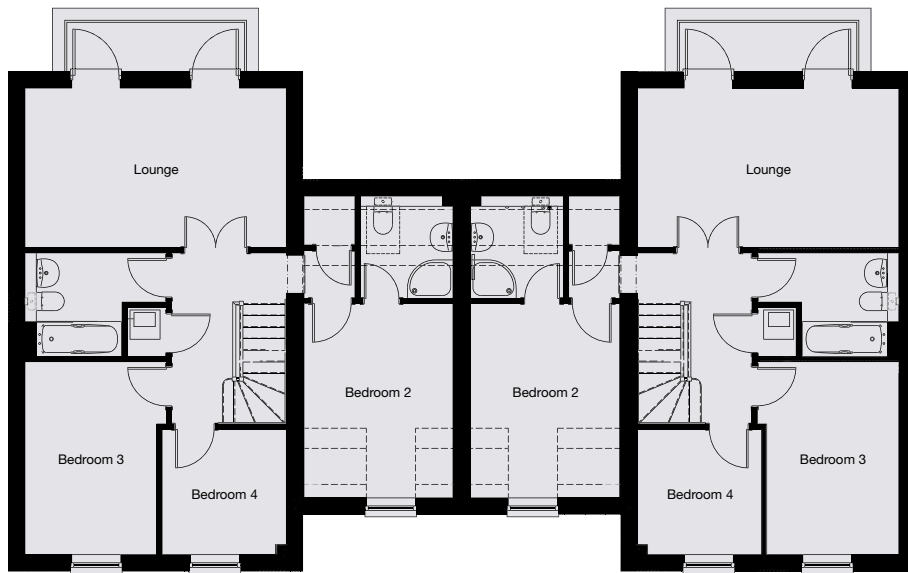
(13' 10" x 9' 10" min.)

(Plus en-suite shower room and walk-in wardrobe)

**Study**

2.590m x 2.050m

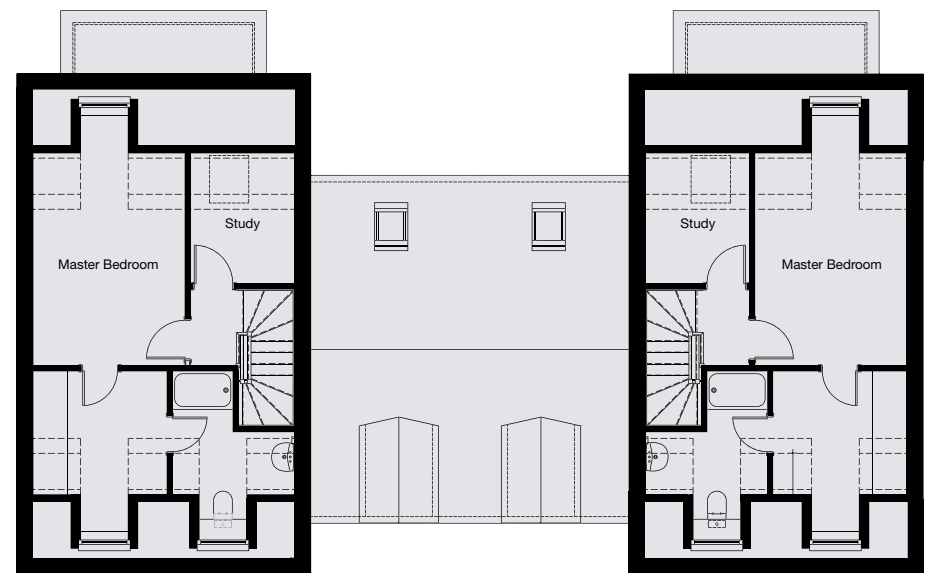
(8' 6" x 6' 9")



PLOT 1

FIRST FLOOR

PLOT 2



PLOT 1

SECOND FLOOR

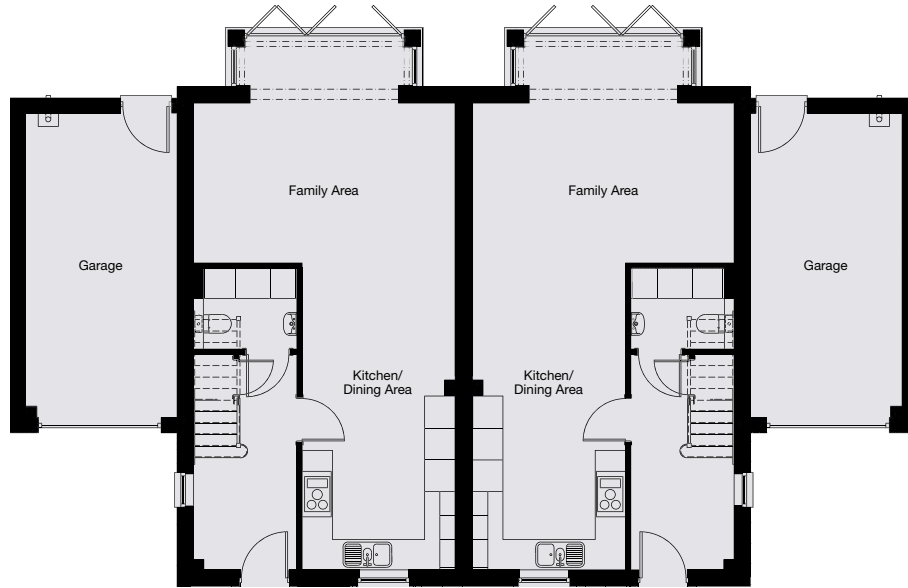
PLOT 2

NB. Sloping ceilings to first and second floors are indicated by dashed lines.





# PLOTS 3 & 4



PLOT 4 GROUND FLOOR PLOT 3

## GROUND FLOOR

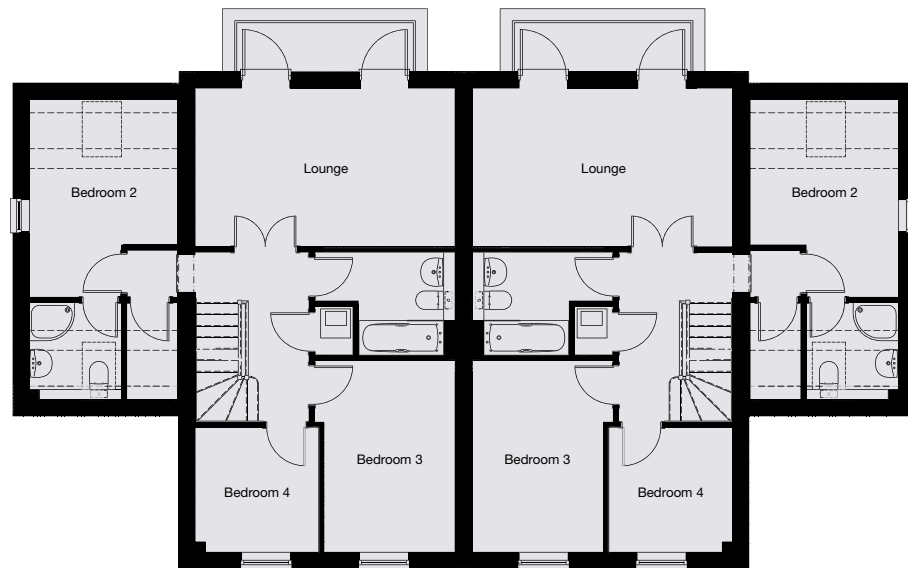
<b>Kitchen/Dining Room</b>	6.060m x 3.015m	(19' 11" x 9' 11")
<b>Family Area</b>	5.175m x 4.275m max.	(17' 0" x 14' 0" max.)

## FIRST FLOOR

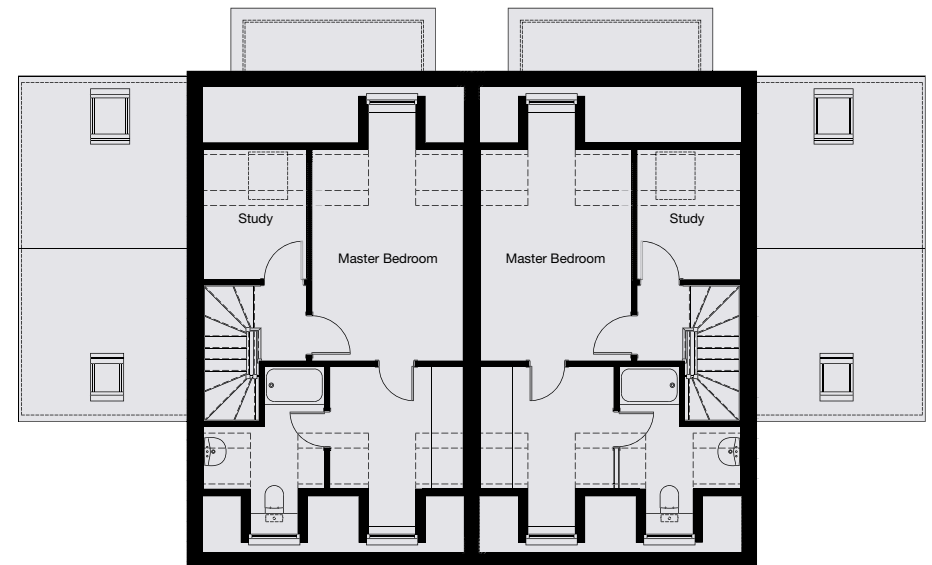
<b>Lounge</b>	5.175m x 3.150m	(17' 0" x 10' 4")
<b>Bedroom 2</b> (Plus en-suite shower room)	3.930m x 2.950m max.	(12' 11" x 9' 8" max.)
<b>Bedroom 3</b>	3.810m x 2.600m min.	(12' 6" x 8' 6" min.)
<b>Bedroom 4</b>	2.470m x 2.450m	(8' 1" x 8' 0")

## SECOND FLOOR

<b>Master Bedroom</b> (Plus en-suite shower room and walk-in wardrobe)	4.215m x 3.000m min.	(13' 10" x 9' 10" min.)
<b>Study</b>	2.590m x 2.050m	(8' 6" x 6' 9")



PLOT 4 FIRST FLOOR PLOT 3



PLOT 4 SECOND FLOOR PLOT 3

NB. Sloping ceilings to first and second floors are indicated by dashed lines.









PLOT 7

PLOT 6

GROUND FLOOR

PLOT 5

# PLOTS 5, 6 & 7

**PLOT 5** Room dimensions as plots 3 and 4 except as follows:

**GROUND FLOOR**

**Family Area** 6.295m x 3.155m max. (20' 8" x 10' 4" max.)

**PLOT 6** Room dimensions as plots 3 and 4.

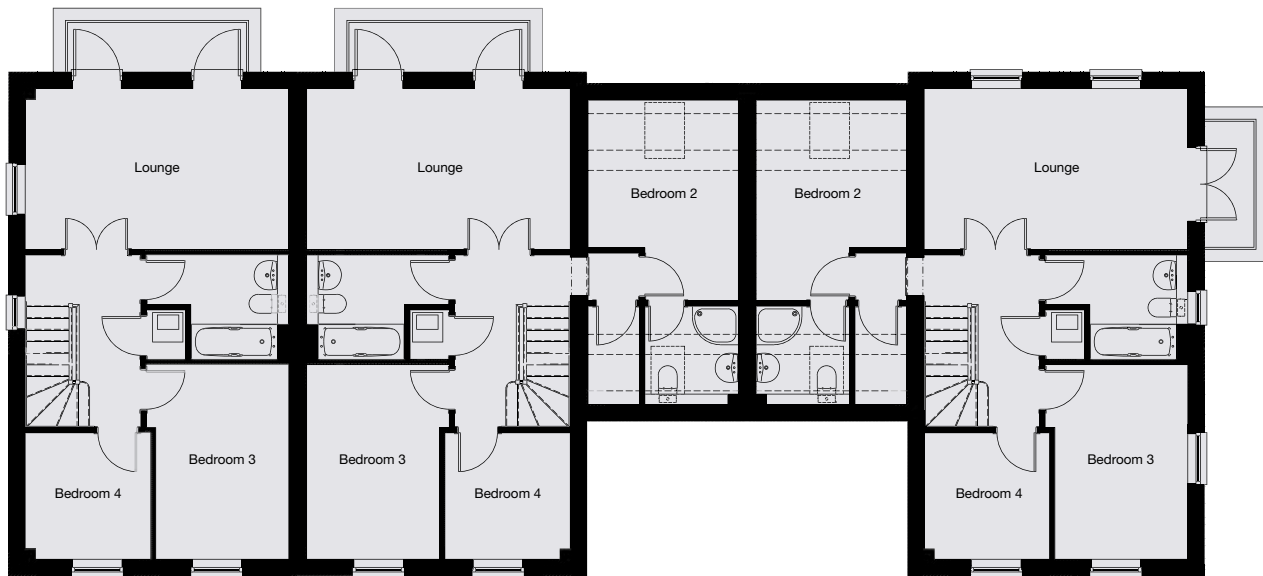
**PLOT 7** Room dimensions as plots 3 and 4 except as follows:

**SECOND FLOOR**

**Master Bedroom** 4.070m x 2.945m min. (13' x 4" x 9' 8" min.)  
(Plus en-suite shower room)

**Bedroom 2** 3.500m x 2.590m max. (11' 6" x 8' 6" max.)  
(Plus en-suite shower room)

*NB. Plot 7 excludes a garage on the ground floor and any accommodation above the garage on the first floor.*



PLOT 7

PLOT 6

FIRST FLOOR

PLOT 5



PLOT 7

PLOT 6

SECOND FLOOR

*NB. Second floor of plot 5 is a handed version of plot 6. Sloping ceilings to first and second floors are indicated by dashed lines.*



# SPECIFICATION

All homes to benefit from a 10 year NHBC Buildmark warranty



## KITCHEN

- Quality fitted kitchen with Silestone worktop and upstand
- Low energy pelmet lighting
- One and a half bowl stainless steel sink with mixer tap
- Porcelain floor tiles to kitchen/dining area and family area
- All appliances by Neff including:
  - Electric oven
  - Electric combination microwave/oven
  - Electric induction hob with glass splashback
  - Integrated combined fridge and freezer
  - Integrated dishwasher
- Separate WC/utility room with spaces for washing machine and tumble dryer

## BATHROOM, EN-SUITES AND CLOAKROOM

- Quality fitted sanitaryware with chrome fittings and mirror
- Porcelain floor and wall tiles (full height to most walls in bathroom and en-suites)
- Bathroom and en-suites also to include:
  - Overhead shower and additional hand-held shower above bath in bathroom and in shower enclosures in en-suites
  - Thermostatically controlled electric underfloor heating
  - Dual fuel heated towel rail
  - Shaver point

## ENERGY SAVING FEATURES

- Sealed unit uPVC double glazed windows and French doors with satin chrome ironmongery
- Gas fired central heating system with energy efficient boiler and thermostatically controlled radiators
- LED downlighters to kitchen, bathroom, en-suites and walk-in wardrobe to master bedroom (where applicable) and light fittings with energy saving lightbulbs elsewhere

## ELECTRICAL

- Satin chrome electrical sockets and switches throughout ground floor and landings and white elsewhere
- 5 amp lamp circuit to lounge and family area
- Low level satellite/TV point to lounge, family area, master bedroom and bedroom 2 and low level TV point to other bedrooms with feed to high level TV point to family area and all bedrooms
- Cat 6 wired data point to all TV points with separate additional data point to study or bedroom 4 connected to home hub in store cupboard
- Telephone points to lounge, family area, master bedroom and study or bedroom 4 with wiring for separate telephone line to study or bedroom 4
- Spur for electric wall mounted fire to family area and lounge

## FINISHES

- Oak engineered wood flooring to hallway
- Oak veneer glazed or panelled doors with satin chrome levered handles and hinges throughout
- Softwood staircases with hardwood handrail and newel caps
- Deep skirting board and architrave throughout
- Smooth skimmed ceilings with cornice to lounge, kitchen/dining area, family area, hallway and landings
- Loft access with lighting for storage purposes

## SAFETY AND SECURITY

- Security alarm system
- Mains operated doorbell
- Mains operated smoke detectors to hallway and landings
- Mains operated heat detector to kitchen

## EXTERNAL

- Remote controlled up and over garage door (where applicable)
- Tarmac driveway
- Up/down external lighting to front and rear of property
- Turfed and/or planted front garden and turfed rear garden
- Paths and patios to be stone paved
- External tap and electrical socket
- Walk-out balcony from lounge

Please note that Amberstone Developments will, wherever possible, offer a choice of kitchens, wall tiles and emulsion colours for internal decoration from a selected range. It will also be happy to discuss any other individual requirements (subject to cost and the stage of construction reached).

Please also note that this specification is provided for guidance only and is subject to change without prior notice.

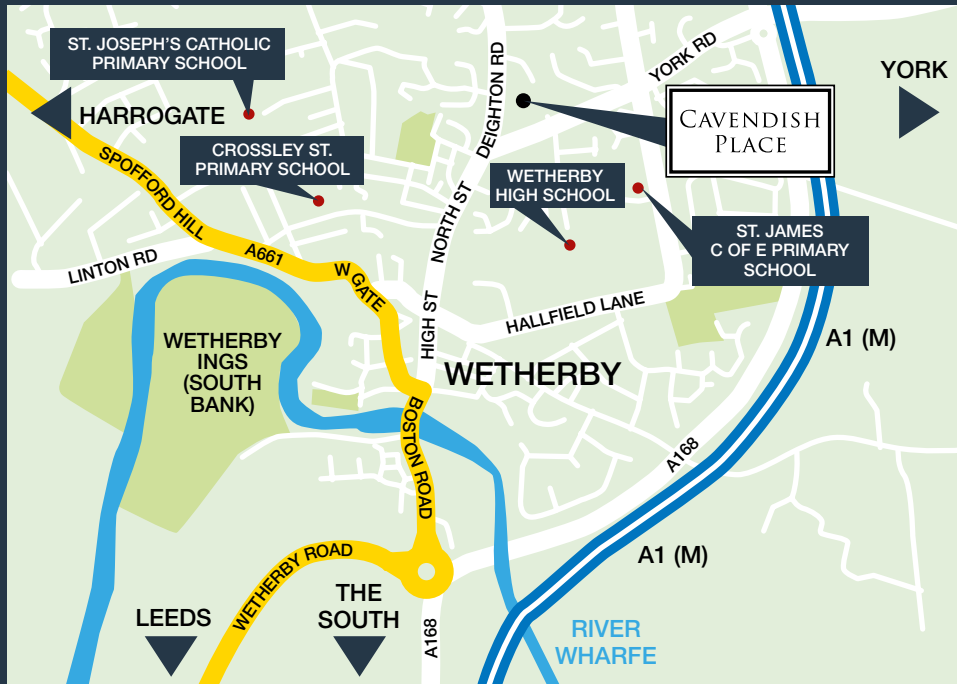
Page 11 shows a computer generated image of one of the kitchens at Cavendish Place.





# CAVENDISH PLACE

[www.cavendishplace-wetherby.co.uk](http://www.cavendishplace-wetherby.co.uk)



Cavendish Place is superbly located close to the centre of Wetherby and the many shops, cafés, bars and restaurants that this popular and picturesque market town has to offer.

It lies close to several primary schools, a number of which are rated "Outstanding" by OFSTED, and Wetherby High School is within easy walking distance.

Rapid access to the A1(M) motorway brings all of Yorkshire's principal commercial centres within easy reach, including those of Harrogate, York and Leeds, from where excellent connections are available to both regional and national rail networks.

Leeds Bradford International Airport is only 15 miles away by car.

**Satellite navigation LS22 7TS**

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