



— Roebuck Barracks —

Appleton Roebuck



Carter Jonas



Enjoying a semi-rural position outside the village, flanked by open fields, these highly individual houses have been converted from existing building and designed with a contemporary twist. The houses are well-spaced with the accommodation spread over one floor, each property sitting in generous gardens and offering ample parking.

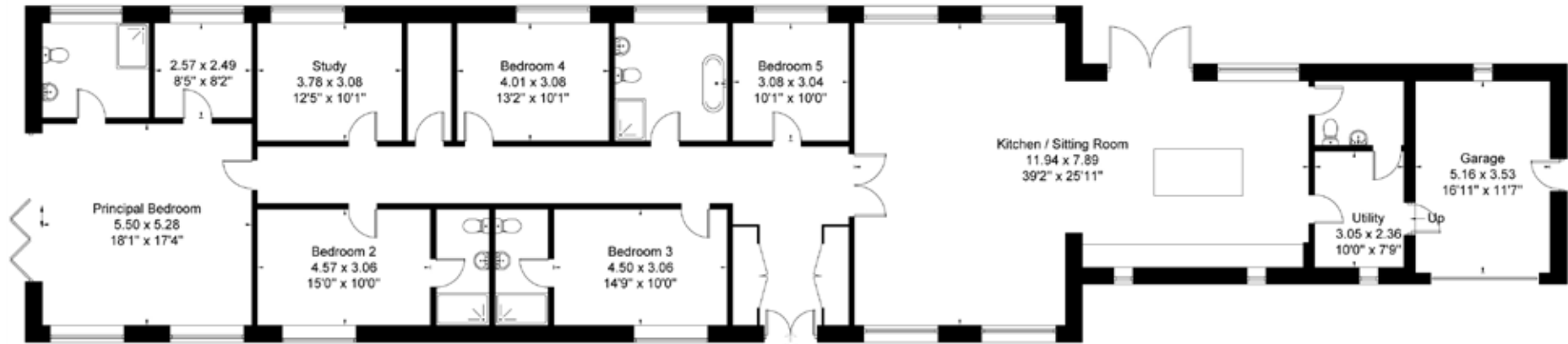
This exclusive address will have a real sense of individuality and open space but the location will provide easy access to the numerous facilities available in the delightful villages of Appleton Roebuck, Copmanthorpe and Bishopthorpe and with quick access to York.

Prices from £550,000 to £1,200,000.



Plot 1

- 3069 square feet (including garage)
- 5 bedrooms
- 4 bath/shower rooms
- Open plan living
- Spacious garden
- Garage and ample parking

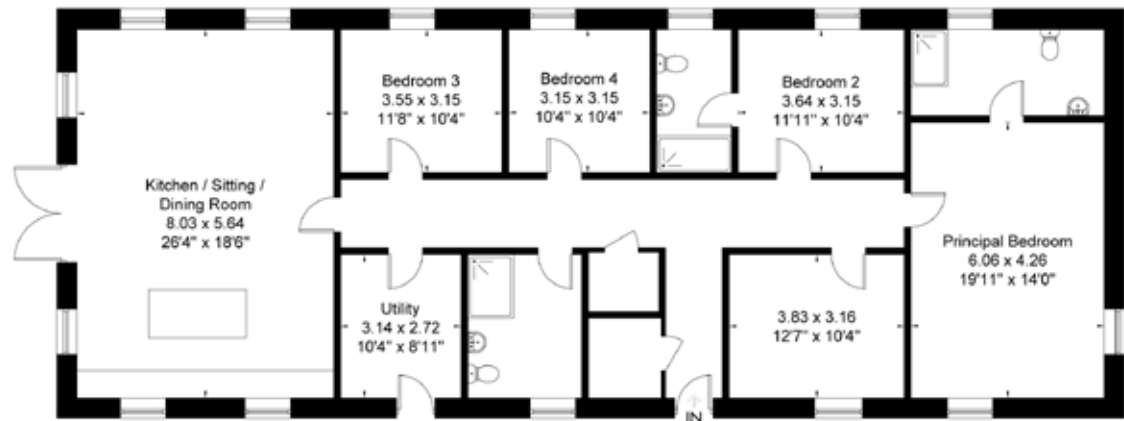


Ground Floor

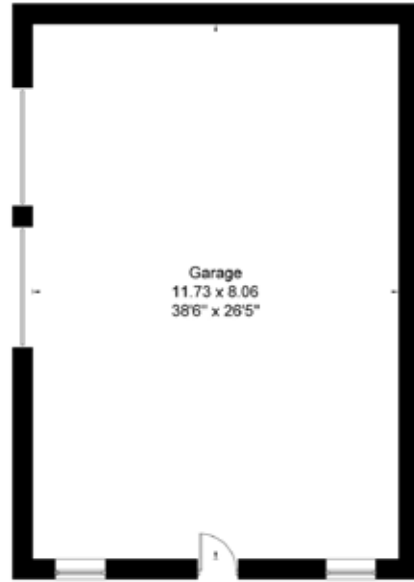


Plot 2

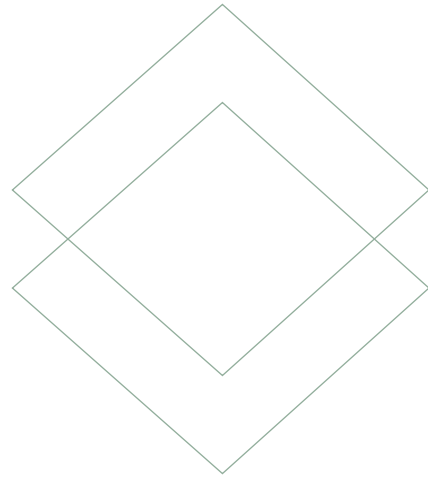
- 3036 square feet (including garage/workshop)
- 4/5 bedrooms
- 3 bath shower rooms
- Open plan living
- Spacious garden and courtyard
- Garage and workshop



Ground Floor

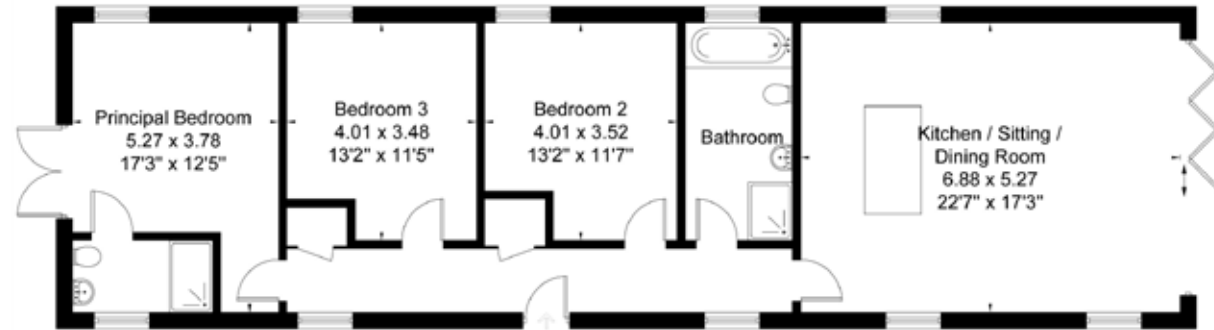


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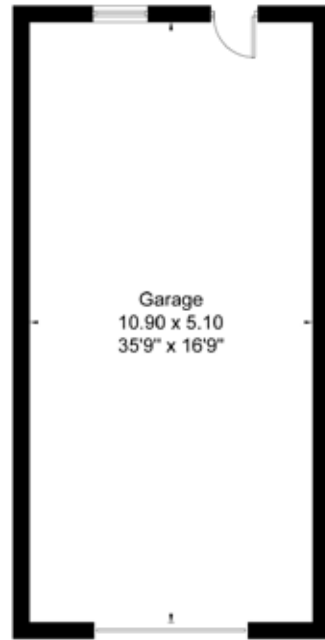


Plot 3

- 1765 square feet (including garage)
- 3 bedrooms
- 1 bathroom
- Open plan living
- Spacious garden and courtyard
- Garage and off-street parking



Ground Floor

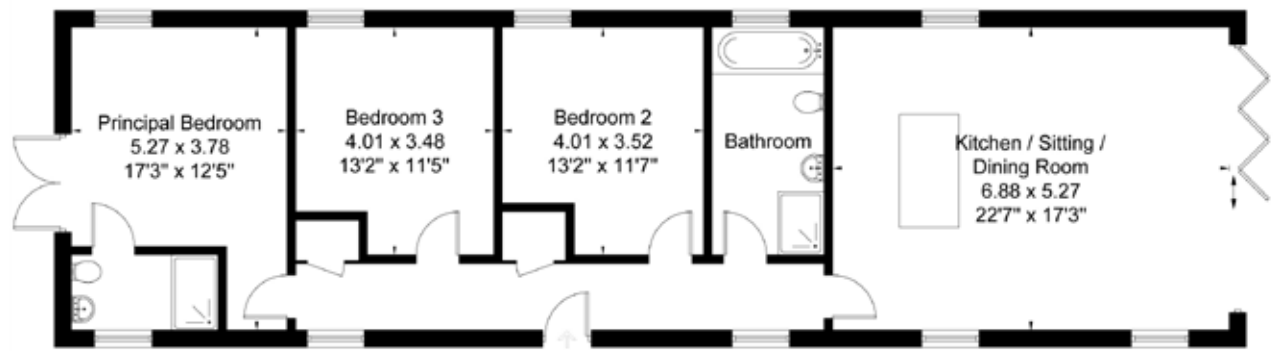


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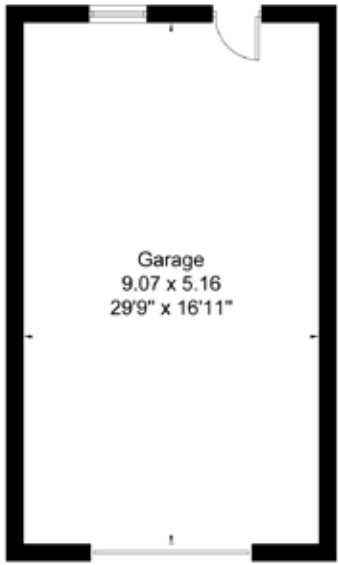


Plot 4

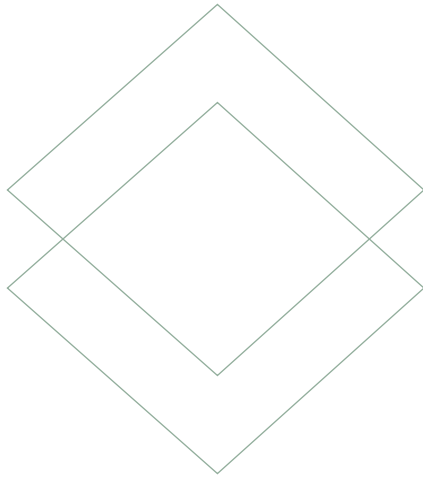
- 1663 square feet (including garage)
- 3 bedrooms
- 1 bathroom
- Open plan living
- Spacious garden and courtyard
- Garage and off-street parking



Ground Floor



(Not Shown In Actual Location / Orientation)



Plot 5

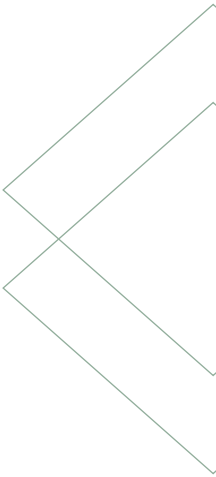
- 1765 square feet (including garage)
- 3 bedrooms
- 1 bathroom
- Open plan living
- Spacious garden and courtyard
- Garage and off-street parking



Ground Floor



(Not Shown In Actual Location / Orientation)



Specification

Warranty

Advantage 10 year structural warranty which is recognised by all major high street bank and building societies for the Council of Mortgage Lenders.

Kitchen

- Design House Interiors Ltd.
- Door Colour - Remo Gloss Silver Grey
- Carcass Colour - Anthracite
- Worktops are Silestone Quartz - Colour - Gris Expo
- The appliances are Siemens - Colour - Black
- There is a Quooker boiling water and mixer tap - Colour - Chrome

Flooring

- No.1 Space Grey Gloss tiled floor to kitchen, utility, living area, bathroom, plant room, entrance hall cupboards and hall.
- No.2 Space Grey Gloss tiled floor to kitchen, utility, living area and hall.
- No.3,4 and 5 TBC.

Bathrooms and en-suite

- Ideal Standard white sanitaryware, wall hung WCs and basins including mono block taps in chrome.
- Showers are chrome with a fixed head and shower rail kit.

Wall tiling

TBC.

Joinery

- Palermo Oak internal doors c/w chrome handles.
- MDF skirting and architrave.

Decoration

- White emulsion to the ceilings.
- Slaked Lime emulsion to the walls
- Slaked Lime gloss to the skirting and architrave.

Heating

- Air Source Heat Pump to provide hot water to the underfloor heating and hot water cylinder.
- Each room has its own thermostat to control the underfloor heating.
- A log burner and flue is to be installed in the living area.

Electrical

- White electrical fittings throughout except in the kitchen which will have brushed chrome.
- Most rooms have white LED downlighting. Pendant lighting is to be fitted into the kitchens, living areas main bedrooms.
- There is external lighting at all doors.

- Each dwelling has been allocated the capacity of 4kW for photovoltaic panels by Northern Powergrid. Any solar panels should be fitted to the outbuildings(except No.1) where power is provided.
- Full Fibre Broadband is connected to the dwelling which in turn has its own LAN network extending to principle rooms and the outbuilding.

Water

- Each dwelling has its own metered supply with the meter located underground at the front of the property.

Drainage

- Each dwelling has its own package treatment plant for sewerage.

External

- Each property(except No.1) has an outbuilding with an electrically operated sectional door to the front and a glazed personnel door to the rear where there is also an opening window.
- There is off road parking for a minimum of six cars.
- The land for each dwelling is to be fenced with metal fencing c/w indigenous hedging approximately a metre high.
- A gravelled courtyard area is to be created between the dwelling and outbuilding for No.s 3,4 and 5. The rest of the land will be grassed and have an area of meadow flowers and fruit trees.

The Estate

The entrance to the development will have a pair of electrically operated main gates each occupant will be able to access by their mobile phone or the keypad on the gates. Visitors in vehicles can call the occupants from their mobile phones or by the keypad on the gates to gain entry. Pedestrians can access directly by using the personnel gate to the right of the main gates. CCTV will be provided (through Roebuck Property Management Ltd.) at the main gates and the Guard House for occupants to view via their mobile phone etc.

The roads around the site are mainly the original concrete roads installed by the RAF these have been replaced and repaired in some areas a speed restriction of 5mph will apply. A Swale system has been designed and installed next to the roads which takes surface water away from the site and also holds excess water in inclement weather. The existing trees and hedges around the perimeter of the estate are to be maintained and new planting introduced where necessary.





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