

# Mowbray View

Thirsk



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## 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



### 4 bedroom home

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

### 3 bedroom home

- The Becket
- The Eveleigh
- The Wyatt

### 2 bedroom home

- The Harcourt

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.

# 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

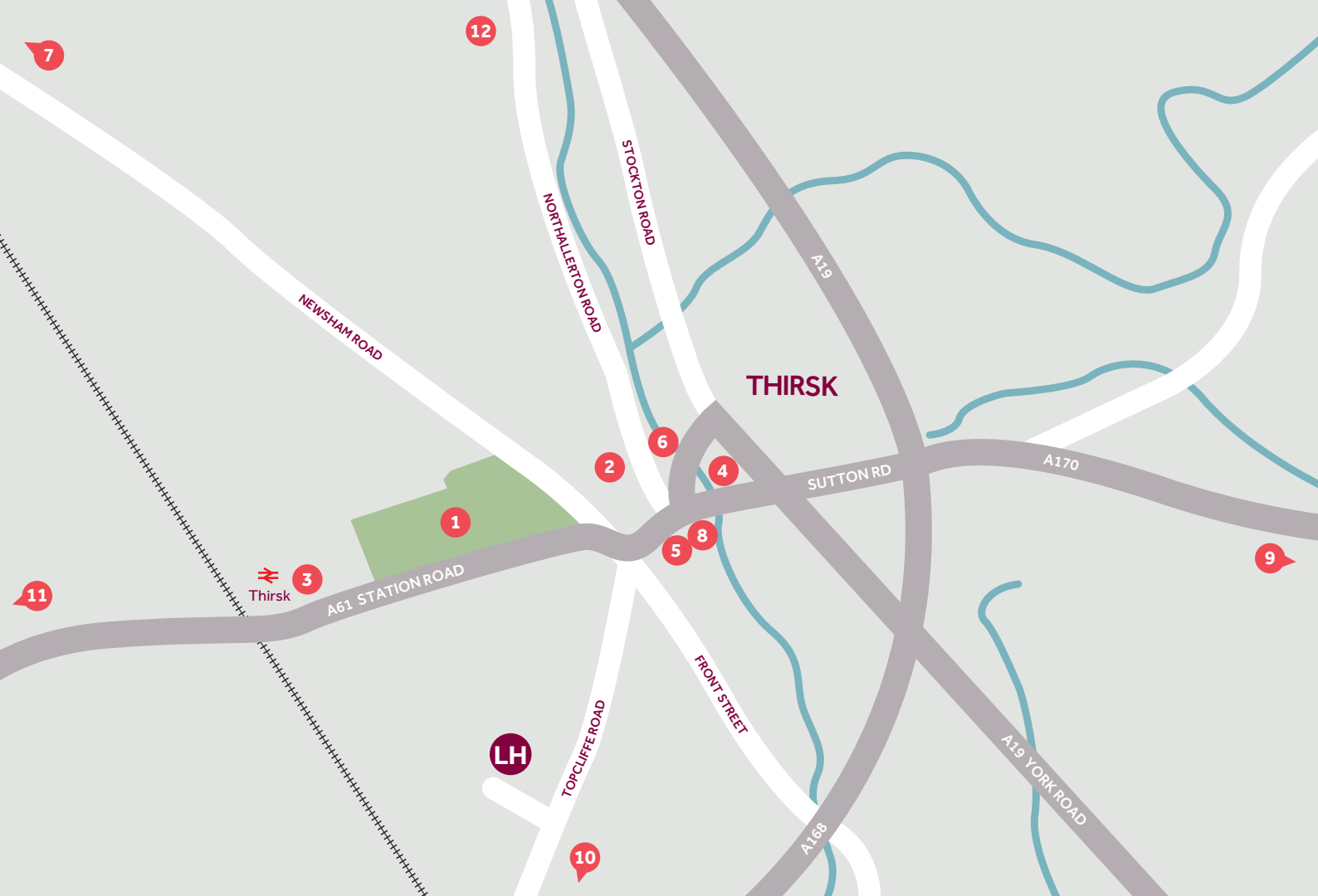
- The Goodridge
- The Grainger
- The Calder

### 5 bedroom home

- The Pembroke

v visitor space

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 see our sales consultant for further details.



## Around the local neighbourhood

- |  |  |  |
|--|--|--|
| <b>1</b> Thirsk Racecourse<br>YO7 1QL          | <b>5</b> Ritz Cinema<br>YO7 1QS                          | <b>9</b> Monk Park Farm<br>YO7 2AG                         |
| <b>2</b> The World of James Herriot<br>YO7 1PL | <b>6</b> Thirsk Museum<br>YO7 1PQ                        | <b>10</b> Baldersby Park and Garden<br>YO7 3BZ             |
| <b>3</b> Thirsk Railway Station<br>YO7 4LT     | <b>7</b> Thirsk Birds of Prey Centre<br>YO7 4EU          | <b>11</b> Duck Hill Shopping Centre<br>HG4 1BL             |
| <b>4</b> Thirsk Market Place<br>YO7 1PZ        | <b>8</b> Thirsk and Sowerby<br>Leisure Centre<br>YO7 1LU | <b>12</b> Thirsk and Northallerton<br>Golf Club<br>YO7 4AB |

Linden Homes, Vistry Partnerships Yorkshire region  
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# The Willow

2 bedroom home

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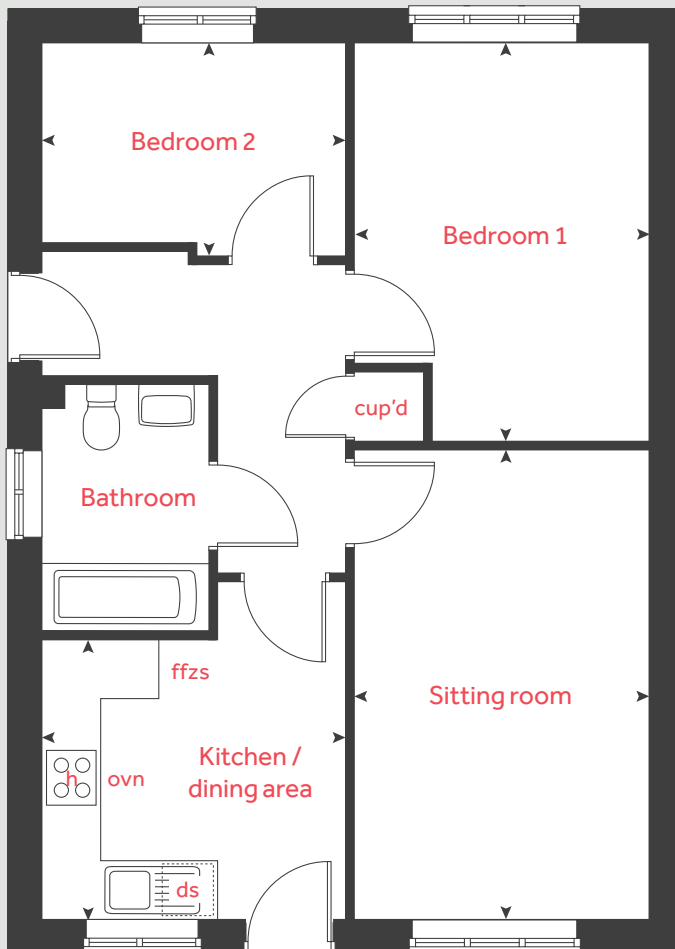
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# The Willow

2 bedroom home

## Ground floor



### Ground floor

Kitchen / dining area  
3.46m x 3.12m 11' 4" x 10' 3"

Sitting room  
4.81m x 3.02m 15' 9" x 9' 11"

Bedroom 1  
4.09m x 3.02m 13' 5" x 9' 11"

Bedroom 2  
3.12m x 2.19m 10' 3" x 7' 2"

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

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# The Harcourt

2 bedroom home

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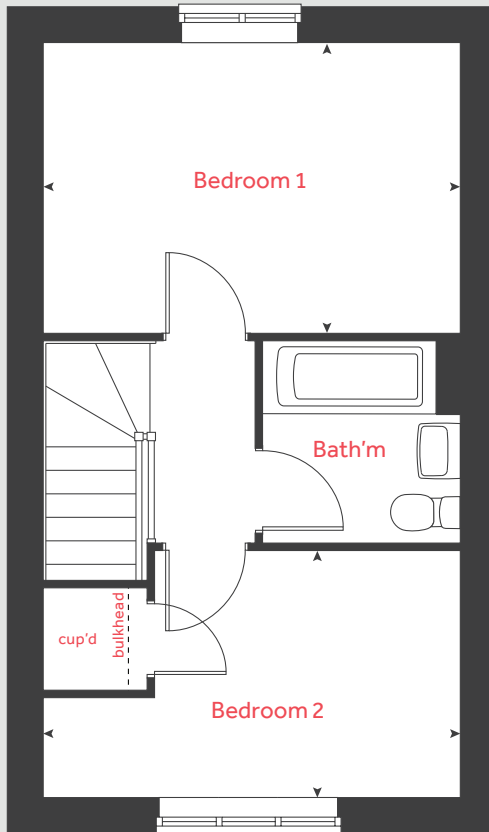
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# The Harcourt

2 bedroom home

## First floor



### Ground floor

#### Kitchen / dining area

4.56m x 2.10m 15' 0" x 6' 7"

#### Living room

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

### First floor

#### Bedroom 1

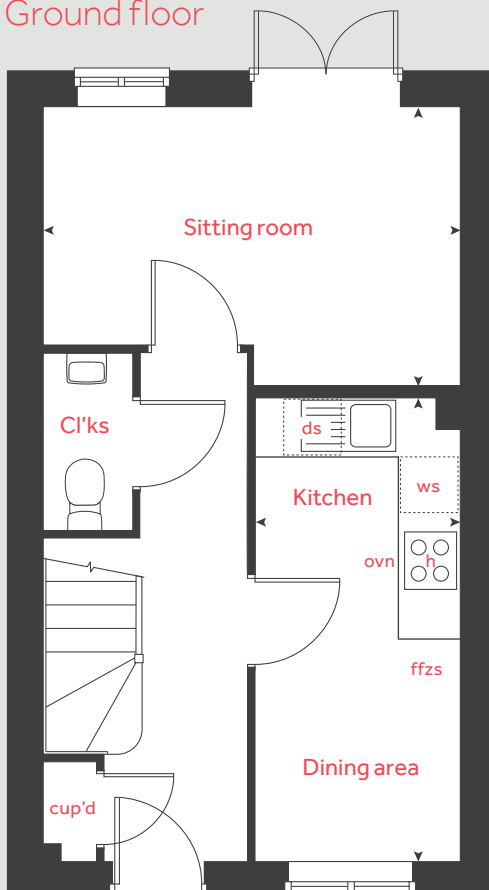
4.08m x 2.83m 13' 5" x 9' 3"

#### 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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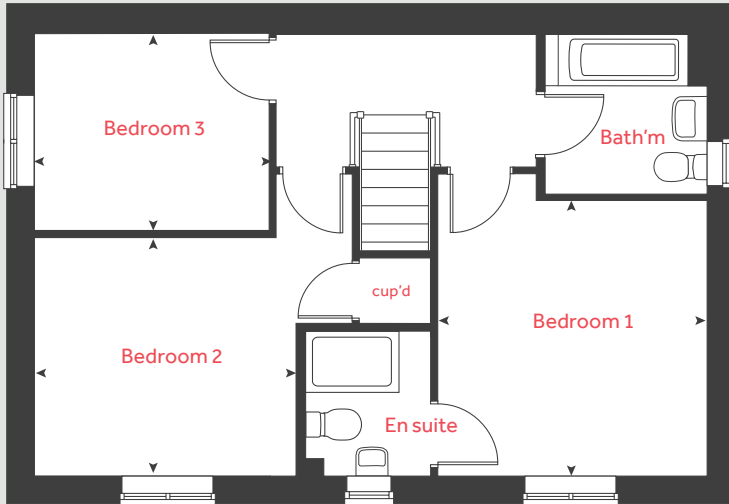
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# The Becket

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

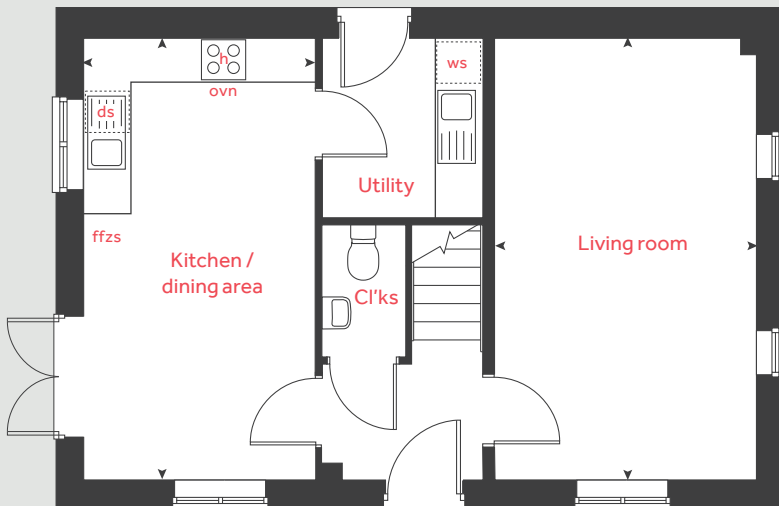
Bedroom 1  
3.44m x 3.40m 11' 3" x 11' 2"

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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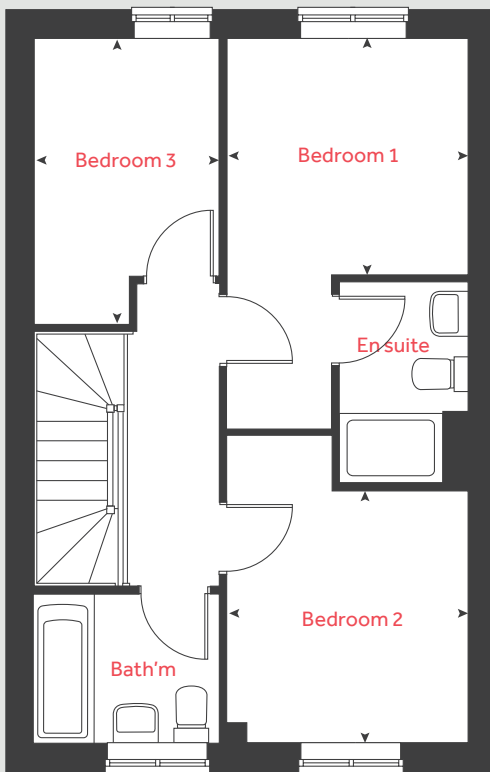
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# The Eveleigh

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

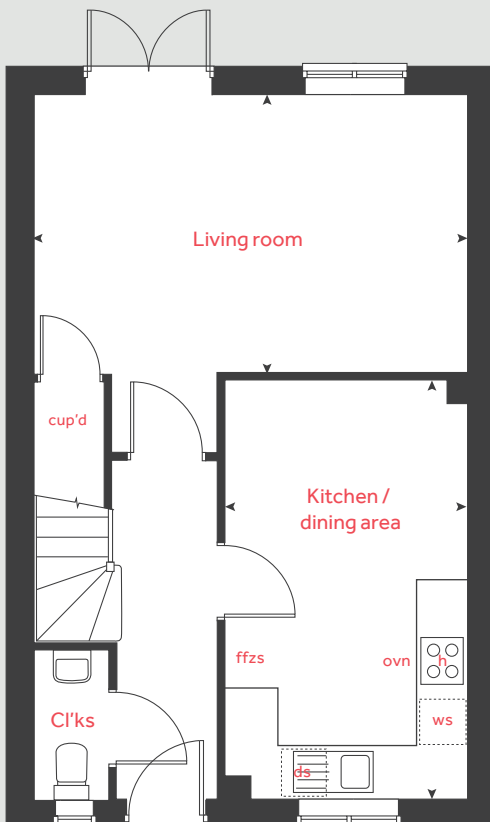
2.89m x 2.77m 9' 6" x 9' 1"

#### 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

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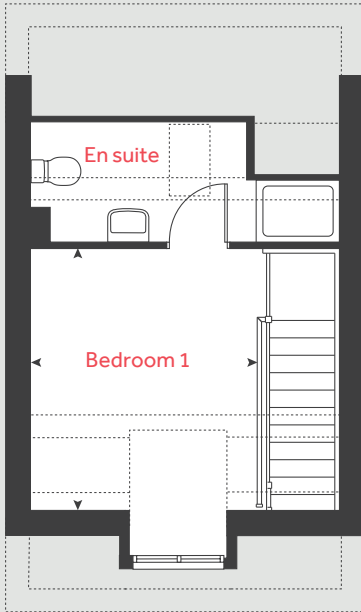
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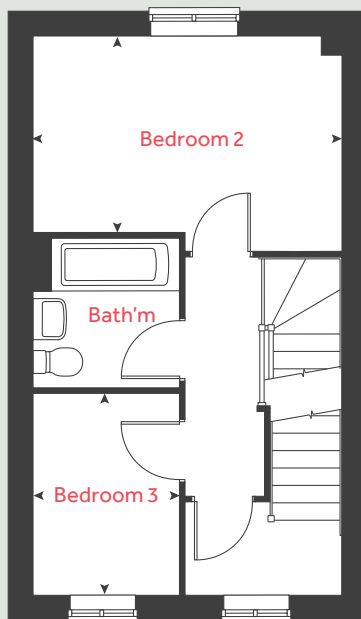
# The Wyatt

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"

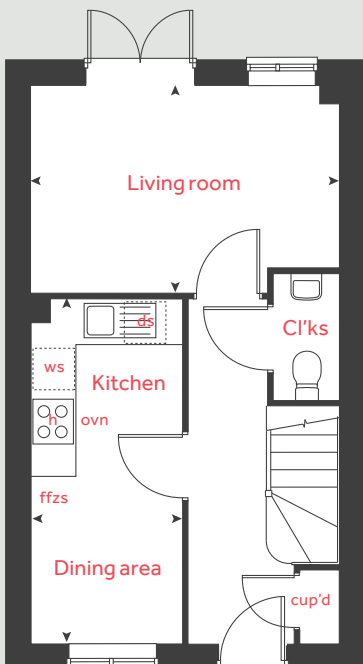
Bedroom 3  
2.66m x 1.93m 8' 8" x 6' 4"

### Second floor

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

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

## Ground floor



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# The Mountford

3 bedroom home

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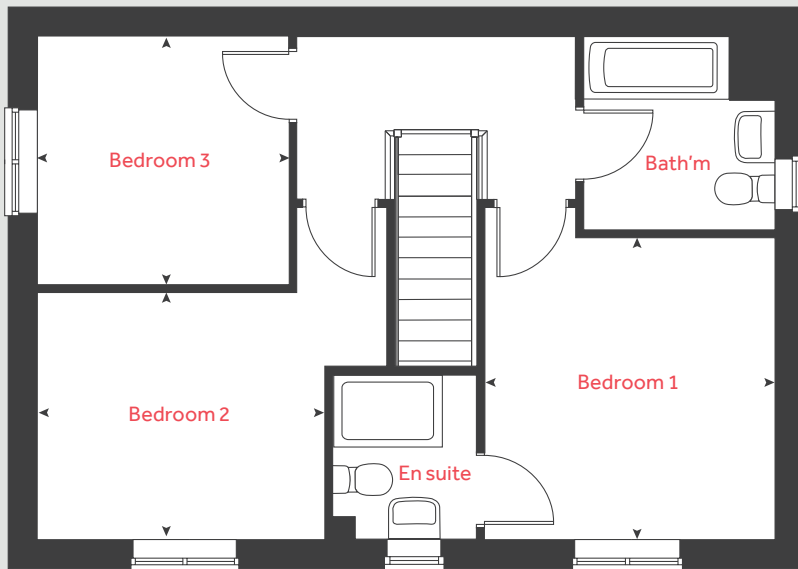
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# The Mountford

3 bedroom home

## First floor



### Ground floor

Kitchen / dining area  
5.64m x 2.69m 18' 5" x 8' 8"

Living room  
5.59m x 3.11m 18' 4" x 10' 3"

### First floor

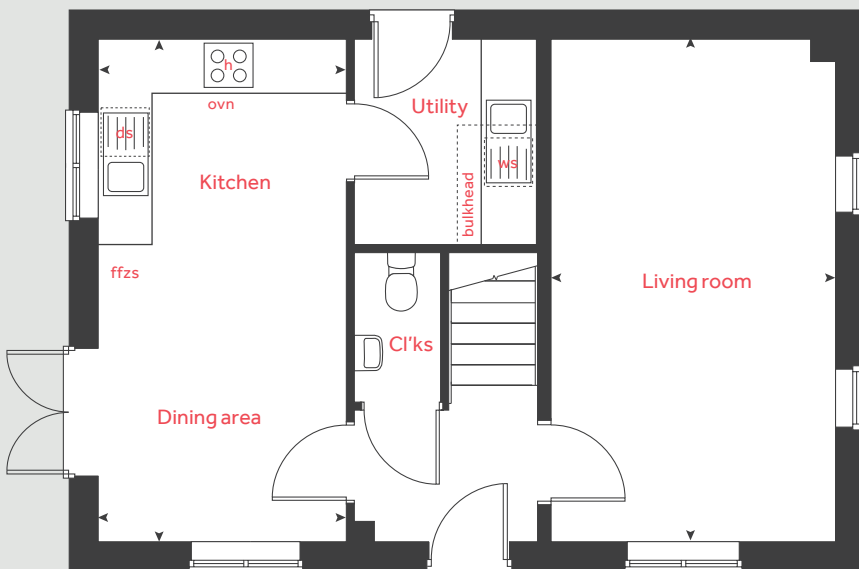
Bedroom 1  
3.35m x 3.12m 11' 0" x 10' 5"

Bedroom 2  
3.14m x 2.74m 10' 3" x 9' 0"

Bedroom 3  
2.76m x 2.76m 9' 1" x 9' 1"

<b>h</b>	hob	<b>ds</b>	dishwasher space
<b>ovn</b>	oven	<b>ffzs</b>	fridge freezer space
<b>ws</b>	washing machine space	<b>cup'd</b>	cupboard
<b>ts</b>	tumble dryer space	◀ ▶	measuring points

## Ground floor



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# The Goodridge

4 bedroom home

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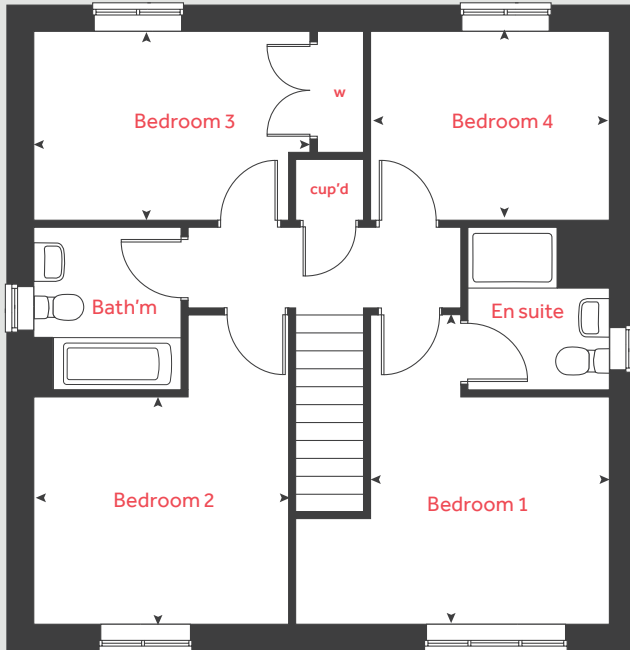
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# The Goodridge

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"

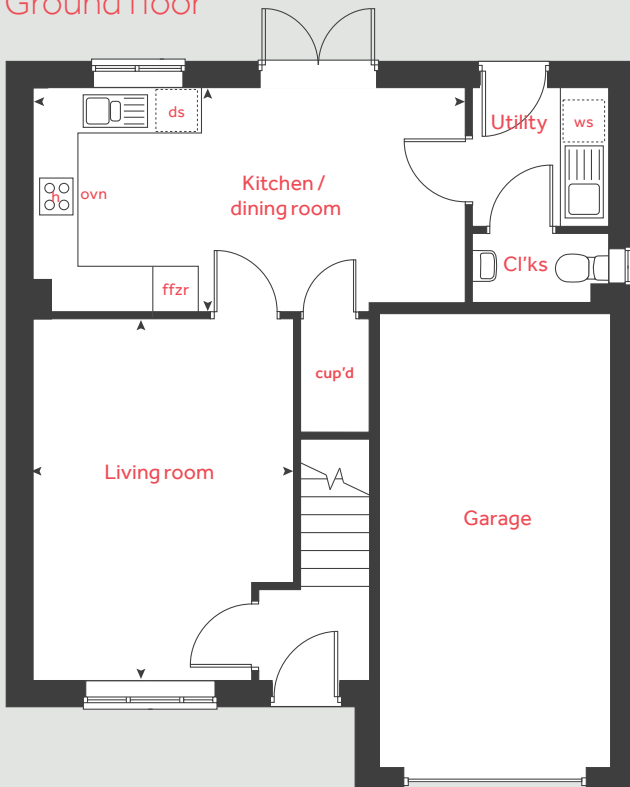
Bedroom 2  
3.46m x 2.99m 11' 4" x 9' 10"

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	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

## Ground floor



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# The Grainger

4 bedroom home

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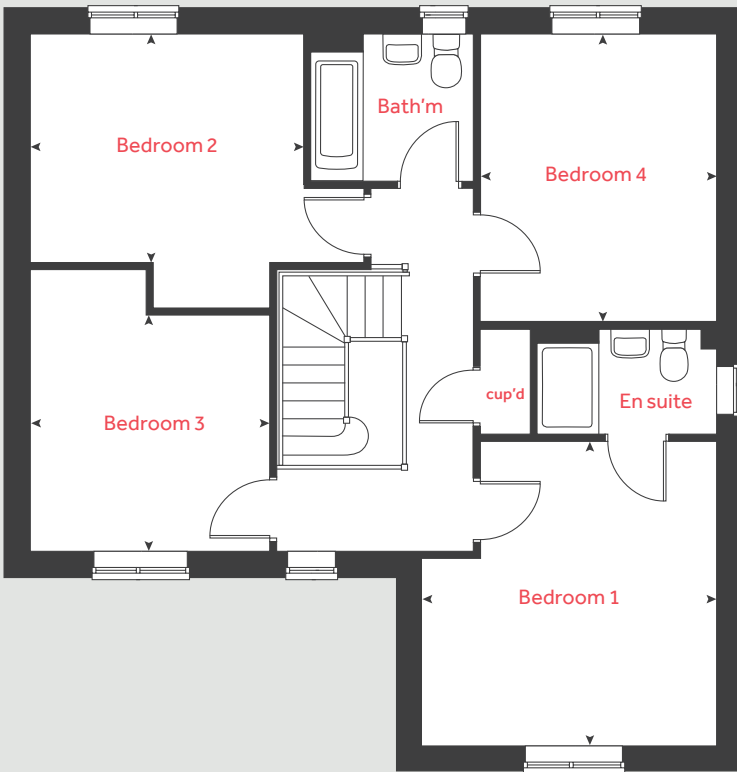
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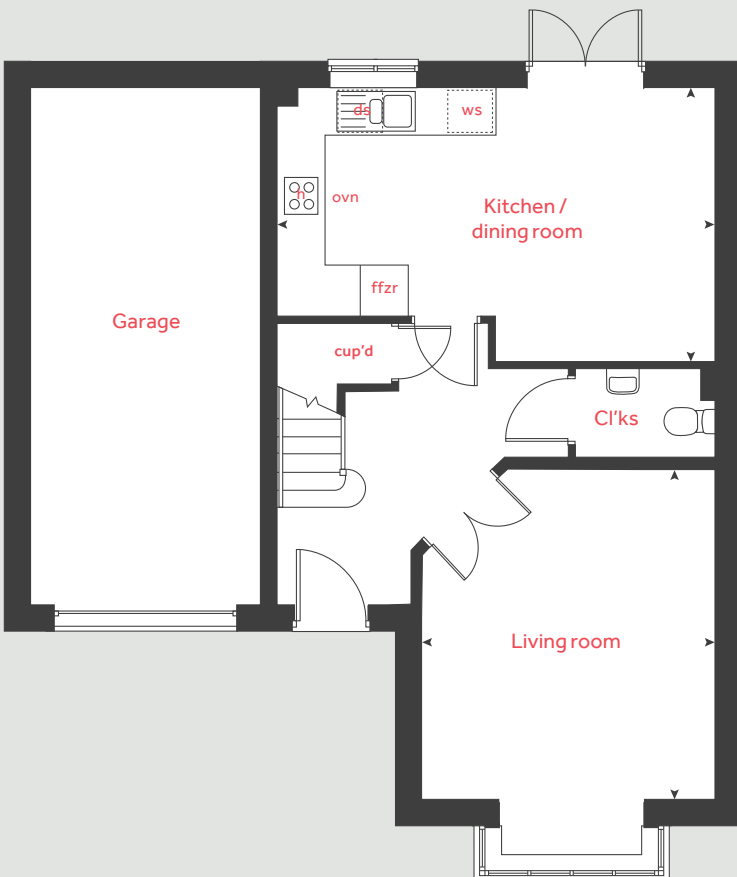
# The Grainger

4 bedroom home

## First floor



## Ground floor



### Ground floor

Kitchen / dining room  
5.52m x 3.62m 18' 1" 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

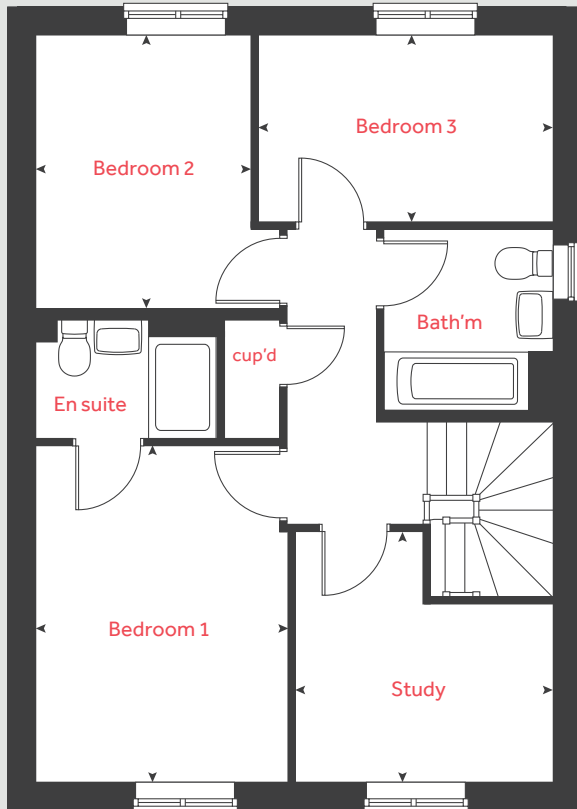
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## First floor



# The Calder

4 bedroom home

### Ground floor

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

Sitting room  
4.84m x 3.40m 16' 8" x 12' 0"

### First floor

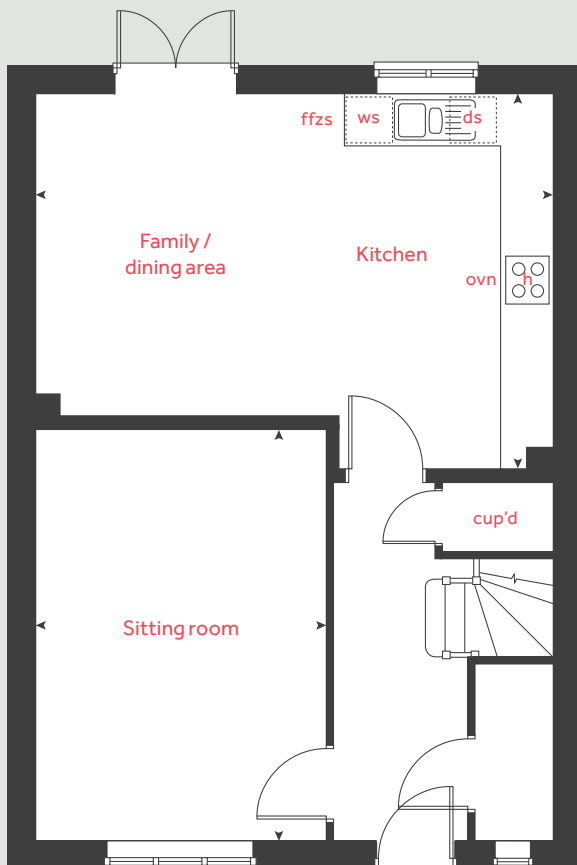
Bedroom 1  
3.94m x 2.95m 12' 11" x 9' 8"

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

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

Study  
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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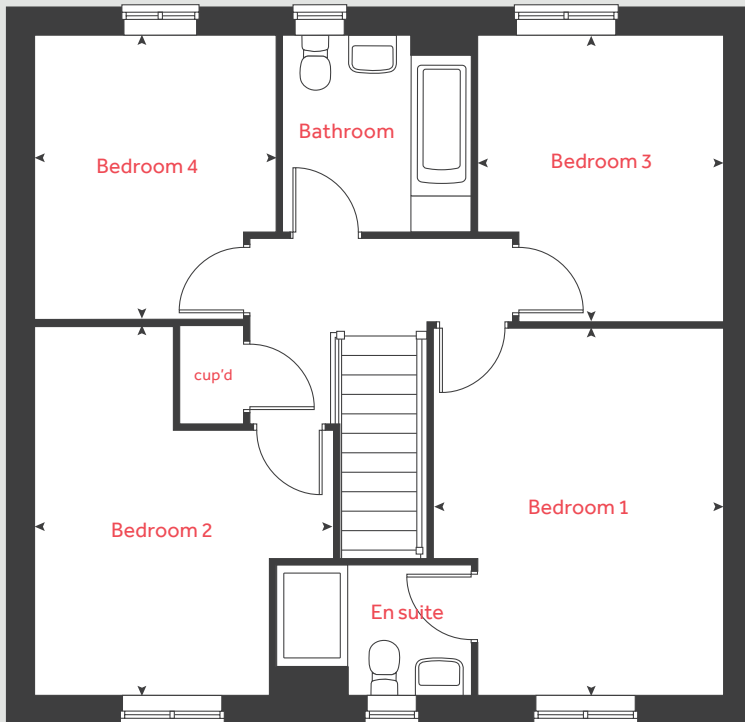
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# The Pembroke

4 bedroom home

## First floor



### Ground floor

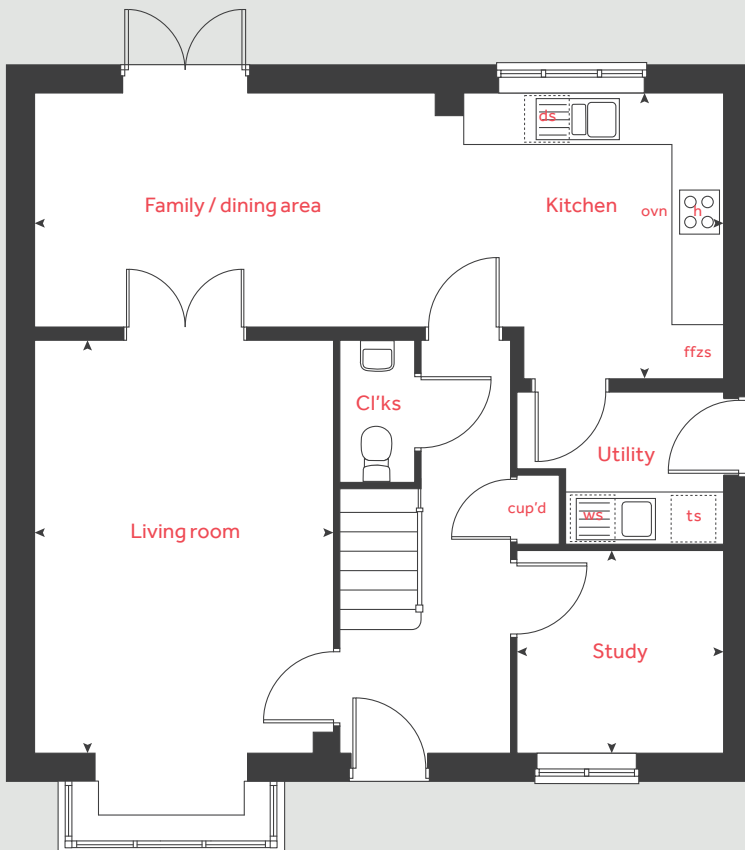
<b>Kitchen / family / dining area</b>	8.07m x 3.36m	26' 6" x 11' 0"
<b>Living room</b>	4.83m x 3.48m	15' 10" x 11' 5"
<b>Study</b>	2.40m x 2.35m	7' 11" x 7' 9"

### First floor

<b>Bedroom 1</b>	4.29m x 3.38m	14' 1" x 11' 1"
<b>Bedroom 2</b>	4.31m x 2.73m	14' 2" x 9' 0"
<b>Bedroom 3</b>	3.35m x 2.87m	11' 0" x 9' 5"
<b>Bedroom 4</b>	3.32m x 2.81m	10' 11" x 9' 3"

<b>h</b>	hob	<b>ffzs</b>	fridge freezer space
<b>ovn</b>	oven	<b>ts</b>	tumble dryer space
<b>ws</b>	washing machine space	<b>cup'd</b>	cupboard
<b>ds</b>	dishwasher space	◀ ▶	measuring points

## Ground floor



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## Specification

We give you so much more

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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**Mowbray View**

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# Mowbray View

## Thirsk

### We give you so much more

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 Koncept 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