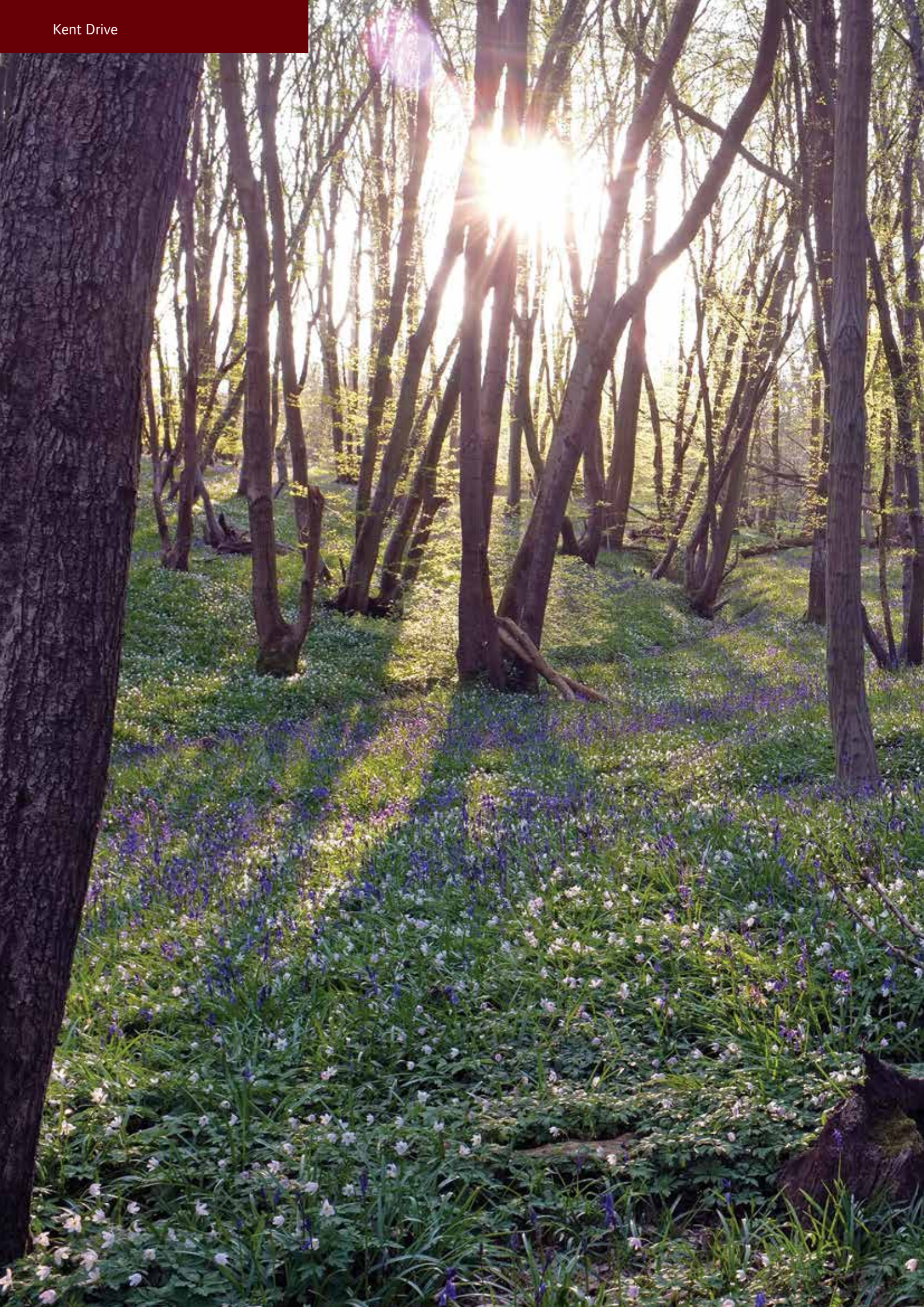

Kent Drive

Harrogate

A collection of 4 & 5 bedroom homes
in Harrogate HG1 2EQ



Linden
HOMES



Welcome to Kent Drive

A collection of handsome new 4 & 5 bedroom homes
created by award-winning Linden Homes





NATIONAL STRENGTH, LOCALLY DELIVERED

Linden Homes is an award winning, national housebuilder with a reputation for building quality homes across the UK. We are known for creating successful, sustainable developments which people are proud to call home.

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, carrying out major building and infrastructure projects across the UK.

We work with local communities and residents in order to create developments and homes that complement the local surroundings and make a positive contribution to the community.

In addition, as a responsible housebuilder, we are committed to promoting sustainability, encouraging the use of environmentally friendly materials and features within our homes.



CUSTOMER EXPERIENCE

Customers are at the forefront of our business and we are constantly striving to improve our levels of service across the whole business. From the moment you register where possible you will be kept up to date with the progress of the development you're interested in. Our website features extensive detail including virtual tours, local area information and current availability for you to browse at your convenience.

Our customer charter describes our commitment to providing you with a first-class service and outlines the warranties and guarantees we provide with every home we build.

THE RIGHT ADVICE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with leading Independent Financial Advisors (IFAs) who specialise in new homes mortgages. They can provide advice and help on all financial aspects of buying a new home. For more information visit [lindenhomes.co.uk/mortgage-advice](https://www.lindenhomes.co.uk/mortgage-advice)



Kent Drive is an exclusive development of 13 homes located just a short walk from the centre of Harrogate.

Those who need to commute are just moments away from the A61 – whilst the A1(M) is less than 10 miles away, putting the whole region within easy reach. The area is also well served by the train station which is within walking distance of the development.

Harrogate enjoys a superb selection of shops, both high street names and boutiques along with a host of pubs, restaurants and of

course, the world famous Betty's Tea Rooms. Montpellier Quarter houses 80 exclusive shops, art galleries, pavement cafes, bars and award winning restaurants. For those who like to enjoy the great outdoors there is the beautifully kept Valley Gardens along with Oakdale, Ridding Park and Harrogate Golf Clubs and a little further afield you'll find Nidderdale – one of the Yorkshire Dales.

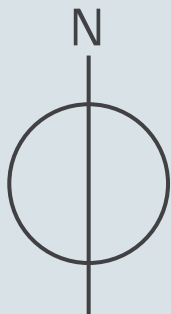
0.7 MILES TO HARROGATE INTERNATIONAL CENTRE

0.7 MILES TO BETTY'S TEA ROOMS

0.9 MILES TO HARROGATE TRAIN STATION

8.9 MILES TO A1(M)

12.8 MILES TO LEEDS BRADFORD AIRPORT





● The Staveley
4 bedroom home
Plots 10-13

● The Birstwith
5 bedroom home
Plots 5-6

● The Darley
5 bedroom home
Plot 9

● The Arkendale
5 bedroom home
Plots 1-4, 7, 8

Siteplan 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 ask your Sales Executive for specific details.



PV panels indicative only.

The Staveley – 4 bedroom home

Ground Floor

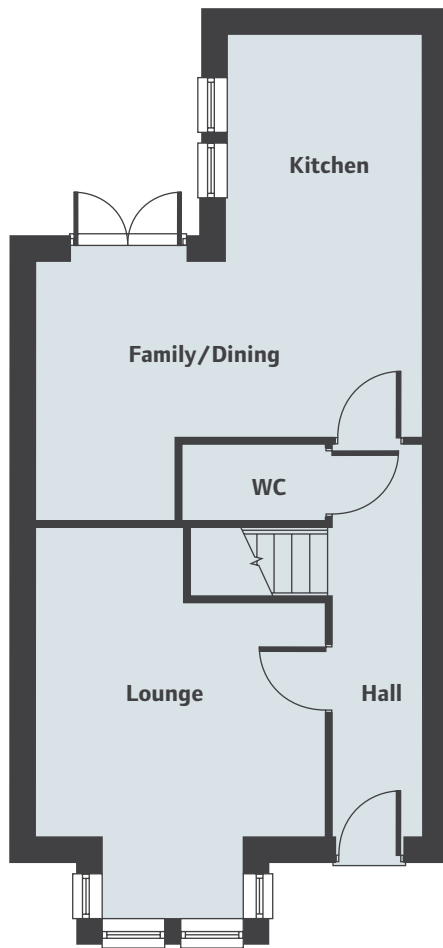
Lounge	4090 x 3360	13'4" x 11'2"
Family/Dining/Kitchen	5100 x 5300	16'7" x 17'4"

First Floor

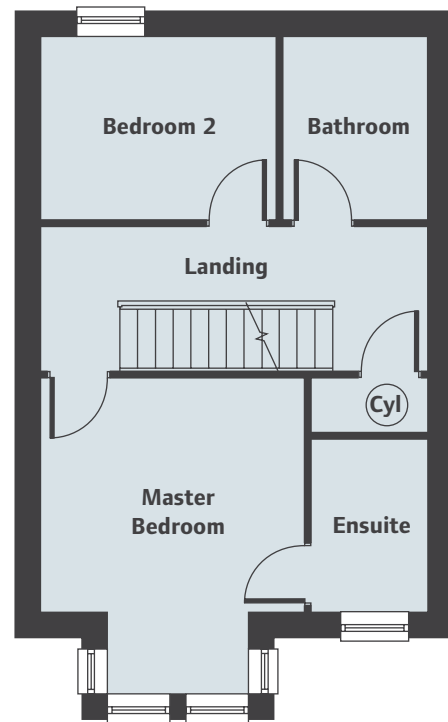
Master Bedroom	3460 x 3090	11'3" x 10'1"
Ensuite	2300 x 1400	7'7" x 4'7"
Bedroom 2	3080 x 2410	10'10" x 7'9"
Bathroom	2400 x 1700	7'11" x 5'7"

Second Floor

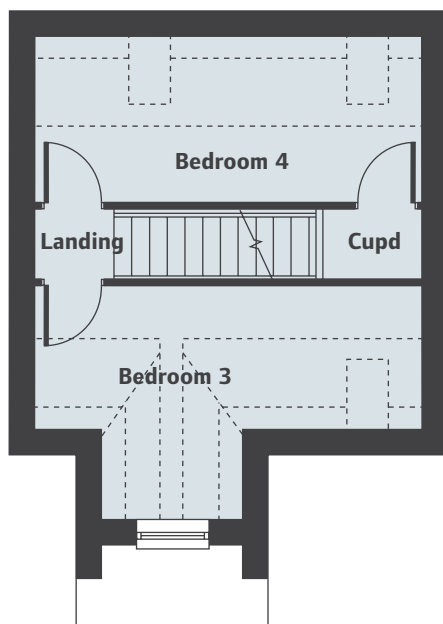
Bedroom 3	5100 x 3090	16'7" x 10'1"
Bedroom 4	5100 x 1880	16'7" x 6'2"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total Square Footage = 1216

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale and for guidance only. Elevational/roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.



PV panels indicative only.

The Darley – 5 bedroom home

Ground Floor

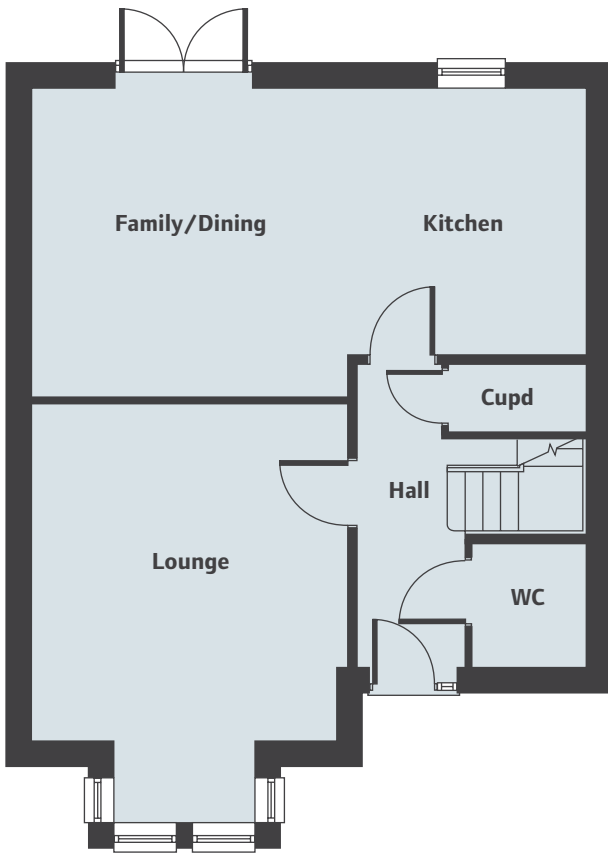
Lounge	14'6" x 13'2"
4450 x 4025	
Family/Dining/Kitchen	24'0" x 13'3"
7325 x 4060	

First Floor

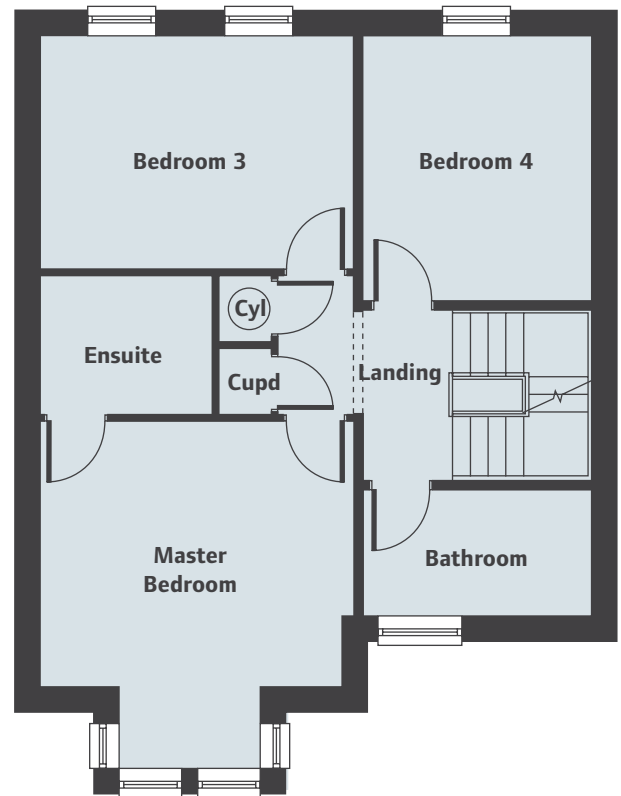
Master Bedroom	15'3" x 13'2"
4560 x 4025	
Ensuite	7'7" x 5'4"
2300 x 1630	
Bedroom 3	13'6" x 10'10"
4160 x 3080	
Bedroom 4	11'5" x 9'9"
3510 x 3010	
Bathroom	9'4" x 5'5"
2850 x 1650	

Second Floor

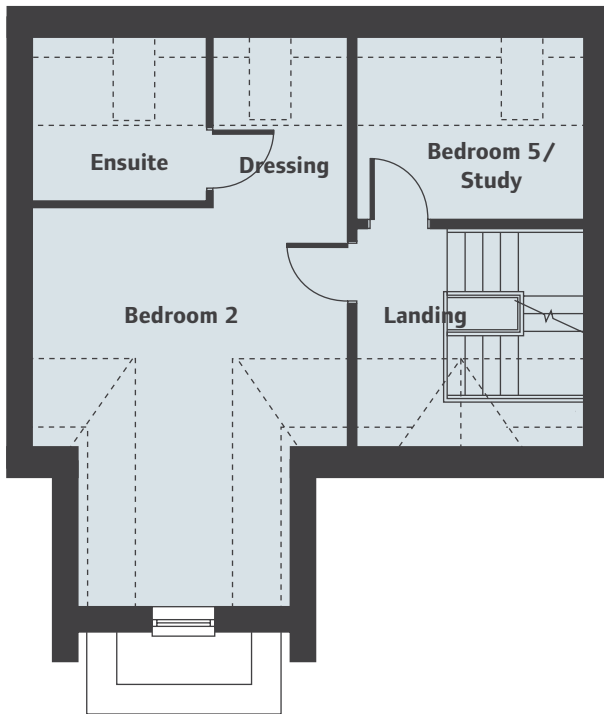
Bedroom 2	17'3" x 13'6"
5260 x 4160	
Ensuite 2	7'7" x 5'11"
2300 x 1800	
Bedroom 5/Study	9'8" x 6'9"
3010 x 2110	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total Square Footage = 1755

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PV panels indicative only.

The Birstwith – 5 bedroom home

Ground Floor

Lounge	16'1" x 13'1"
4925 x 3978	
Family/Dining/Kitchen	23'8" x 20'1"
7278 x 6150	

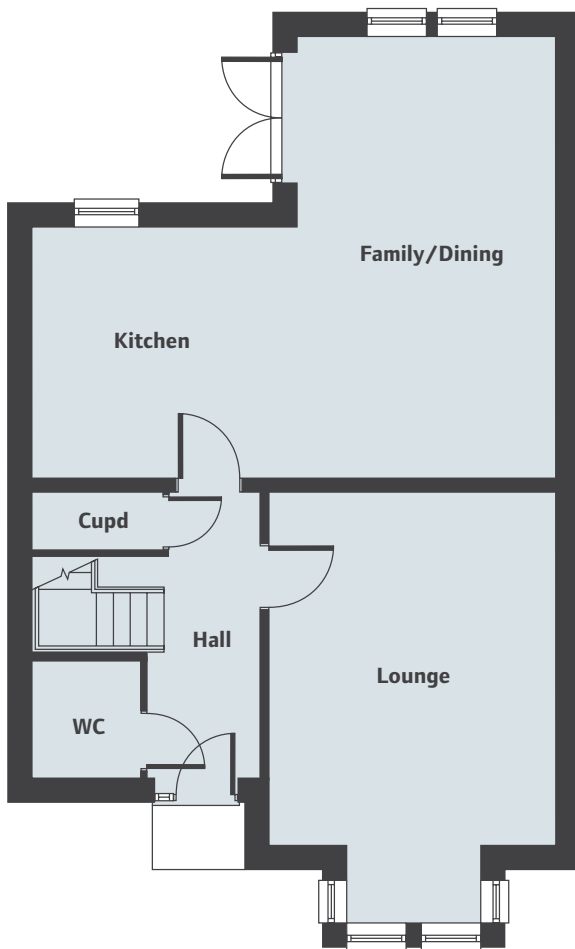
First Floor

Master Bedroom	13'1" x 12'4"
3977 x 3778	
Ensuite	10'4" x 5'3"
3150 x 1600	
Bedroom 3	11'7" x 11'5"
3550 x 3530	
Bedroom 4	11'6" x 11'1"
3540 x 3400	
Bathroom	7'10" x 6'8"
2375 x 1890	

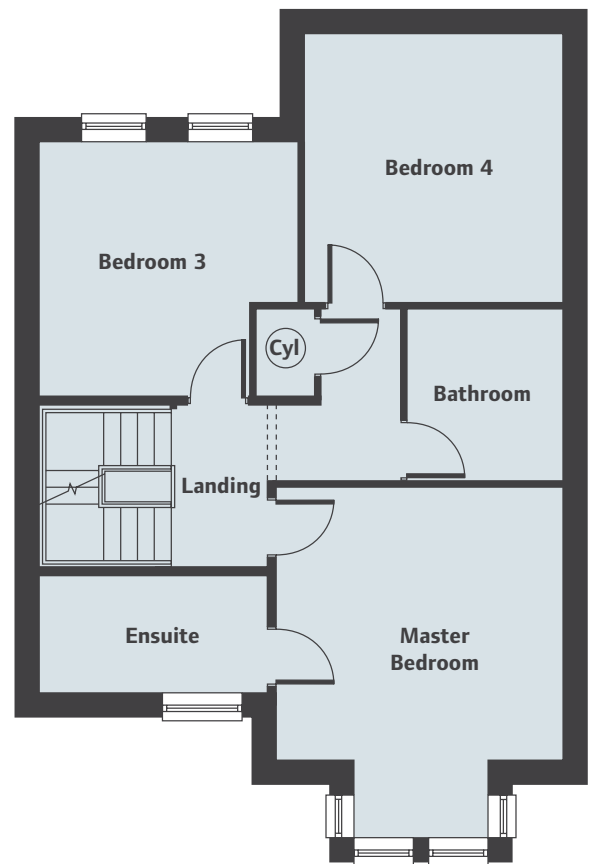
Second Floor

Bedroom 2	13'7" x 8'1"*
4190 x 2480*	
Ensuite 2	7'4" x 6'5"
2230 x 1950	
Bedroom 5/Study	9'7" x 6'10"
2989 x 2130	

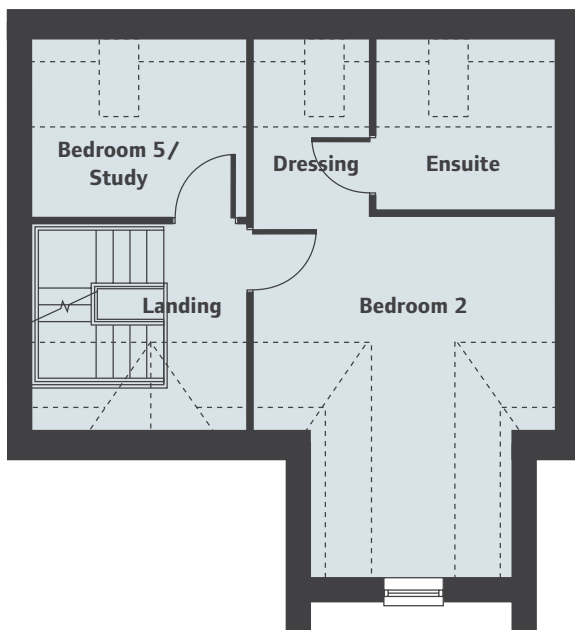
Note: reduced head height in rooms
*max



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total Square Footage = 1895

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PV panels indicative only.

The Arkendale – 5 bedroom home

Ground Floor

Lounge	4925 x 3978	16'1" x 13'1"
Family/Dining/Kitchen	7278*x 6690*	23'8"* x 21'9"*

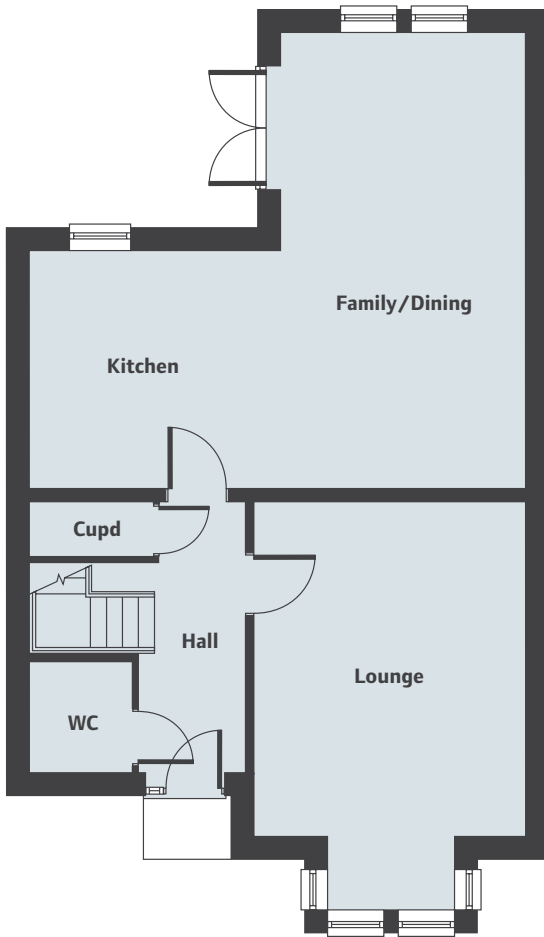
First Floor

Master Bedroom	4925 x 3978	16'1" x 13'1"
Ensuite	3150 x 1600	10'4" x 5'3"
Bedroom 3	3573 x 3237	11'7" x 10'6"
Bedroom 4	3600 x 3490*	11'8" x 11'4"*
Bathroom	2370 x 2080	7'9" x 6'10"

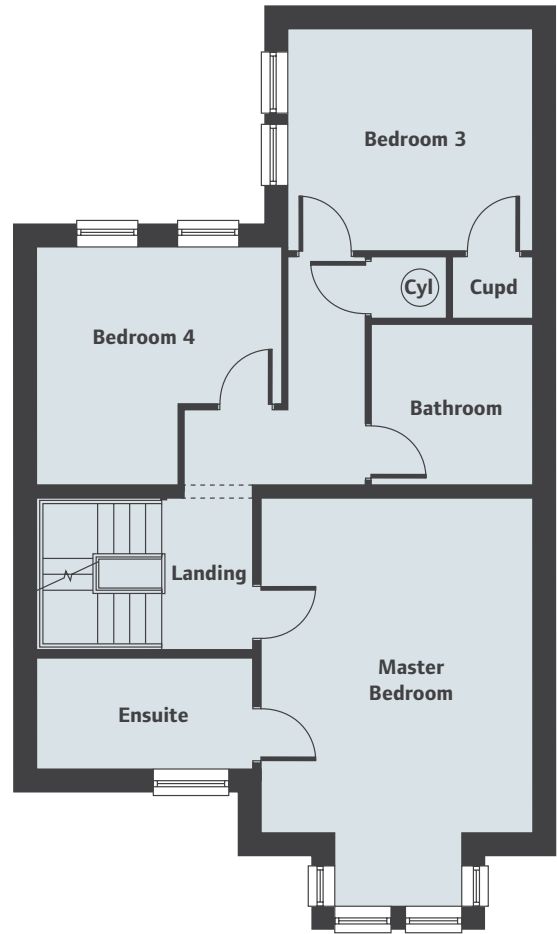
Second Floor

Bedroom 2	5020 x 4194*	16'4"* x 13'7"*
Ensuite 2	2270 x 1780	7'5" x 5'10"
Bedroom 5/Study	2970 x 1970	9'7" x 6'4"

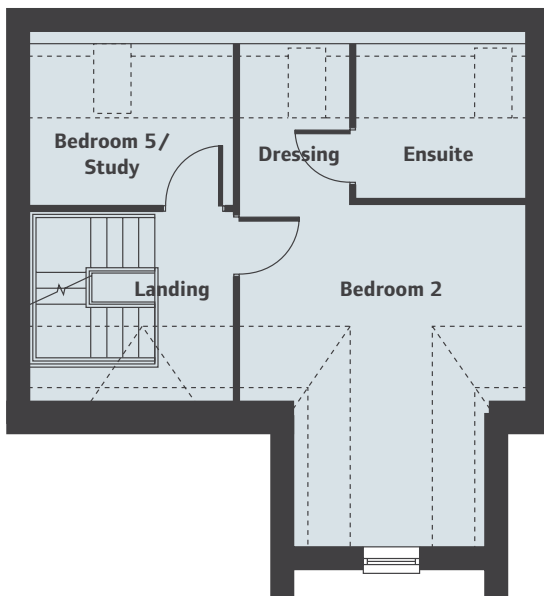
Note: reduced head height in ceiling
*max



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total Square Footage = 1981

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Kitchen

Fitted kitchen with granite worktop & upstand	•
Double undercounter oven	•
Chimney hood	•
4-burner gas hob	•
Stainless steel splash back to hob	•
Integrated fridge freezer	•
Integrated washing machine	•
Integrated dishwasher	•
1½ stainless steel under mounted sink with monobloc mixer tap	•
Under unit lighting to kitchen units	•
Multigrad appliance switching to kitchen	•
Downlights	•
Ceramic floor tiling to kitchen unit area	•

Bathroom, Ensuite & Cloakroom

Contemporary white sanitaryware & chrome fittings	•
Downlights	•
Heated towel rail	•
Half height tiling to walls with appliances in bathroom & ensuites	•
Full height tiling to ensuite shower area	•
Splashback tiling to cloakroom basin only	•
Floor tiling	•

Electrical

TV point in lounge, Family Room and All Bedrooms	•
(Points can be used for Sky/BT Vision)	•
Pendant fittings to other rooms including low energy fittings	•
Fully Installed and Wired Alarm System	•

Other

Walls in Almond White emulsion	•
Ceilings - flush smooth finish in Almond White emulsion	•
Internal woodwork in gloss white	•
Vicaima Oak panel doors with chrome ironmongery	•
Oak spindles and newels with oak handles	•
Gas fired condensing boiler	•
External door with multipoint locking system & door bell	•
Low energy external light to front door	•
External tap	•
Turf to front and rear	•

Garages

Lighting and power supply	•
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Warranty

10 Year NHBC Warranty	•
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Kent Drive, Connaught Court, Harrogate, HG1 2EQ

For all sales enquiries please call

01937 547 222

lindenhomes.co.uk/developments/yorkshire/kent-drive-harrogate