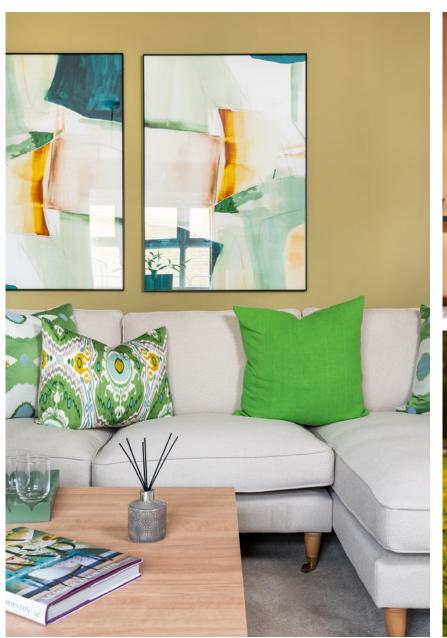


MAKE A HOME IN YORKSHIRE YOURS







S P A C E

H O M E S

We know that choosing a new home is one of the biggest decisions you'll ever make, that's why we're committed to making your buying experience as smooth as possible.

We're a Yorkshire based developer so we know the areas people want to live and with this in mind, we build high quality homes across the Yorkshire region.

Whatever your current situation, we're committed to helping you choose a home that is perfect for you and advising you on how best to buy.







Introducing Ellerwood, a collection of 4 and 5 bedroom homes complimented by picturesque and scenic views over Skipton.

Voted the happiest place to live in the UK, Skipton is a highly sought-after market town in North Yorkshire you'll be proud to call home.

With its famous 900 year old castle, ruined priory and historic cobbled high street, Skipton is rich in both history and natural beauty. Living at Ellerwood, you're just a short stroll from the award-winning town centre, giving you easy access to all your most loved high street shops as well as a collection of independent retailers, restaurants, and coffee shops.

Ellerwood is perfectly positioned for growing families. Several schools are within walking distance and hold good and outstanding Ofsted reports including Brooklands School and Greatwood Community Primary School.





DISCOVER SKIPTON

Nestled on the edge of the Yorkshire Dales National Park, Skipton is the perfect starting point for your Sunday walk. You're never more than a few minutes away from the natural beauty of God's Own County, with a range of woodland wanders and riverside rambles to choose from.

Independent shops run by people who live in and around the town have been the lifeblood of Skipton for over 100 years – and it shows no sign of changing. As well as your favourite high street shops, the town centre is full to the brim of unique, individual, and independent shops selling locally made gifts, food, art and more.

Skipton is well connected to nearby towns and cities with regular transport links. Trains from Skipton's Victorian railway station run up and down the country and connect you to nearby cities Leeds, Bradford and Harrogate. There is also a direct train to Londons Kings Cross.

The bus station in the town centre gives you regular access to local communities including Keighley, Ilkley and Burnley. There are also several bus services to cities such as Manchester and Leeds.

Medical & Health

Skipton General Hospital
 Dyneley House Surgery
 Fisher Medical Centre

Education

- 4. Ermysted's Grammer School
- 5. Skipton Girls' High School
- 6. Skipton Academy 7. Craven College

Sports & Outdoors

- 8. Raven Tree Top Adventure 9. Aireville Park
- 10. Sandylands Sports Centre 11. Skipton Castle Woods
- 12. Skipton Golf Club

Shopping

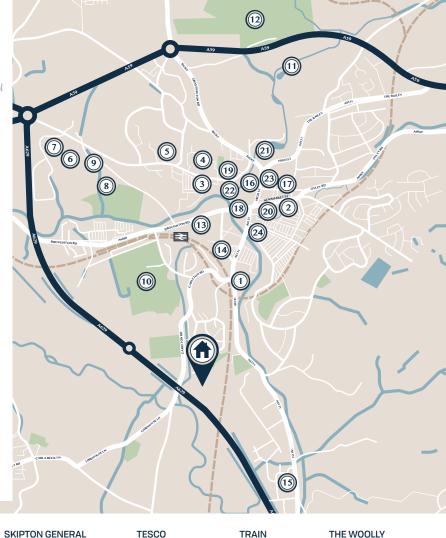
- 13. Morrisons
- 14. Tesco Superstore
- 15. Aldi
- 16. Skipton Market
- 17. M&S Simply Food

Pubs & Restaurants

- 18. Bizzie Lizzie's
- 19. Calico Jack
- 20. The Devonshire

Attractions

- 21. Skipton Castle
- 22. Skipton Boat Trips
- 23. Craven Museum
- 24. Plaza Cinema





FROM ELLERWOOD BY FOOT TESCO SUPERSTORE 18 mins

STATION 19 mins THE WOOLLY
SHEEP INN
20 mins



FROM ELLERWOOD BY CAR TRAIN STATION 4 mins

15 mins

MORRISONS SUPERMARKET 5 mins SKIPTON CASTLE 8 mins RAVEN TREE TOP

ADVENTURE

10 mins



FROM ELLERWOOD BY TRAIN

LEEDS 40 mins BRADFORD 40 mins HARROGATE 1hr 22 mins LONDON 3hr 11 mins











There's plenty to do for all the family with a few local favourites being the Craven Museum and Gallery home to an impressive display of social history, archaeology, costume, and art.

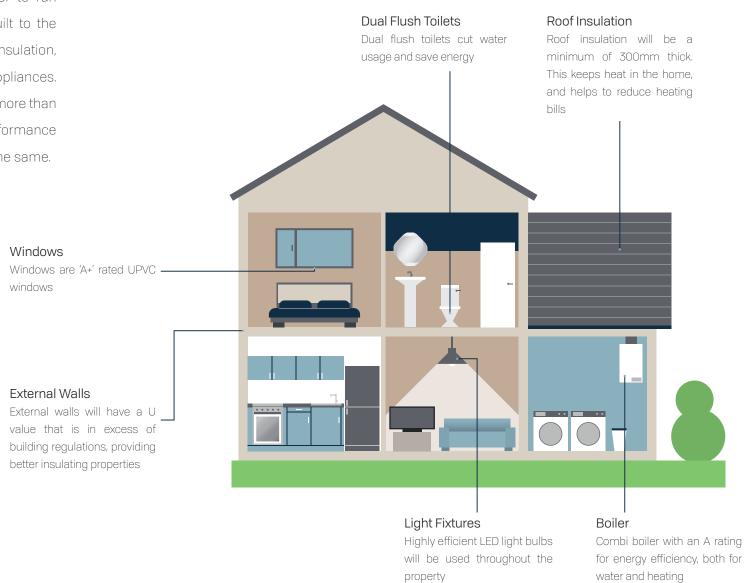
Thornton Hall Farm Country Park is a working farm where you can join in and bottle feed lambs and calves or go for a ride on the Farm Safari, giant caterpillar, or ride-on tractors.

THE TOP THREE BENEFITS TO BUYING NEW

Cheaper and Greener

New-build homes are substantially cheaper to run than many existing properties. They are built to the latest environmental standards, with better insulation, more efficient heating systems and better appliances. According to the Home Builders Federation, more than 80% of new-builds have an A or B energy performance rating, while only 2.2% of older homes have the same.

A and B are the top classifications available, meaning that they are of the highest standards in terms of energy efficiency. This is a huge benefit to buying new, not only for keeping energy bills low but for also doing our bit to protect the environment



New Homes Quality Code (NHQC)

The New Homes Quality Code (NHQC) is an independent, not-for-profit designed to make the process of buying a home fairer and more transparent for our customers. We comply with the NHQC code of practice, we will ensure that you have all the correct and reliable information you will need throughout your home purchase from when you initially walk into our sales suite, through to two years after you've moved into your home. For more information on the NHQC code of practice, please speak with your sales consultant.

Peace of mind

Our homes come with an NHBC 10 year warranty, which includes a one-two year* builder warranty followed by an eight year* insurance agreement. For more information on your new homes warranty, please speak with your sales consultant.

*Please note warranty period is plot specific, for more information please speak with your sales consultant









ASSISTED MOVE

Having a house to sell doesn't need to stop you from reserving your brand new home

Am I eligible?

You can use our Assisted Move scheme when selling any type of property regardless of its value, making this an excellent scheme to take advantage of whether you're moving to a bigger, smaller, or similar style of home.

Assisted Move enables you to reserve your brand-new home whilst you wait for your current home to sell. Appoint a specialist agent of your choice to take care of your homes marketing activity and we will contribute to your estate agent fees on completion.



How does it work?

Step 1

Find your dream home with Space Homes



Step 2

We will carry out a no obligation valuation on your property



Step 3

If you are happy to proceed, you can reserve your plot of choice under our Assisted Move scheme. The marketing period for your current home will start.



Step 4

When a buyer is found who is in a position to move, we will instruct solicitors and proceed with the sale.



Step 5

We will exchange contracts within 6 weeks which will mean we're able to give you 10 days notice of your new home being ready to move into.



Step 6

On legal completion, we will contribute to your estate agent fees.

For more information on Assisted Move, please speak with our Sales Consultant





THE RIDGEWAY

A two bedroom home



THE HAYTONA three bedroom home



THE HOLTBY

A two bedroom home



THE HALTONA four bedroom home



THE BAILEY

A three bedroom home



THE BARDENA four bedroom home



THE BARLEYA three bedroom home



THE WINDSORA five bedroom home



THE BROUGHTONA four bedroom home



AFFORDABLE

THE BROUGHTON

A semi-detached four bedroom home



Open plan kitchen diner with bi-fold doors

Four double bedrooms

Walk-in-wardrobe to bedroom two

Master bedroom with en-suite and walk-in-wardrobe with storage

Velux windows

The Broughton collection

Plots 48, 49, 64, 65, 76, 77, 108, 109

GROUND FLOOR

Kitchen/Dining

6.4m x 3.1m 21'0" x 10'1" Living Room 3.5m x 4.2m 11'4" x 13'7" WC

1.0m x 2.0m 3'2" x 6'5"

FIRST FLOOR

Bedroom 2

3.4m x 3.2m / 11'1" x 10'5"

Bedroom 3

3.4m x 2.8m / 11'1" x 9'1"

Bedroom 4

2.8m 3.2m / 9'1" x 10'5"

Bathroom

2.8m x 2.0m / 9'1" x 6'5"

SECOND FLOOR

Bedroom 1

3.8m x 5.6m / 12'4" x 18'3" Ensuite

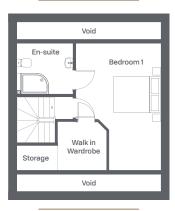
2.5m x 2.3m / 8'2" x 7'5"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE HALTON

A semi-detached four bedroom home



Open plan kitchen diner with bi-fold doors

Kitchen breakfast bar

Oven, hob & extractor fan

Walk-in-wardrobe to bedroom two

Master bedroom with en-suite and walk-in-wardrobe with storage

Four double bedrooms

The Halton collection

Plots 25, 26, 28, 29, 44, 45, 60, 61, 62, 66, 67, 68, 69, 70, 71, 78, 79, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92

GROUND FLOOR

Kitchen/Dining

6.7m x 3.6m / 21'9" x 11'8" Living Room 3.9m x 4.2m / 12'8" x 13'7" WC

1.1m x 2.0m / 3'6" x 6'5"

FIRST FLOOR

Bedroom 2

3.4m x 3.0m / 11'1" x 9'8"

Walk-in-Wardrobe

2.2m x 1.8m / 7'2" x 5'9"

Bedroom 3

3.9m x 2.8m / 12'8" x 9'1"

Bedroom 4

3.2m 3.5m / 10'5" x 11'4"

Bathroom

2.6m x 2.0m / 8'5" x 6'5"

SECOND FLOOR

Bedroom 1

4.1m x 5.7m / 13'4" x 18'7"

Ensuite

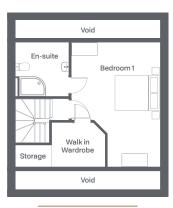
2.5m x 2.5m / 8'2" x 8'2"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BARDEN

A detached four bedroom home with garage



Open plan kitchen dining area with bi-fold doors

Kitchen breakfast bar

Ground floor study

Living room bi-fold doors

Master bedroom en-suite

Detached garage

The Barden collection

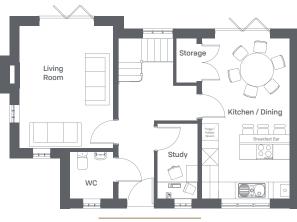
Plots 27, 30, 31, 43, 73

GROUND FLOOR

Kitchen / Dining 3.2m x 5.7m / 10'5" x 18'7" Living Room 3.4m x 4.4m / 11'1" x 14'4" Study

1.4m x 2.7m / 4′5″ x 8′8″ **WC**

1.6m x 1.7m / 5'2" x 5'5"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

3.4m x 2.9m / 11'1" x 9'5"

Ensuite

1.7m x 1.3m / 5'5" x 4'2"

Bedroom 2

3.5m x 2.9m / 11'4" x 9'5"

Bedroom 3

3.2m 2.7m / 10′5″ x 8′8″

Bedroom 4

2.2m 2.9m / 7'2" x 9'5"

Bathroom

1.9m x 2.9m / 6'2" x 9'5"



FIRST FLOOR

THE WINDSOR

A detached five bedroom home with detached garage



Open plan kitchen diner

Oven, hob & extractor fan

Garden room with bi-fold doors

Utility room

Living room bi-fold doors

Four double bedrooms

Master en-suites to bedroom 1 and bedroom 2

The Windsor collection

Plots 63, 72, 80, 81

GROUND FLOOR

Kitchen/Dining

3.4m x 6.1m / 11'1" x 20'0" Living Room

3.4m x 5.2m / 11'1" x 17'0"

Garden Room

3.4m x 2.7m / 11'1" x 8'8" Utility

2.2m x 1.8m / 7'2" x 5'9" WC

1.1m x 1.8m / 3'6" x 5'9"

FIRST FLOOR

Bedroom 1

3.4m x 3.9m / 11'1" x 12'8"

Ensuite

1.9m x 3.0m / 6'2" x 9'8"

Bedroom 2

3.5m x 3.0m / 11'4" x 9'8"

Ensuite

2.0m x 2.2m / 6'5" x 7'2"

Bedroom 3

3.4m x 2.9m / 11'1" x 9'5"

Bathroom

1.9m x 3.0m / 6'2" x 9'8"

SECOND FLOOR

Bedroom 4

3.4m x 4.8m / 11'1" x 15'7"

Bedroom 5

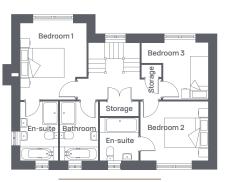
3.4m x 4.8m / 11'1" x 15'7"

Bathroom

2.6m x 2.7m / 8'5" x 8'8"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

S P A C E

ELLERWOOD

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