



Millwright Park

Pateley Bridge

Find your happy place.



brierley
homes

Millwright Park.



Welcome to Millwright Park.

An exclusive development of twenty homes occupying a central position within the idyllic market town of Pateley Bridge.

A choice of two, three and four bedroom homes means there is something for everyone from first time buyers to those looking to move up the property ladder and those seeking to downsize to the countryside.

Each home has been designed to offer spacious accommodation with room for the family to relax and space for home working. The high specification and finishes include a quality fitted kitchen with integrated appliances, contemporary bathrooms, generous gardens and ample off-street parking.

The homes are energy efficient thanks to a timber frame, electric car charging point and low energy appliances. All our homes come with a ten year NHBC Buildmark warranty to give peace of mind.

Millwright Park is the perfect choice for those wanting a tranquil life in a beautiful home within easy reach of Harrogate.



- 1 Millwright Park development
- 2 Library
- 3 St Cuthbert's C of E Primary School
- 4 Nidderdale Museum

- 5 St Cuthbert's Church
- 6 The Oldest Sweet Shop In England
- River Nidd
- High Street

Pateley Bridge.

Pateley Bridge lies on the River Nidd within the Yorkshire Dales National Park and the historic Borough of Harrogate. Nestled in the heart of Nidderdale, an Area of Outstanding Natural Beauty, surrounded by breathing taking countryside views, this hidden gem is full of charm and steeped in history.

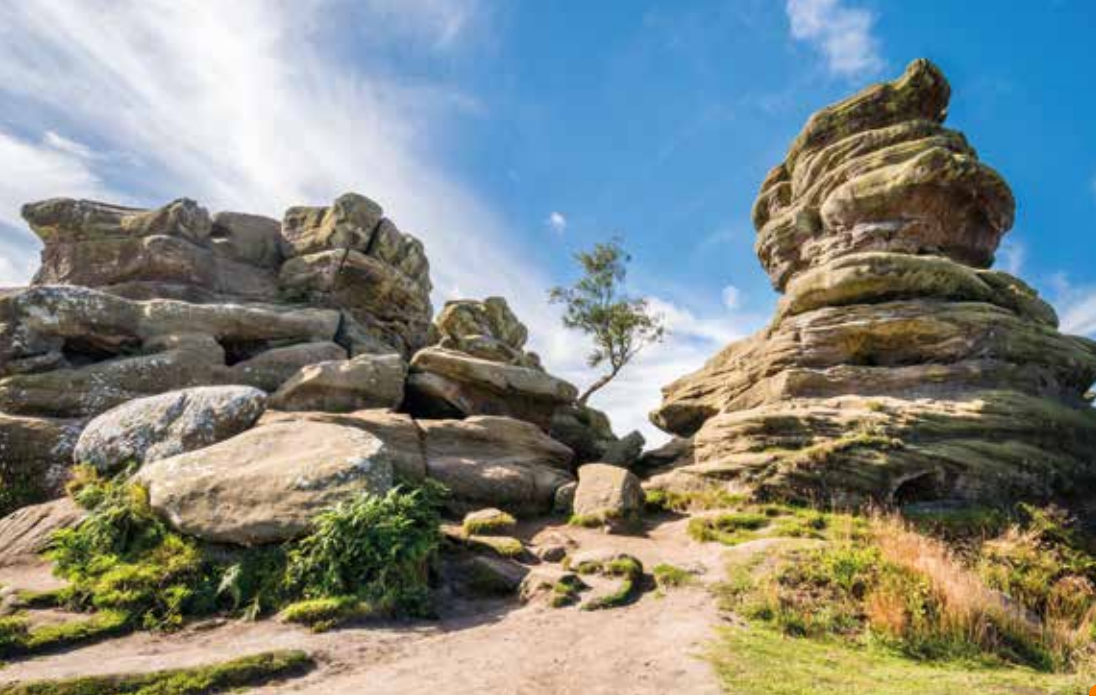
On the High Street, beautiful architecture dating back to the 1600s is home to cafes, pubs and friendly local shops as well as the Oldest Sweet Shop in England. There are plenty of places to eat and drink, a large town park, primary and secondary schools, a leisure centre and even a local museum. The town's showground hosts the annual Nidderdale Show, one of the country's foremost agricultural shows, attracting 15,000 visitors each year.

The town offers the best of countryside living within close reach of the chic shops, cafés and nightlife of Harrogate only 14 miles away. Stunning scenery surrounds the town and there is easy access to walks along the Nidderdale Way, a 53-mile-long circular route which follows the river to Scar House Reservoir. There is a plethora of local beauty spots and outdoor activities in close reach including The National Trust's Brimham Rocks, Fountains Abbey and Studley Royal Water Garden, all within ten miles. Just a few miles west, Stump Cross Caverns, an ancient cave formation and Troller's Gill, a limestone gorge, are perfect for a day's exploring.

Quaint Pateley Bridge has so much to offer that it is not surprising that, in the last four years, it has featured twice in the Sunday Times' Best Place to Live in Northern England.



- 1 Scar House Reservoir
 - 2 Mowbray Castle
 - 3 Hutton Conyers Castle
 - 4 Fountains Abbey
 - 5 Brimham Rocks
 - 6 Cross Stump Caverns
 - 7 Troller's Gill
 - 8 Ripley Castle
 - 9 Knaresborough Castle
 - 10 Harewood House
- River Nidd



1



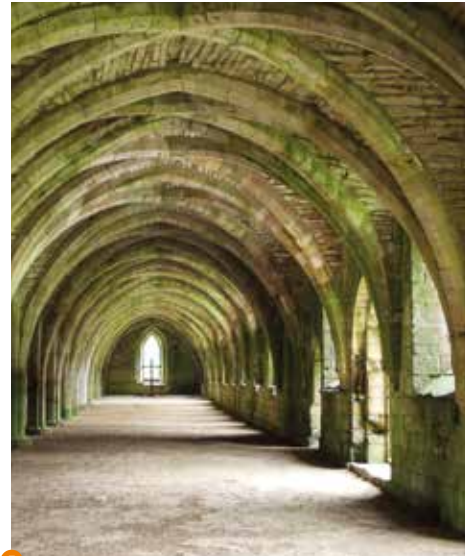
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- 1 Brimham Rocks
- 2 Harrogate Town centre
- 3 Harrogate's boutique shops
- 4 Yorkshire Dales
- 5 Fountains Abbey
- 6 York City Centre

Images are for illustrative purposes only

Millwright Park, Pateley Bridge.

-  **Kingham** - plots 3, 4, 7 and 9
4 bedroom home
-  **Hollin** - plots 1, 2, 5, 6, 8, 10, 11, 12, 13 and 16
3 bedroom home
-  **Stockdale** - plots 19 and 20
2 bedroom home
-  **Affordable housing** - plots 14, 15, 17 and 18
(not for sale)

Site address.

Millwright Park

Millfield Street
Pateley Bridge
North Yorkshire
HG3 5AX



Specification.

Kitchen / utility room

- Fitted kitchen units with shaker or smooth door style
- Bosch or NEFF** integrated appliances
- Marbled quartz worktops
- Recessed LED downlights

Bathroom / en-suite*

- White sanitary ware with wall hung pan and dual flush
- Under sink vanity unit
- Chrome heated towel rail
- Glazed shower screen

Flooring

- Ceramic tiles to kitchen, bathroom and WC
- Option for carpet to sitting room, hall, stairs and bedrooms

Heating and electrical

- Gas fired central heating with radiator thermostatic valves
- Fireplace and hearth*
- LED downlights to bathroom, WC, Hallway and Kitchen
- Telephone and television point in Sitting Room, Kitchen and Master Bedroom
- Front external light and doorbell

Gardens and external features

- Front garden turf
- 1.8m timber fencing to gardens
- High quality block paving to roads, drives and paths
- Parking for two cars

Energy saving features

- High quality roof and wall cavity insulation
- Double glazing to windows and doors
- Electric car charging point per home
- Energy efficient appliances

* Hollin and Kingham homes only

** Kingham homes only

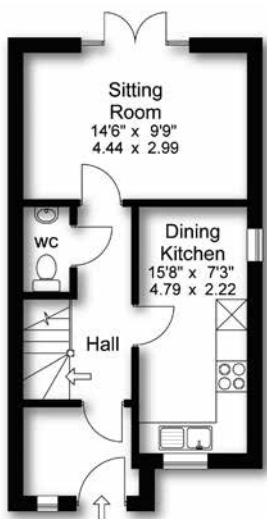


Stockdale.



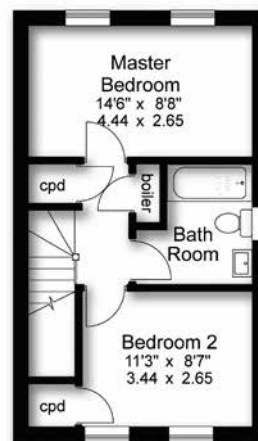
Plots 19 and 20
Two Bedroom Semi Detached

- Contemporary kitchen diner
- Spacious sitting room
- Double patio doors to garden
- Two double bedrooms
- Family bathroom
- Parking for two cars



Ground floor

Room	Metric (m)	Imperial (ft/in)
Sitting room	4.4 x 2.99	14'6" x 9'9"
Kitchen/Dining	4.79 x 2.22	15'8" x 7'3"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	4.44 x 2.65	14'6" x 8'8"
Bedroom 2	3.44 x 2.65	11'3" x 8'7"

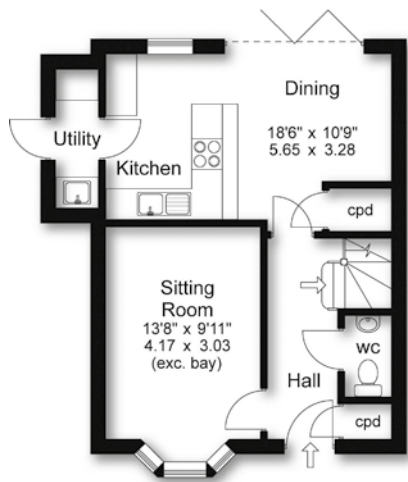
Hollin.



Plots 1, 2, 5, 6, 8, 10, 11, 12, 13 and 16

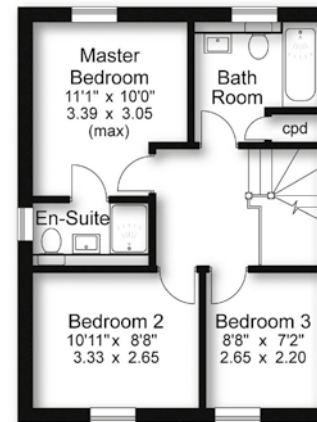
Three Bedroom Detached and Semi-Detached

- Open plan kitchen diner
- Bi-fold doors to private garden
- Sitting room with feature bay window
- Utility room and storage cupboards
- Optional wood burning stove
- Master bedroom with en suite
- Family bathroom
- Parking for two cars



Ground floor

Room	Metric (m)	Imperial (ft/in)
Sitting room	4.17 x 3.03	13'8" x 9'11"
Kitchen/Dining	5.65 x 3.28	18'6" x 10'9"



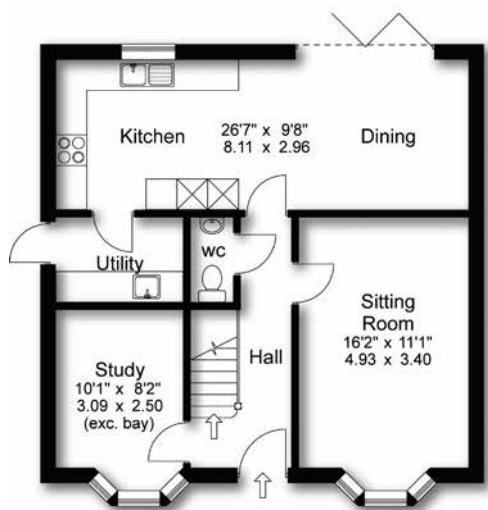
First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	3.39 x 3.05	11'1" x 10'0"
Bedroom 2	3.33 x 2.65	10'11" x 8'8"
Bedroom 3	2.65 x 2.20	8'8" x 7'3"

Kingham.

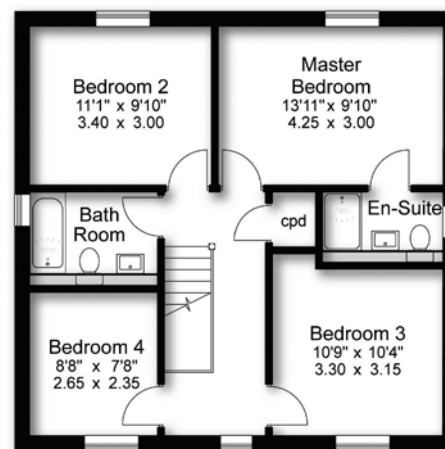
Plots 3, 4, 7 and 9
Four Bedroom Detached

- Double fronted family home
- Open plan kitchen diner
- Bi-fold doors to private garden
- Sitting room and separate study
- Utility room
- Optional wood burning stove
- Master bedroom with en suite
- Family bathroom
- Parking for two cars



Ground floor

Room	Metric (m)	Imperial (ft/in)
Sitting room	4.93 x 3.40	16'2" x 11'1"
Kitchen/Dining	8.11 x 2.96	26'7" x 9'8"
Study	3.09 x 2.50	10'1" x 8'2"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	4.25 x 3.00	13'11" x 9'10"
Bedroom 2	3.40 x 3.00	11'2" x 9'10"
Bedroom 3	3.30 x 3.15	10'9" x 10'4"
Bedroom 4	2.65 x 2.35	8'8" x 7'9"



Our values.



Design -
we place beauty and design firmly at the heart of what we do.



Customer Care –
we are committed to personal and effective customer care.



Quality –
we deliver high standards of construction quality in outstanding locations.



Social Value –
all our income is used to support essential front line council services.

Peace of mind.

We are committed to the Consumer Code for Housebuilders and we pride ourselves on providing a personal service at every step of the process. From our Sales Advisors who will help you tailor your home and guide you through the sales process, to our dedicated after-care team to support you in the months after moving into your new home, we will make sure you are entirely satisfied with your new Brierley Home. We will even help you with the stress of moving house by offering our Handy Person to build furniture and carry boxes.

We are proud to be working in partnership with The HACs Group, who share our ethos of a customer driven approach. Founded in 1985 in North Yorkshire, The HACs Group are a leading independent building and construction services contractor with an excellent reputation for quality.

Our attention to detail is reflected in the design and layout of the homes, through to the quality of construction. All our homes come with the additional peace of mind of a two year fixtures and fittings warranty plus a ten year structural warranty from NHBC Buildmark.

As a wholly owned subsidiary of North Yorkshire County Council we act with honesty and integrity and put our customers at the heart of what we do. Customers have absolute comfort we are a financially sound business and we do things properly.



Registered

Working in partnership with
THE **HACs** GROUP



Sales.

Contact our Sales Advisors:

Linley and Simpson
12 Albert Street
Harrogate
HG1 1JG

Tel: 01423 540054

Email: sales.harrogate@linleyandsimpson.co.uk

Web: www.linleyandsimpson.co.uk



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