



Hockney, Plot 20 Headstock Meadows, Sproatley Road, Preston, East Yorkshire, HU12 8TT

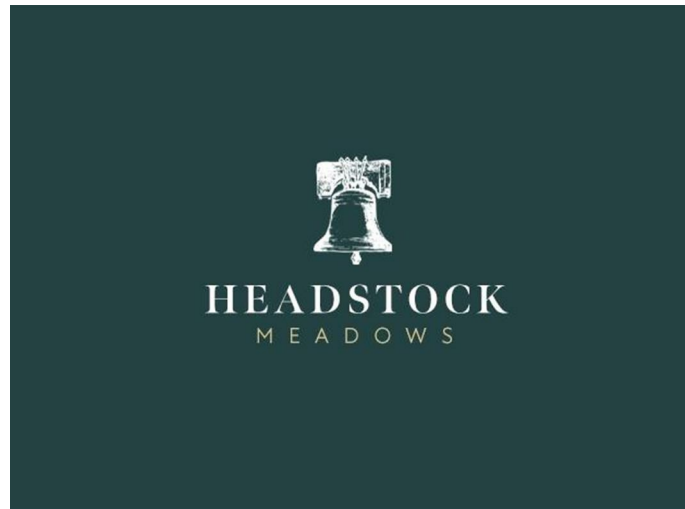
POA

# Hockney, Plot 20 Headstock Meadows, Sproutley Road, Preston, East Yorkshire, HU12 8TT

PHASE 1 EARLY BIRD RELEASE OF THESE FANTASTIC HOMES BUILT AND CONCEIVED BY WARD HOMES YORKSHIRE.

Set in the heart of Preston, East Yorkshire, Headstock Meadows is the latest development from Ward Homes Yorkshire. Comprising 24 contemporary 2, 3 and 4 bedroom homes, the development features all the amenities needed for modern living, whilst being sympathetic to its rural location. With the coastline on its doorstep, the city of Hull just a few miles away, and the Yorkshire Wolds serving as a back garden, Headstock Meadows is where your Ward Homes Yorkshire journey begins.

The Hockney is a characterful three bedroomed semi-detached house with distinctive features. Equipped for modern living the downstairs provides a free-flowing open plan layout which runs from the living room into the well utilized kitchen area with sliding doors and centralised utility and cloakroom attached. The first floor consists of a master bedroom and en-suite, a further two bedrooms and family bathroom lead off the landing, this house really makes economical use of its space.



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## HEADSTOCK MEADOWS

Headstock Meadows is set in the heart of East Yorkshire, just a few miles from some of the region's quaintest towns, bustling cities, and its famous seaside resorts. Just a few miles up the road is the historic town of Hedon, famous for its historic buildings and the weekly market where you can pick up fresh fruit and veg, flowers and some of the finest cuts of locally reared meat.

If the seaside is more your thing, pop along to see Withernsea's famous lighthouse or take a stroll along the sandy beaches at Hornsea. If you're into nature, Headstock Meadows is just a few miles drive away from Spurn Point, where you can see rare birds, the odd saltwater porpoise and even seals at certain times of the year.

If you're looking to socialise for the day either at a restaurant or café, Beverley Town Centre provides some of the highest quality of services, just 30 minutes up the road. Or, maybe you want to browse the most recent clothing items in stores, in which case, Hull City Centre is a swift car journey from you're home and provides everything from large retailers to independent brands.

## GROUND FLOOR

### KITCHEN/DAY ROOM

15'3" x 11'2" (4.65 x 3.425)

### UTILITY

5'8" x 5'1" (1.75 x 1.55)

### LOUNGE

13'4" x 11'11" (4.075 x 3.65)

### STUDY

6'4" x 5'8" (1.95 x 1.75)

### WC

5'8" x 2'10" (1.75 x 0.875)

## FIRST FLOOR

### BEDROOM 1

10'11" x 8'9" (3.35 x 2.675)

### ENSUITE

5'6" x 5'10" (1.7 x 1.8)

### BEDROOM 2

12'7" x 8'5" (3.85 x 2.575)

### BEDROOM 3

9'3" x 6'2" (2.825 x 1.9)

### BATHROOM

6'10" x 6'6" (2.1 x 2)

## HISTORY

The Headstock Meadows name is derived from the rich heritage of All Saints, a Grade I listed church, sitting just a few hundred metres from our brand new development. Unique for its size, housed within the church's western tower are three bells. The bells are the only remaining original features from a church that once stood proud in the village of Preston. So why Headstock Meadows? Well, much like the main beam of a building, the Headstock in a church is the large wooden beam from which the bells hang.

## SPECIFICATION

### KITCHEN

Porcelanosa range as standard

-Soft close doors in a combination of 3 matt colours and 1 wood  
-Choice of contemporary metallic or black handle  
-Square laminate worktop complete with

upstand and splashback

-Solid worktop (upgrade)

-Reginox granite sink & contemporary tap

-AEG built-in single electric oven

-AEG built-in double electric oven (Asquith)

-AEG induction hob

-CDA curved glass wall mounted extractor

(Mellor, Elmhirst, Hockney)

-CDA curved glass Island extractor (Tindall, Elwell, Asquith)

-CDA integrated fridge freezer 70/30 (excluding Mellor)

-AEG integrated 60cm dishwasher (excluding Mellor)

-uPVC sliding patio doors in Agate Grey

-Aluminium bi-fold doors in Agate Grey

(Asquith)

-Ceramic floor tiles from Porcelanosa (upgrade)

## UTILITY

Porcelanosa range to match kitchen

-Square laminate worktop complete with

upstand

-Space for washing machine and dryer with

necessary plumbing

## CLOAKROOM

Layout of sanitaryware as sales plan

-Roca Debba square close coupled pan with soft closing seat

-Floor standing cloakroom unit in basalt wood

-Mini mono basin mixer in matt black

-Henrad pre-finished white contemporary

radiator

-Tiled splashback above basin

## BATHROOM

Layout of sanitaryware as sales plan

-Roca Debba square close coupled pan with soft closing seat

-Roca Debba square basin and semi pedestal

-Roca Debba wall hung vanity in gloss white (Asquith)

-Mono basin mixer in matt black

-Deck mounted bath filler in matt black

-Single ended bath with hinged glass shower

screen (Mellor, Elmhirst, Hockney)

-Bar shower mixer in matt black over bath

-Double ended bath (Tindall, Elwell, Asquith)

-Reinforced bath panel

-Twin outlet bar shower mixer in matt black

(Hockney, Tindall, Elwell, Asquith)

-Aqualisa Lumi bathroom shower (Tindall, Asquith)

-Low profile shower tray and glass shower door

-Redroom TT towel rail in matt black

-Ceramic wall tiles from Porcelanosa

-Half tiled to all walls, full height in shower

-Ceramic floor tiles from Porcelanosa (upgrade)

## ELECTRICAL

-White slimline PVC electrical accessories

throughout

-Metal slimline electrical accessories (upgrade)

-Lounge fitted with TV, satellite, and phone point

-Network point in lounge

-Satin chrome downlights to kitchen/bathroom/

ensuite with GU10 LED lamps

-Low energy pendant light fittings throughout

-Digital TV aerial located in roof with loft light

-Satellite dish mounted externally

-Garage light and switch (Asquith)

-Garage double socket (Asquith)

-Contemporary external lights to front and rear

-Spotlight to porches

-Car charging points on drive

-Smart meters

-Fibre broadband

## HEATING

Full central heating to comply with NHBC standards

-Ideal Standard combination boiler (2yr. guarantee)

-Zoned heating and digital thermostats

-Henrad pre-finished white contemporary radiator throughout

-Thermostatic radiator valves

-Redroom TT heated towel rail in matt black

## STAIRS

Timber stairs with square newel posts and gun metal newel caps

-Painted stop chamfered balustrades

## INTERNAL FINISHES

Neutral emulsion to walls

-Smooth ceilings in white emulsion

-Staircase and handrail painted in neutral satin

-Woodwork in neutral satin throughout

-On panel moulded semi solid doors

-Contemporary square architraves

-Contemporary square skirting

-Polished chrome lever door handle

-No floor coverings are provided (discount through partnership)

-Bespoke fitted bedroom furniture (upgrade)

## SECURITY

-Mains-operated alarm with keypad (upgrade)

-Bells-only external box (upgrade)

-Mains-operated carbon monoxide, smoke and heat detectors

## LANDSCAPING

-Turfed front & rear gardens

-Landscaping and trees where shown

## BOUNDARY FENCING

-Turfed front & rear gardens

-Landscaping and trees where shown

## PATHS AND PAVING

-Driveways in grey permeable setts

-Saxon neutral paving slabs to paths and patio.

## EXTERNAL FEATURES

Composite front door in Anthracite Grey

-uPVC double glazed casement windows and doors in Agate Grey

-uPVC double glazed French doors to balcony in Agate Grey

-External tap to garden

-Ascot steel up & over garage door in

Anthracite Grey (Asquith)

-White half round plastic gutters and

matching fall pipes

-Glazed Balcony (Elwell, Asquith)

## CONSTRUCTION

Traditionally constructed brick and block

outer walls, cavity filled with insulation

-Screed floors to ground floors, timber floors to first floor

-Exterior treatments are complementing red and buff facing brick

-White external cladding where specified

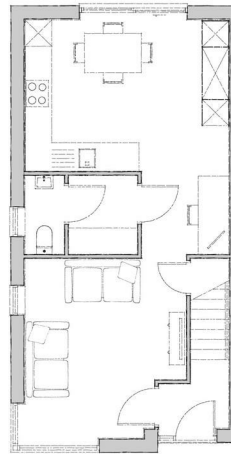
-Concrete roof tiles and matching cloaked verges

-All mains services are connected including water, electric, gas, telecoms and drainage



Plots 11-12, 18-19, 20-21  
(See Pages 6 & 7)

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### GROUND FLOOR

- Kitchen/Day Room**  
4650mm x 3425mm 15' 3" x 11' 2"
- Utility**  
1750mm x 1550mm 5' 8" x 5' 1"
- Lounge**  
4075mm x 3650mm 13' 4" x 11' 11"
- Study**  
1950mm x 1750mm 6' 4" x 5' 8"
- WC**  
1750mm x 875mm 5' 8" x 2' 10"



### FIRST FLOOR

- Bedroom 1**  
3350mm x 2675mm
- Ensuite**  
1700mm x 1800mm
- Bedroom 2**  
3850mm x 2575mm
- Bedroom 3**  
2825mm x 1900mm
- Bathroom**  
2100mm x 2000mm

The homes are ideal for first-time buyers, young professionals, and growing families.

Choose from a selection of 2, 3 & 4 bedroom houses to suit all needs.



Headstock Meadows brings a rural yet accessible location to live, with six bespoke house types to choose from.

Characterful architecture, extensive gardens and private drives are provided whichever style you choose.

A unique development of 24 high quality homes in a privileged setting with a balance of open space.



tions

sets itself on the high-quality homes and our Headstock Meadows

exceptional standard, with When buying a Ward Homes be assured that only the highest used to finish the home. The our builds speaks for itself.

#### KITCHEN

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- Garage light and switch (Asquith)
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- Fibre broadband

#### STAIRS

- Timber stairs with square newel posts and gun metal newel caps
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- Woodwork in neutral satin throughout
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- Contemporary square architraves
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- Polished chrome lever door handle
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#### SECURITY

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#### LANDSCAPING

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#### BOUNDARY FENCING

- 1.8m feather edge fencing between boundaries
- Timber gate with barrel bolt and Suffolk latch

#### PAT

- Drive
- Saxo

#### OT

- Comp
- uPVC doors
- uPVC in Ag
- Exte
- Asco
- Anth
- Whit
- matt
- Glaz

#### CON

- Trad
- outf
- Sera
- to fir
- Ext
- and b
- Whit
- Conc
- verge
- All in
- water

#### WA

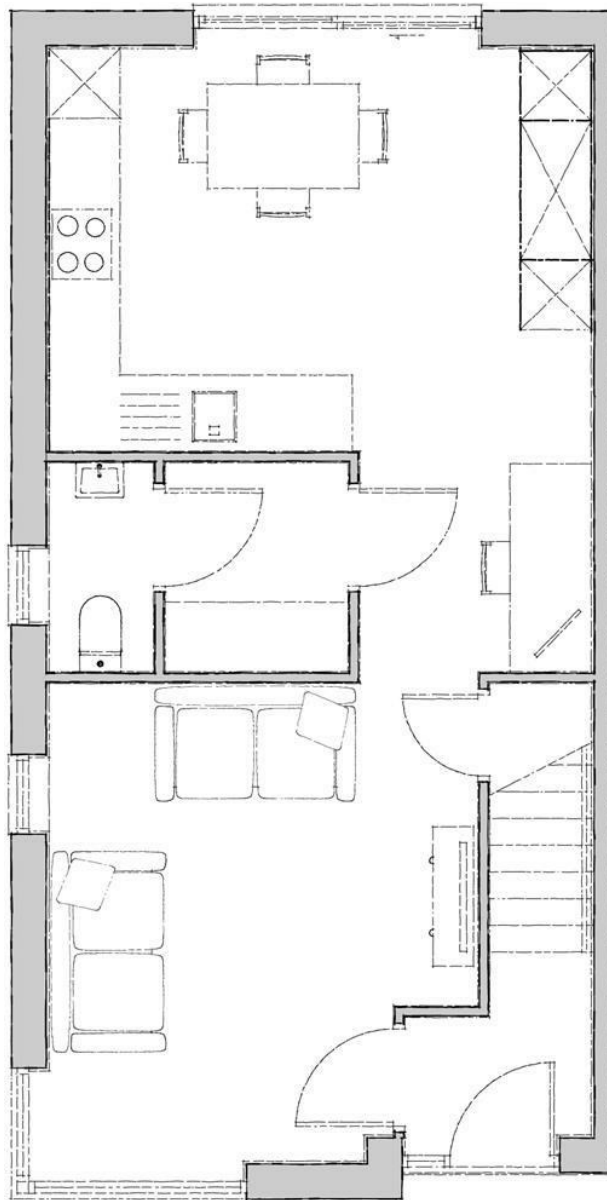
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#### TEN

- Free

WARD  
HOMES  
YORKSHIRE





Hockney

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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