



Mowbray View Thirsk

This exciting new development is on the outskirts of the pretty North Yorkshire market town of Thirsk – the home of renowned author and vet James Herriot.

Nestling between the North Yorkshire Moors and the Yorkshire Dales, Thirsk has plenty of independent shops and businesses as well as leading brands. Bustling open-air markets are held in the pretty, medieval, cobbled town square which is bordered by pubs and restaurants.

Thirsk Racecourse and the World of James Herriot are both popular attractions and there are a number of sports and leisure clubs as well as schools, medical centres and supermarkets.

Mowbray View is 1.3 miles from Thirsk town centre and lies between the A168 and A61, which lead to Ripon, 11 miles to the west and with junctions 49 and 50 of the A1 (M) respectively, for Darlington in the north, 38 miles and Leeds in the south, 45 miles. The A19 links Thirsk with the city of York, 25 miles away. It's just a 5-minute drive to Thirsk Railway Station which runs services to Manchester, York and London King's Cross. Local and national buses run from the Market Place to York, Ripon and Northallerton and for air travel Teeside International Airport is 28 miles.

Mowbray View

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Mowbray View Thirsk

Development layout



2 bedroom home

-  The Willow
-  The Harcourt

3 bedroom home

-  The Becket
-  The Eveleigh
-  The Wyatt
-  The Mountford

4 bedroom home

-  The Goodridge
-  The Grainger
-  The Calder
-  The Pembroke

v visitor space

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 housetype with the sales consultant. Development layout plan correct at time of production.

Linden Homes, Yorkshire region

Suite 2/3 Ground Floor, 1175 Thorpe Park, Century Way, Leeds LS15 8ZB. T: 0113 204 4400

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Specification

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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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Thirsk

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Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.



Kitchen

	2 bedroom The Willow The Harcourt	3 bedroom The Becket The Eveleigh The Wyatt The Mountford	3 bedroom (with study) The Calder	4 bedroom The Goodridge The Grainger The Pembroke
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				■ ■ ■
White 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)

	2 bedroom The Willow The Harcourt	3 bedroom The Becket The Eveleigh The Wyatt The Mountford	3 bedroom (with study) The Calder	4 bedroom The Goodridge The Grainger The Pembroke
Ideal Standard contemporary white Tempo Arc sanitary ware suite	■ ■	■ ■ ■ ■	■	■ ■ ■
Ideal Standard close coupled WC to cloakroom	■ ■	■ ■ ■ ■	■	■ ■ ■
Ideal Standard low profile shower tray with glass enclosure in en suite		■ ■ ■ ■	■	■ ■ ■
Handheld hair wash attachment in bathroom		■ ■ ■ ■	■	■ ■ ■
Shower over the bath	■ ■			
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	■ ■	■ ■ ■ ■	■	■ ■ ■

Doors and Windows

	2 bedroom The Willow The Harcourt	3 bedroom The Becket The Eveleigh The Wyatt The Mountford	3 bedroom (with study) The Calder	4 bedroom The Goodridge The Grainger The Pembroke
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 brass satin finish handles	■ ■	■ ■ ■ ■	■	■ ■ ■
Paving from front of property to rear and paved area to rear French doors Please refer to drawings for exact positions	■ ■	■ ■ ■ ■	■	■ ■ ■

General

	2 bedroom The Willow The Harcourt	3 bedroom The Becket The Eveleigh The Wyatt The Mountford	3 bedroom (with study) The Calder	4 bedroom The Goodridge The Grainger The Pembroke
White painted walls and smooth white ceilings	■ ■	■ ■ ■ ■	■	■ ■ ■
TV point to living room and family room (where applicable)	■ ■	■ ■ ■ ■	■	■ ■ ■
Master telephone socket to lounge and family room / study (where applicable)	■ ■	■ ■ ■ ■	■	■ ■ ■
Ideal combi-boiler 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 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	■ ■	■ ■ ■ ■	■	■ ■ ■

■ Fitted as standard - included in the property
* Subject to stage of construction



The Harcourt

2 bedroom home

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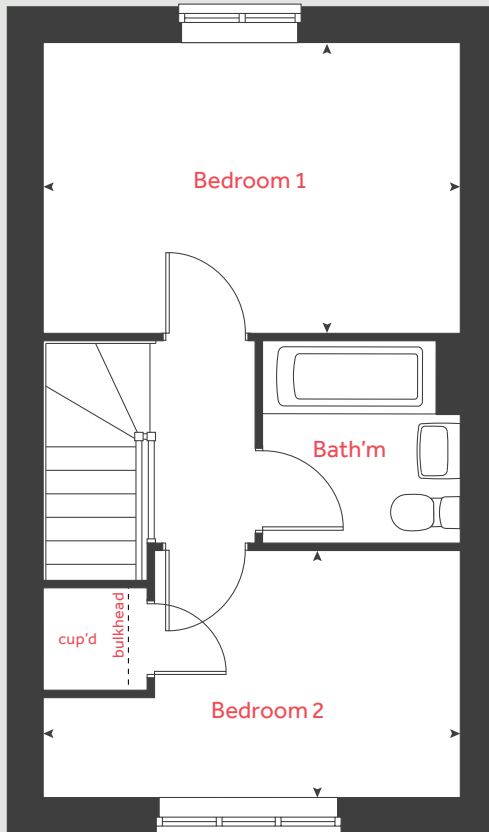
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The Harcourt

2 bedroom home

First floor



Ground floor

Kitchen / dining area

4.56m x 2.01m 15' 0" x 6' 7"

Living room

4.08m x 2.74m 13' 5" x 9' 0"

First floor

Bedroom 1

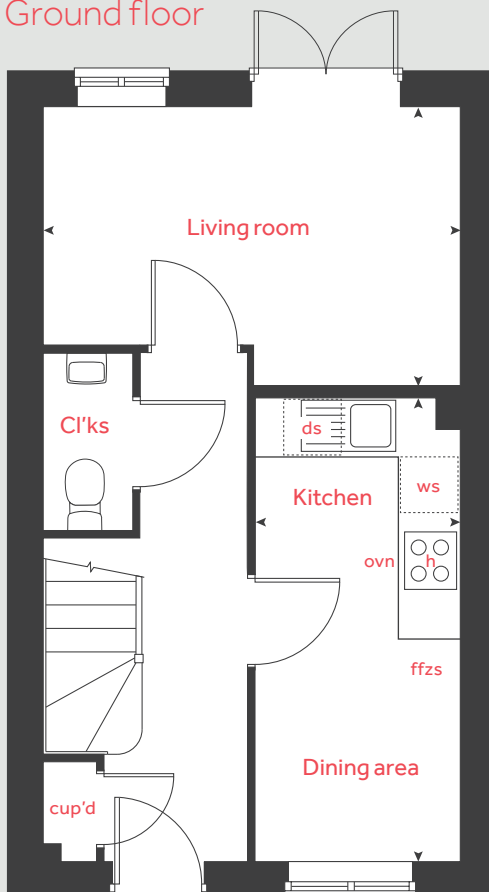
4.08m x 2.83m 13' 5" x 9' 3"

Bedroom 2

4.08m x 2.40m 13' 5" x 7' 11"

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

Ground floor



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The Becket

3 bedroom home

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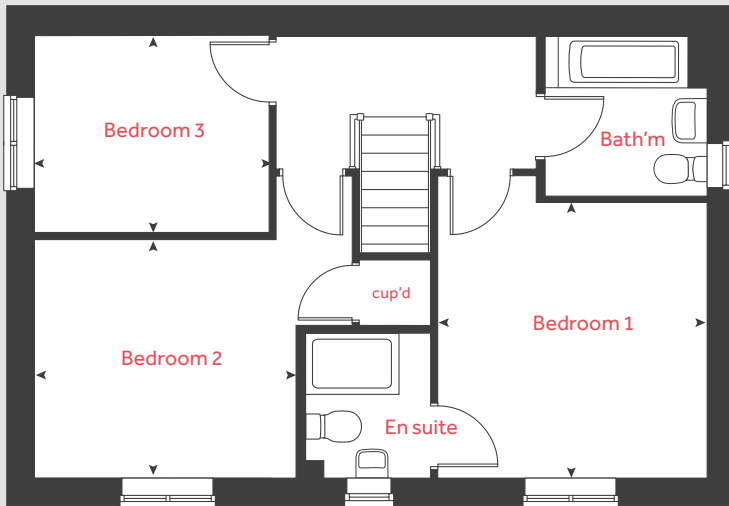
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.59m x 2.94m 18' 4" x 9' 6"

Living room
5.59m x 3.33m 18' 4" x 10' 11"

First floor

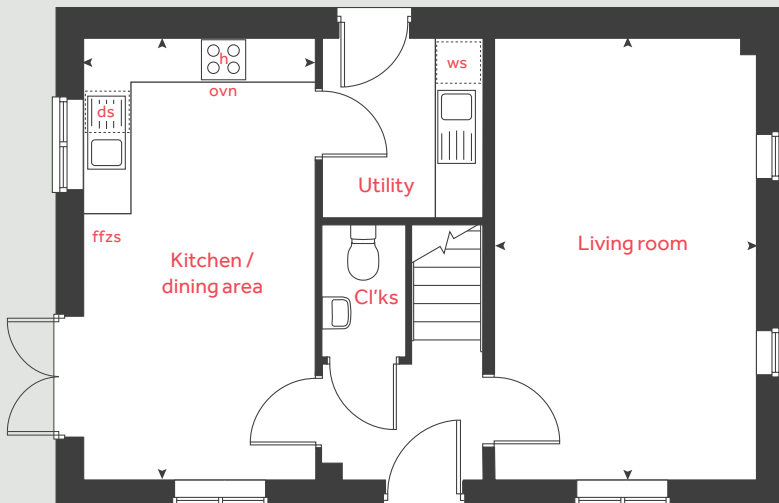
Bedroom 1
3.44m x 3.40m 11' 3" x 11' 2"

Bedroom 2
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3
2.99m x 2.56m 9' 10" x 8' 5"

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

Ground floor



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The Eveleigh

3 bedroom home

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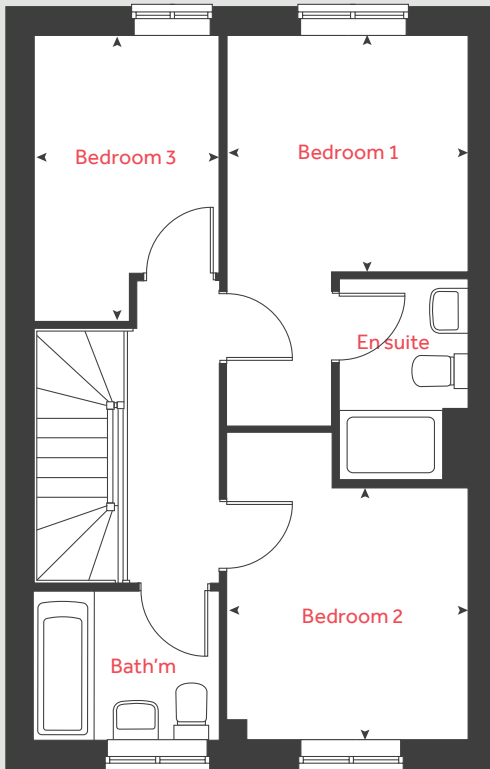
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The Eveleigh

3 bedroom home

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

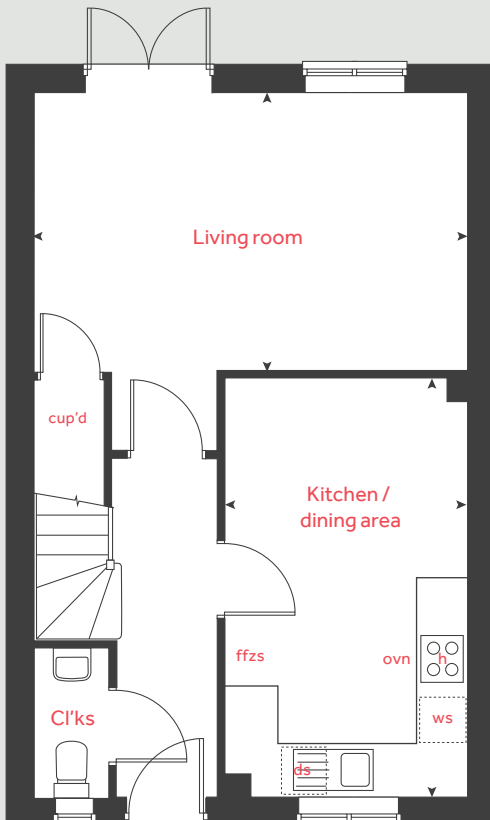
2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3

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

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

Ground floor



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The Wyatt

3 bedroom home

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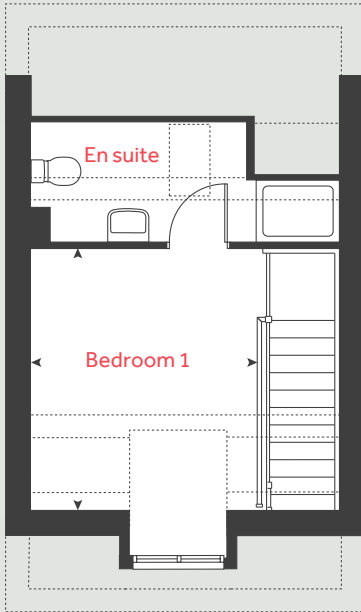
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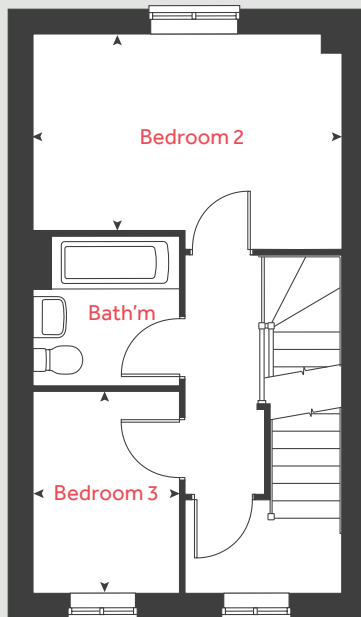
The Wyatt

3 bedroom home

Second floor



First floor



Ground floor

Kitchen / dining area
4.56m x 2.00m 14' 11" x 6' 7"

Living room
4.08m x 2.74m 13' 5" x 9' 0"

First floor

Bedroom 2
4.08m x 2.82m 13' 5" x 9' 3"

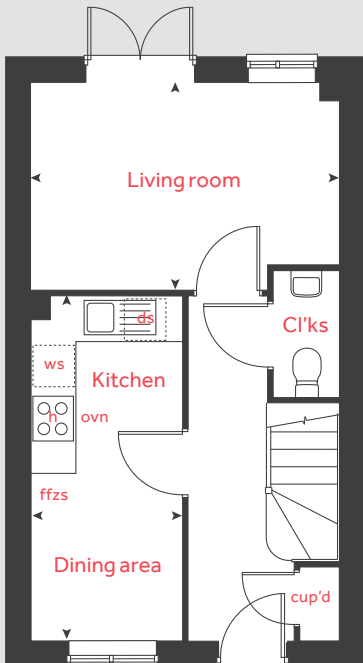
Bedroom 3
2.66m x 1.93m 8' 8" x 6' 4"

Second floor

Bedroom 1
3.21m x 2.99m 10' 7" x 9' 10"

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 Goodridge

4 bedroom home

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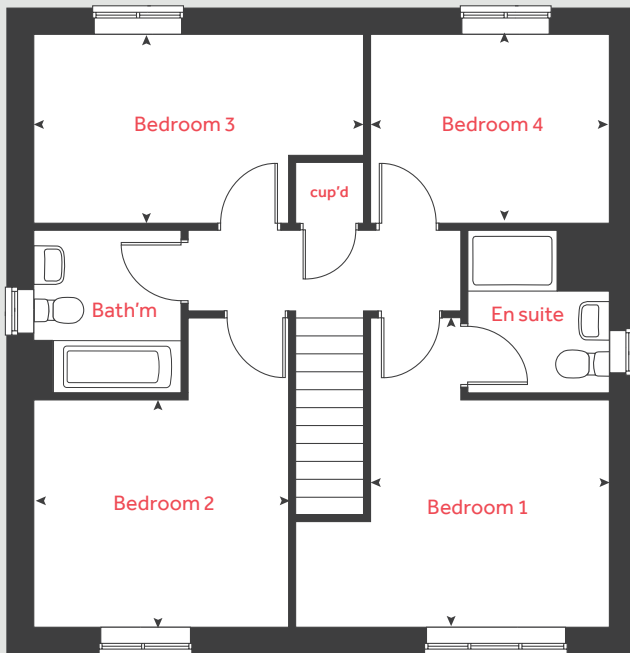
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The Goodridge

4 bedroom home

First floor



Ground floor

Kitchen / dining room
5.73m x 2.96m 18' 10" x 9' 9"

Living room
4.74m x 3.46m 15' 7" x 11' 4"

First floor

Bedroom 1
4.06m x 2.98m 13' 4" x 9' 10"

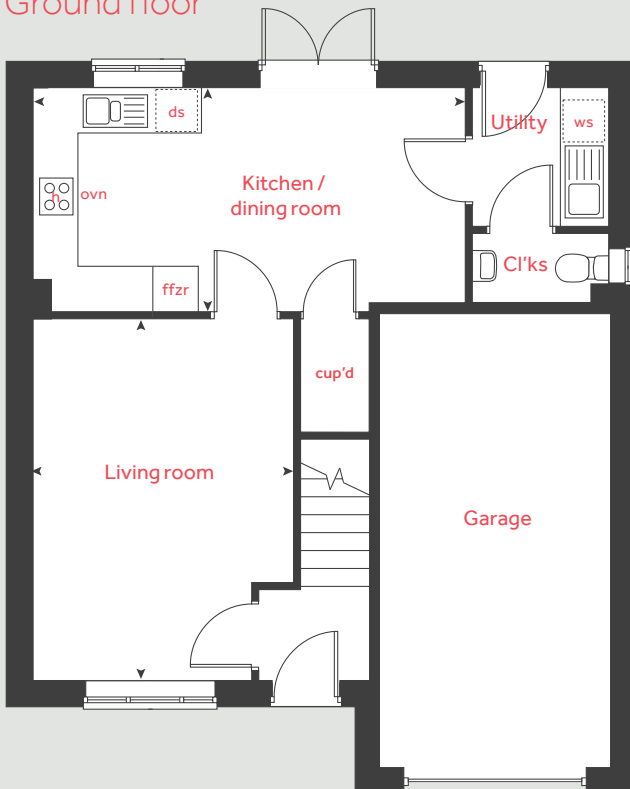
Bedroom 2
3.46m x 2.99m 11' 4" x 9' 10"

Bedroom 3
4.36m x 2.51m 14' 3" x 8' 3"

Bedroom 4
3.17m x 2.51m 10' 5" x 8' 3"

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

Ground floor



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The Grainger

4 bedroom home

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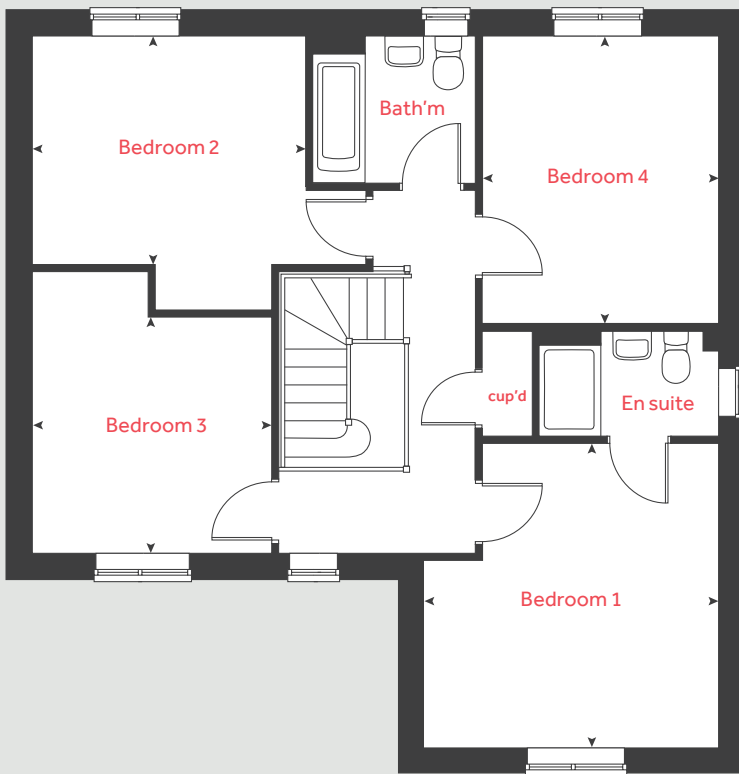
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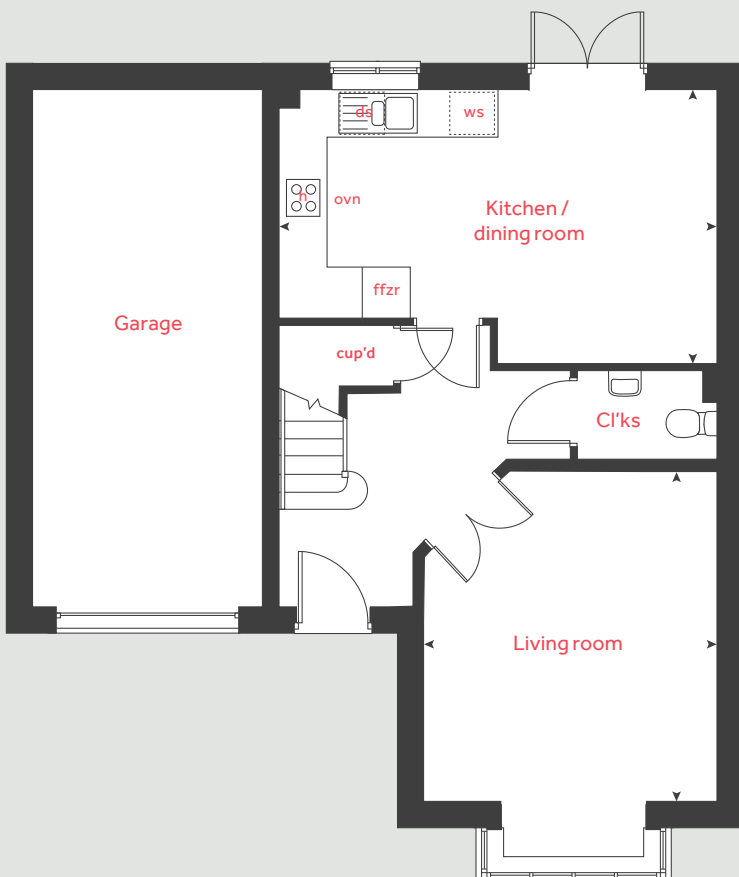
The Grainger

4 bedroom home

First floor



Ground floor



Ground floor

Kitchen / dining room
5.87m x 3.62m 19' 3" x 11' 10"

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"

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

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The Calder

4 bedroom home

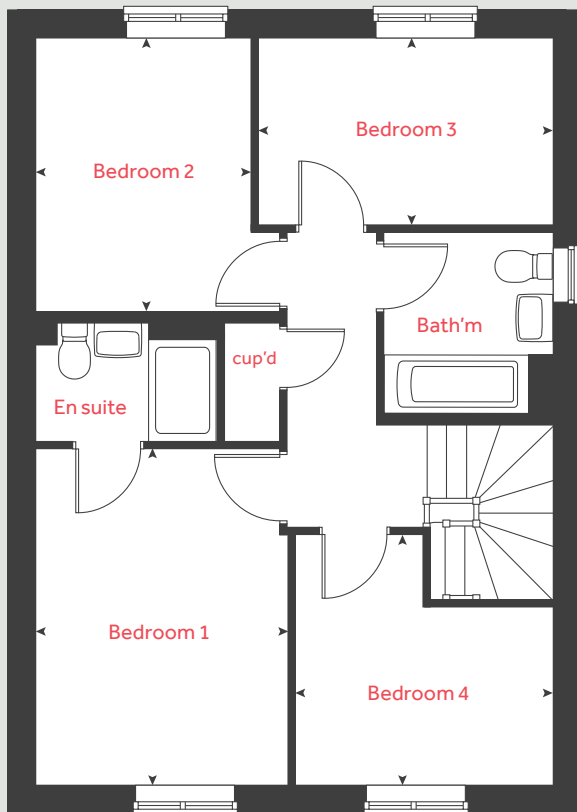
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First floor



The Calder

4 bedroom home

Ground floor

Kitchen / family / dining area
6.04m x 4.38m 19' 10" x 14' 4"

Living room
4.84m x 3.39m 16' 8" x 11' 1"

First floor

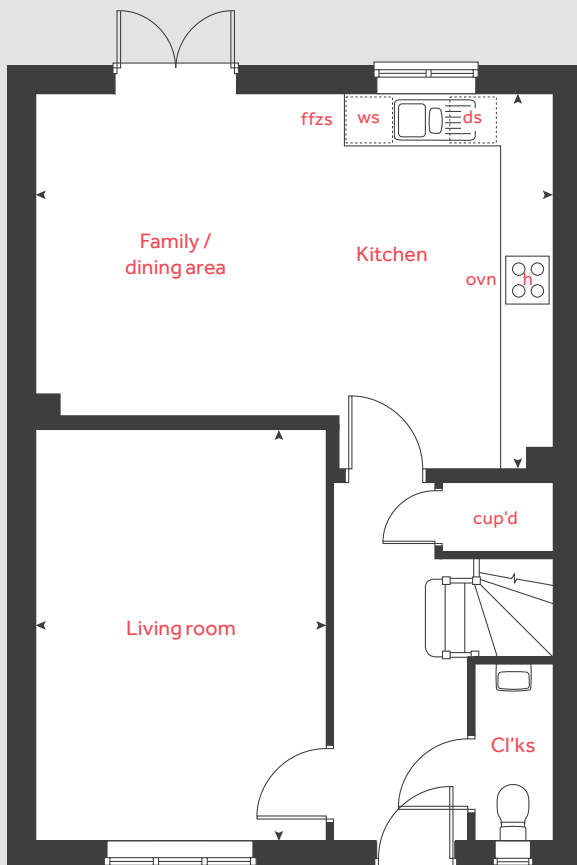
Bedroom 1
3.94m x 2.95m 12' 11" x 9' 8"

Bedroom 2
3.21m x 2.52m 10' 6" x 8' 3"

Bedroom 3
3.43m x 2.19m 11' 3" x 7' 2"

Bedroom 4
3.00m x 2.09m 9' 10" x 6' 10"

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 Pembroke

4 bedroom home

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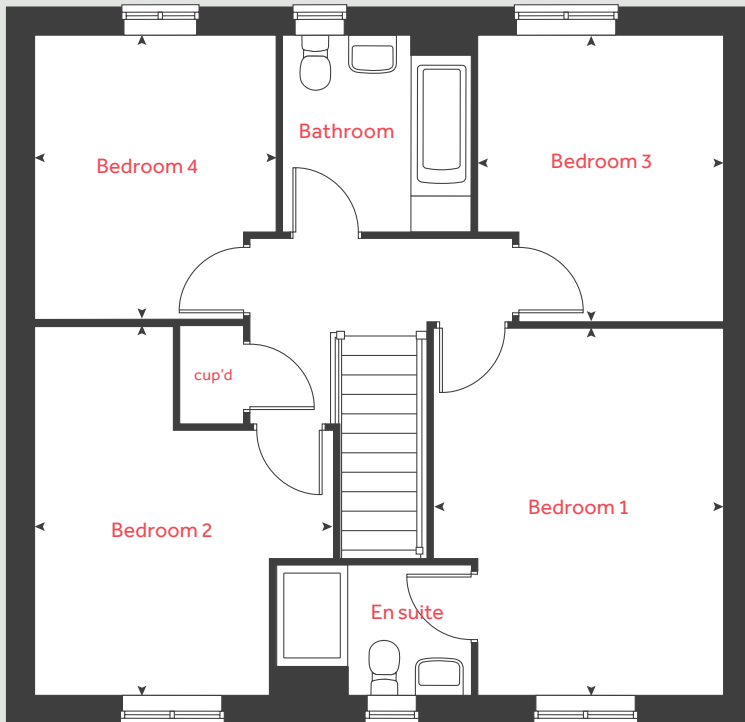
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The Pembroke

4 bedroom home

First floor



Ground floor

Kitchen / family / dining area

8.07m x 3.36m 26' 6" 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"

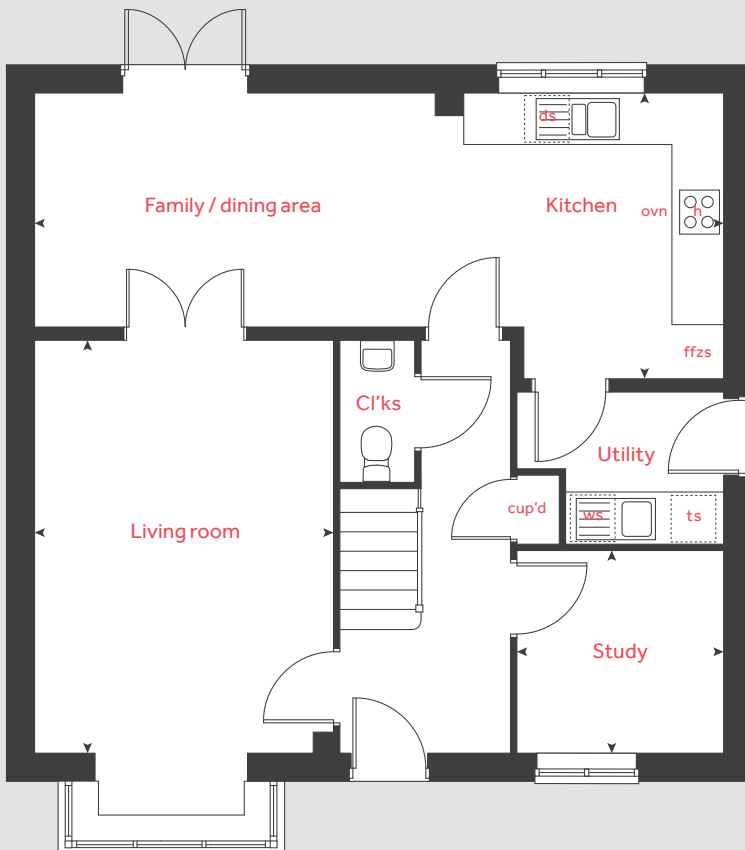
Bedroom 3

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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