



Jacob's Court

Sutton on the Forest, York

Quicksilver
HOMES 

A small and select development of just five properties situated in the pretty rural village of Sutton on the Forest near York and built by Oakdean Properties Ltd. This development consists of a small terrace of just four houses laid out over three storeys with four bedrooms, and one apartment, unique because they not only benefit from the high quality design, but also have a very good internal specification which includes The Lex Com Home Network system which offers Multi Room Audio.

GUIDE PRICE £279,950

Location & directions

The village is a fine example of a beautiful picturesque North Yorkshire village and is situated approximately 5 miles south of Easingwold and 8 miles north of York. The village offers amenities to include 2 public houses, both with restaurant, primary school, Sutton Park and a church. There is a regular bus service to York and Easingwold and easy access to major routes via the A19, A64, A1 and the motorway network. There is easy access to the Northeast Mainline at York station to London, Edinburgh Glasgow etc. Village activities include a gardening club and playgroup.

Leave York on the B1363 and follow signs for Helmsley. After crossing the roundabout at the York outer ring road, proceed along the B1363 for approximately 5.5 miles until reaching the village of Sutton on the Forest. At the first T junction in the village turn right and continue through the village, past the public house and up to the next T junction. Turn left and the development can be seen on the right hand side.

The development

This development consists of a small terrace of just four 4 bedroom townhouses and one apartment which are designed with a bit of a difference; they come complete with 'high tech' systems already wired into the properties so that the homeowner will be able to broadcast into specified rooms from their main hi-fi or iPod using the option of Multi Room Audio. The Lex Com Home Network also allows easy distribution and access to digital televisions, the Internet, audio and front entrance CCTV, if required, through wired outlets throughout the home.

The properties are unique because they not only benefit from the high quality design together with the sound and audio, but also have a very good internal specification. Each of the houses has a good sized family room with an open plan kitchen which comes with a range of integrated appliances including an electric oven, hob, extractor canopy, fridge freezer and dishwasher.

Upstairs on the first floor are 2 bedrooms, a first floor lounge or third bedroom and the house bathroom with a contemporary white suite and a walk-in tiled shower. On the second floor is the fourth bedroom with an en-suite shower room. This bedroom has wonderful views across open countryside. The properties also come with double glazed timber windows and a 10 year NHBC warranty.

Turfed gardens compliment each property to both front and rear, extending to a communal courtyard at the rear with two allocated parking spaces for each house.

Specification

- Oil fired central heating and hot water with 7 day programmer and thermostatic radiator controls.
- Appliances include electric fan oven and hob, extractor canopy, fridge freezer and dishwasher. Plumbing for automatic washing machine.
- Bathroom suites by TC. Showers to be Aqualisa Axis Thermo with a choice of heads.
- Wall tiling to be fitted between work surfaces and wall cupboards in kitchens and as half tiling in bathrooms, with full tiling around shower areas.
- Double glazed timber windows.
- Five lever locks to front doors, lockable fasteners to ground floor windows, PIR lights to external doors. 'Secured by Design' accredited.
- White 6 panel doors with a choice of door furniture*. 7 inch skirting boards.
- Nacoss intruder alarm system.
- Interior woodwork in white eggshell. Ceilings in white emulsion. Choice of 3 colours from standard range of 10 colours of emulsion to walls*.
- Mains water, electricity and sewage.
- 10 year NHBC warranty.

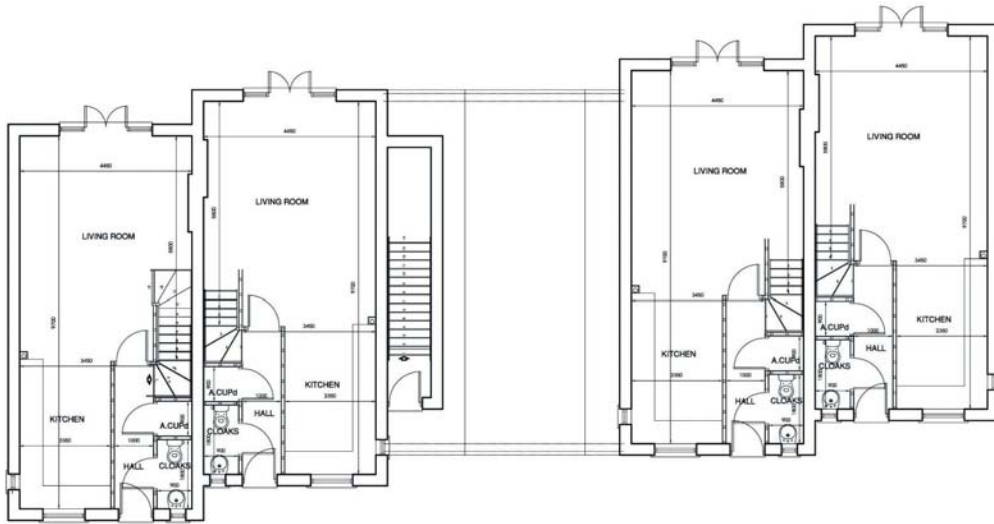
* subject to stage of construction

Room sizes

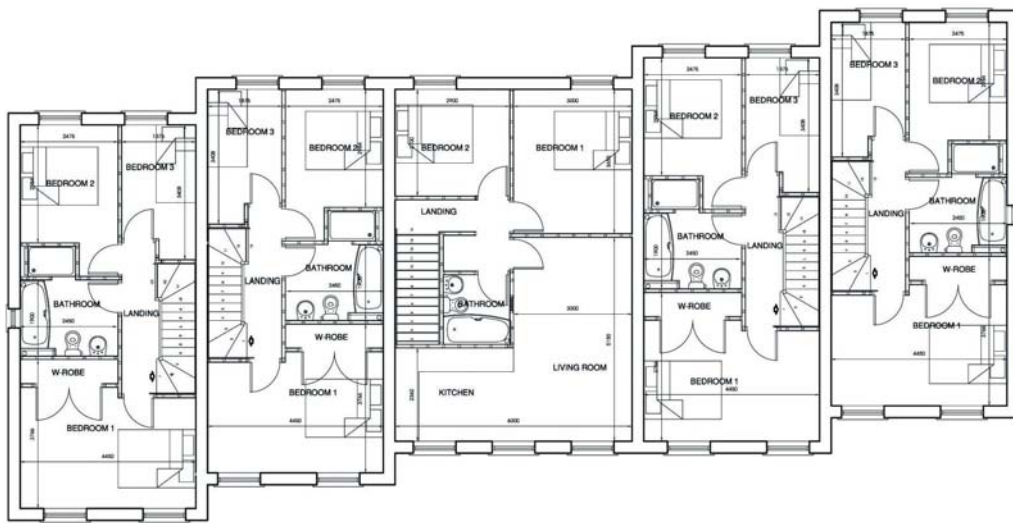
Family Room	4.40m x 5.70m (14'5 x 18'9)	Kitchen	2.30m x 3.95m (7'6 x 13'0)
First floor lounge	4.40m x 3.70m (14'5 x 12'2)	Bathroom	2.40m x 1.85m (7'10 x 6'2)
Bedroom 2	2.40m x 2.90m (7'10 x 9'6)	Bedroom 3	1.85m x 3.35m (6'2 x 11'0)
Bedroom 4	3.50m x 4.00m (10'6 x 13'1)	En-Suite	3.50m x 1.65m (10'6 x 5'5)



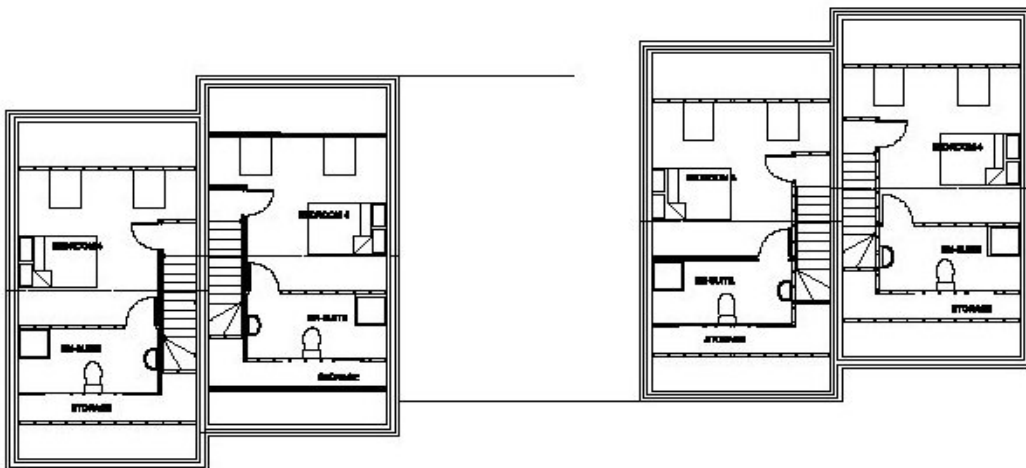
Floor Plans



Ground floor



First floor



Second floor

Although every effort is made to ensure accuracy, measurements and layouts have been taken from the architect's drawings and may vary during the course of construction. No responsibility can be accepted for any mis-statements in this brochure, which is neither a contract nor forms part of any contract. The developer also reserves the right to alter specifications without notice. Prospective purchasers should not rely on these details as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.

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