

HUDSON PARK

Driffield

An Edge of Town Development of Beautiful 3 and 4 Bedroom Homes



Peter Ward Homes has been building award winning homes since 1978.

And is one of East Yorkshire and Northern Lincolnshire's leading independent housebuilders.

A well established, local housebuilder based in Beverley, East Yorkshire.

With a great local reputation - you know that you are buying quality.

Building well planned, spacious properties - designs that deliver exactly what you are looking for.



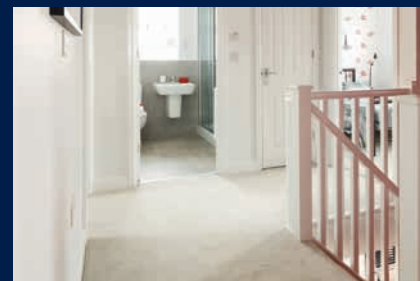
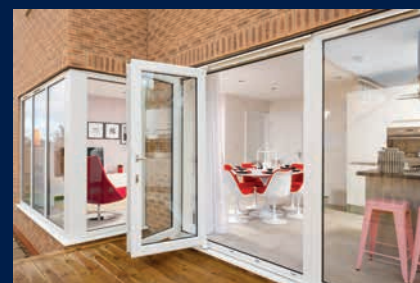
Designed for a better lifestyle.

Our homes not only look great but they also meet the demands of your modern lifestyle.

Layouts that give you the living space and room you need.

A specification that provides all the essentials and a little bit more.

Homes that offer character and practicality combined.





We don't just build homes,
we create them.

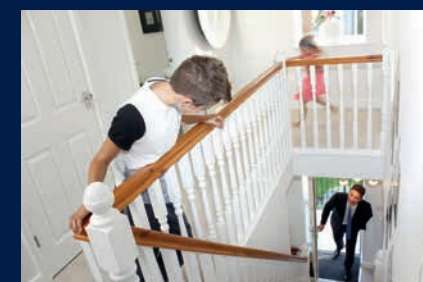
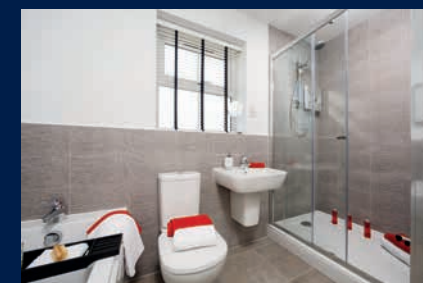
Stylish interiors with a high quality finish and
specification, delivering what you are looking for.

An environmentally friendly home with low running
costs and energy saving features.

Safe and secure homes with high security windows,
doors and alarm system.

Choices that allow you to place your own personality
on your new home including kitchen furniture
and bathroom finishes.

For a more detailed specification refer to the Specification Pages.



Giving you the right location.

Driffield is a hidden gem. Known as the 'Gateway to the Wolds' it serves the local community and the surrounding towns and villages. Many people live and work in the town whilst some commute to York, Hull, Beverley and the Coast, all under an hour's drive time.

Everything you need and want is on your doorstep. Driffield has three Primary Schools and a Secondary School. The town also has a number of Nursery and Childcare facilities. There is a hospital, doctors practices and dental surgeries. It has police, fire and ambulance stations.

As a busy and bustling market town, Driffield has major High Street retailers like Boots and M&Co plus Tesco, Lidl and Iceland amongst others. The range of independent shops is also extensive. The banks and building societies are all well represented.





Driffield has a fantastic community feel about it. There is plenty to occupy people of all ages in and around the town.

There is a wide and varied choice of pubs and cafes plus a great number of restaurants and take aways, offering all types of cuisine.

It has a leisure centre with a 25m pool, sports hall and large gym. The local sports clubs have a very strong community presence, many teams, including youth sides, playing at a very high level for the size of the town.

The edge of town showground hosts a number of major events including the annual Driffield Show which is the largest one day Agricultural Show in Yorkshire.



Perfectly positioned for work and play.

Driffield is the gateway to the rolling East Riding countryside and is 12 miles North of the beautiful market town of Beverley. Its also just 24 miles from the city of Hull with York an hour away and Leeds half an hour further. It has easy access to the M62 and the Humber Bridge.

The Yorkshire Heritage Coast and the Moors are just a short distance from Driffield. The East Riding towns of Market Weighton and Pocklington are close, as is Malton in North Yorkshire. The coastal towns of Scarborough, Filey and Bridlington are a short drive away.

For those travelling by train there are regular services from Driffield to Beverley, Hull, Bridlington and Scarborough and there is a reliable and frequent bus service to the local towns and villages.

Two airports, Humberside and Robin Hood are just over an hours drive and offer low cost and charter flights.





General Specification



Windows

High specification double glazed UPVC frames with stainless steel friction hinges (and locking catches on the ground floor). Window frames carry a 10 year manufacturers guarantee, the glass carries a 5 year manufacturers cover against defects and the window fitment a 2 year guarantee.



Brick Built

In character facing brick with an insulated cavity and a thermal block inner leaf.



Front and Back Doors

Front: GRP composite door with chrome fitments. Draught proofed with multi-point locking.

Back: UPVC half glazed panel door, unless French Doors or Patio Doors.



Internal Doors

Four panelled in white with chrome fitments.



Skirtings

Moulded 5" nominal (125mm) skirtings and 3" nominal (75mm) door architraves are fully matching.



Flooring

Insulated solid ground floors with water resistant boarded flooring on first floor.



Wall Tiling

Bathrooms part tiled on sanitaryware walls and up to the ceiling over baths and in showers. Cloakroom has splash back over hand basin only. NOTE: Purchasers may choose tiling above the kitchen worktops in lieu of upstands, as a no cost option.



TV and Digital

All houses will have:

- Digital TV aerial
- Cabling for Hi Definition TV (e.g. Freesat)
- HD/TV points in lounge, bedroom 1 and bedroom 2
- Sky Digital Satellite Dish
- A combination socket and USB point in lounge, kitchen, bedroom 1 and bedroom 2.



Kitchen

Appliances included in the price – gas hob, single oven, (but double oven in all detached types), extractor and dishwasher. Plumbing for a washing machine will be provided in all houses in either the kitchen or utility room as relevant. Kitchens have upstands to match worktops.



Bathroom

The family bathroom has white basin, wc and bath. The bath has a shower mixer and splash screen. En-suites include a white basin, wc and shower cubicle with door or doors. Fitted with thermostatic shower. Shaver point.



Central Heating

Gas fired central heating to radiators for your energy conscious home.



Utility Room

Includes work top, and plumbing for an automatic washing machine.



Internal Decoration

Decorated throughout and white gloss to internal woodwork.



Security Systems

An alarm system is fitted in all house types.



Telephone

Cables are run underground to each house. Telephone sockets in lounge and bedroom 1.



Gardens

Front gardens/ forecourts will be either turfed or partly paved depending on plots and may have shrubs if specified in our landscape scheme.

Rear gardens will have a patio area in paving slabs. Gardens may have trees if specified in our landscape plan. Outside tap.



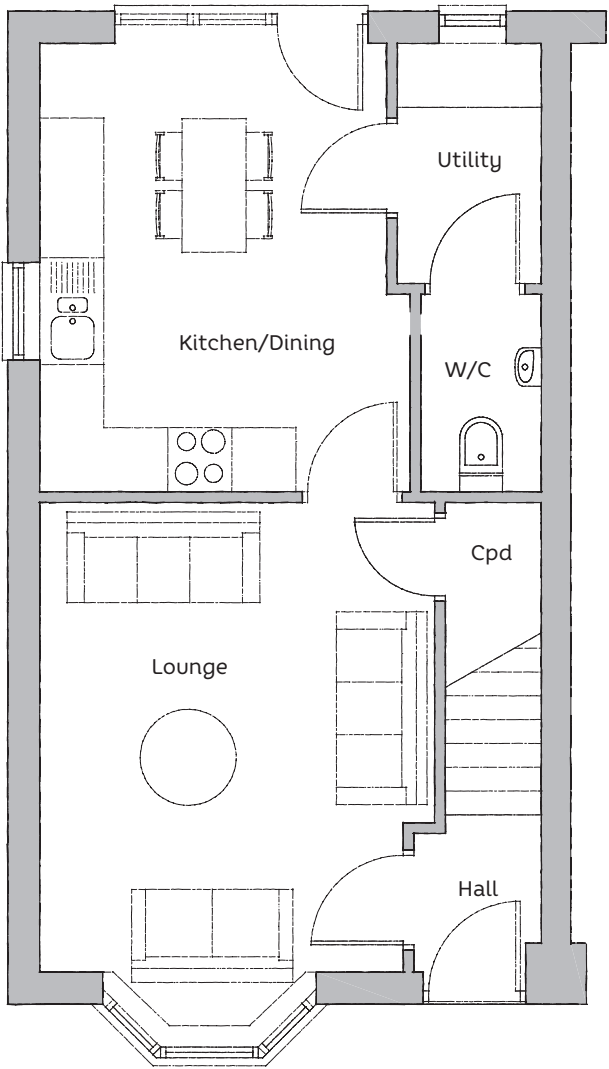
Services

All main services are connected including water, electricity, gas and drainage.

NOTE: Whilst specifications are correct at time of going to press, Peter Ward Homes Limited reserves the right to alter designs, specification, equipment and fittings where necessary. These specifications are only a general guide.

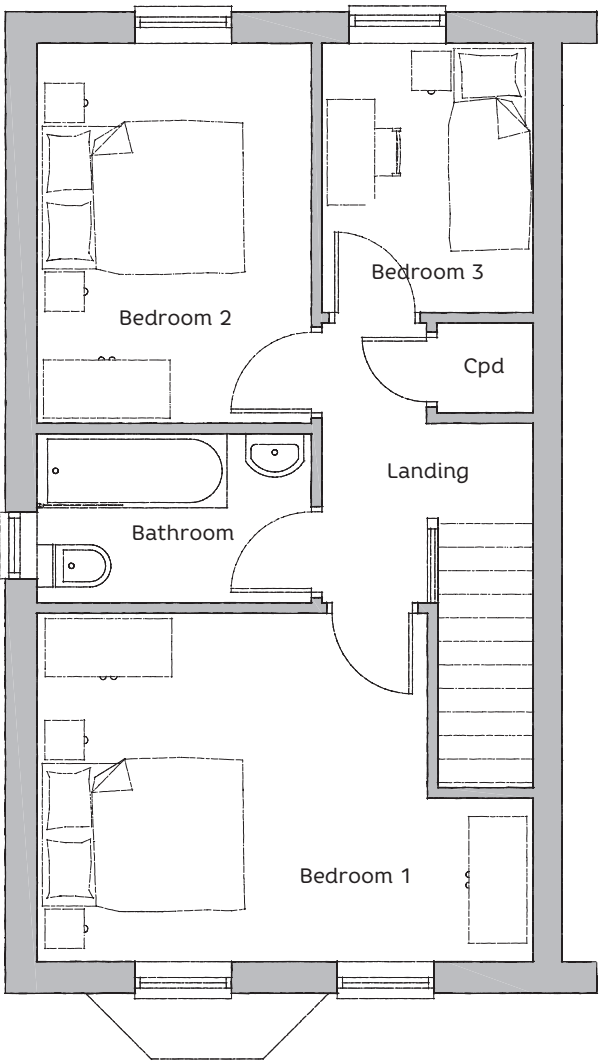
The Banbury

A three bedroomed semi-detached house with side drive.



Ground Floor Plan

- Kitchen/Dining** 4150mm x 3420mm (13'7" x 11'2")
- Lounge** 4350mm x 3650mm (14'3" x 11'11")
- Utility** 2200mm x 1300mm (7'2" x 4'3")
- Cloakroom/WC** 1800mm x 1080mm (5'10" x 3'6")

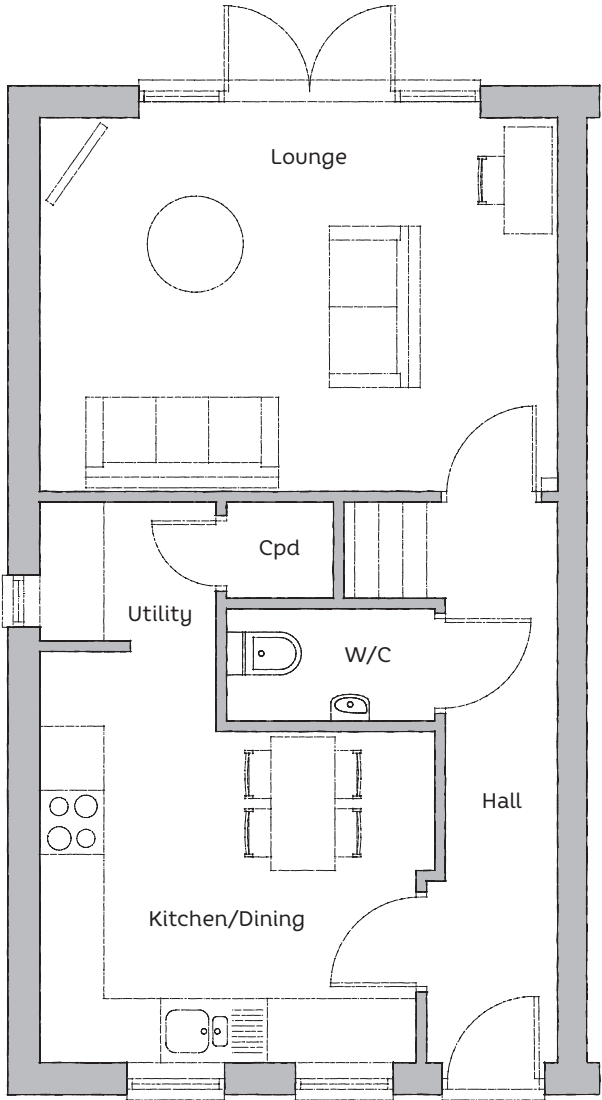


First Floor Plan

- Bedroom 1** 4650mm x 3250mm (15'3" x 10'7")
- Bedroom 2** 3550mm x 2550mm (11'7" x 8'4")
- Bedroom 3** 2500mm x 1950mm (8'2" x 6'4")
- Bathroom** 2550mm x 1550mm (8'4" x 5'1")

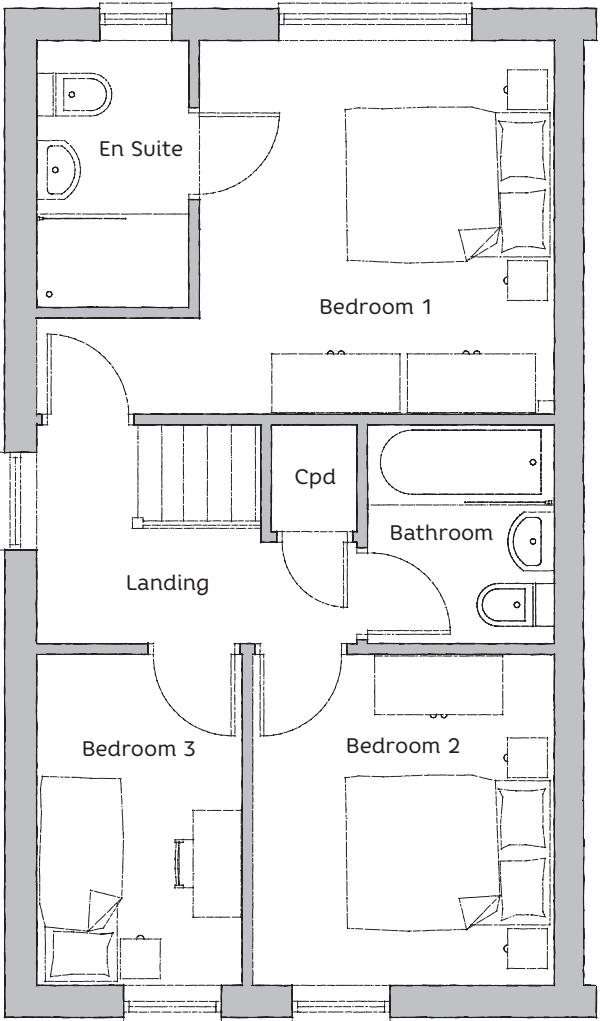
The Filey

A three bedroomed semi-detached house with side drive.



Ground Floor Plan

- Kitchen/Dining** 3800mm x 3650mm (12'5" x 11'11")
- Lounge** 4775mm x 3450mm (15'8" x 11'3")
- Utility** 1600mm x 1250mm (5'3" x 4'1")
- Cloakroom/WC** 1900mm x 1000mm (6'2" x 3'3")

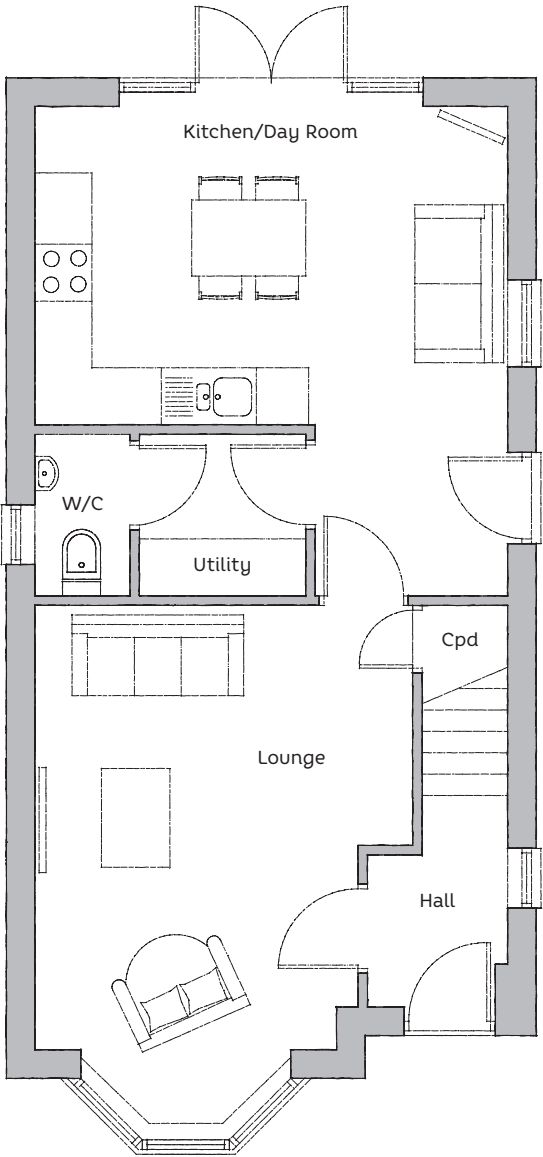


First Floor Plan

- Bedroom 1** 4775mm x 3450mm (15'8" x 11'3")
- En Suite** 2450mm x 1375mm (8'0" x 4'6")
- Bedroom 2** 3050mm x 2775mm (10'0" x 9'1")
- Bedroom 3** 3050mm x 1875mm (10'0" x 6'1")
- Bathroom** 2000mm x 1700mm (6'6" x 5'6")

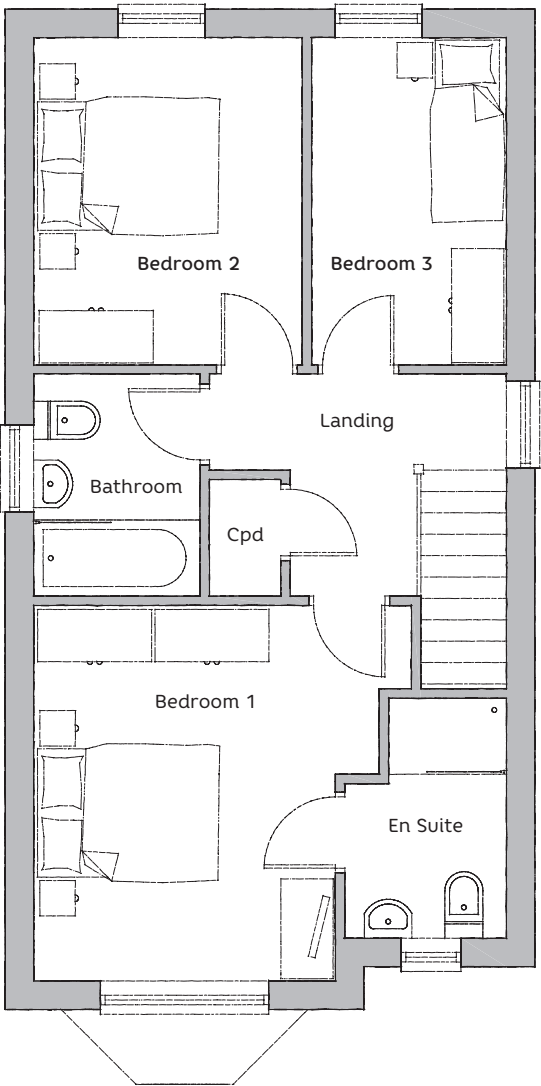
The Wansford

A three bedroomed detached house with side drive.



Ground Floor Plan

- Kitchen/Day Room** 5100mm x 4925mm (16'8" x 16'1")
- Lounge** 4625mm x 3925mm (15'2" x 12'10")
- Utility** 1700mm x 1650mm (5'6" x 5'4")
- Cloakroom/WC** 1650mm x 950mm (5'4" x 3'1")

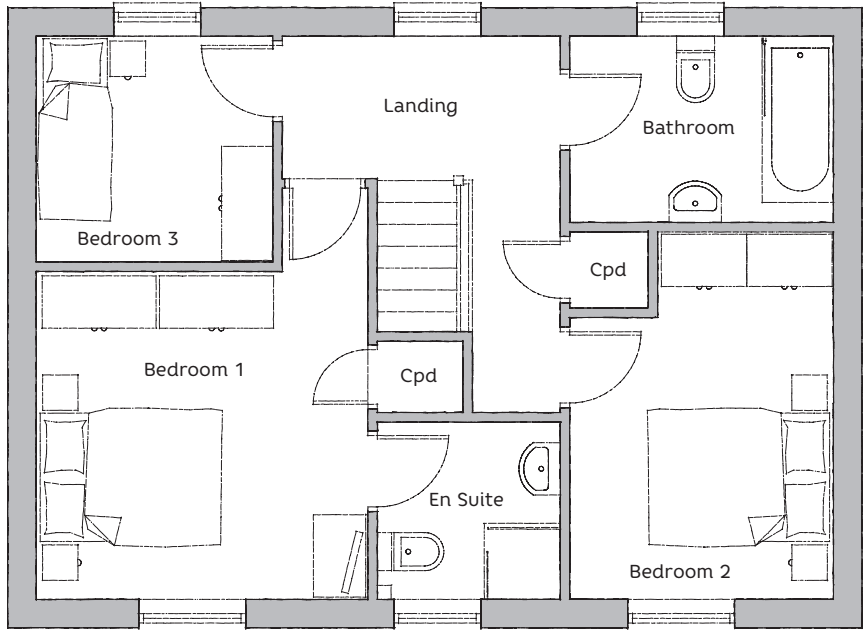
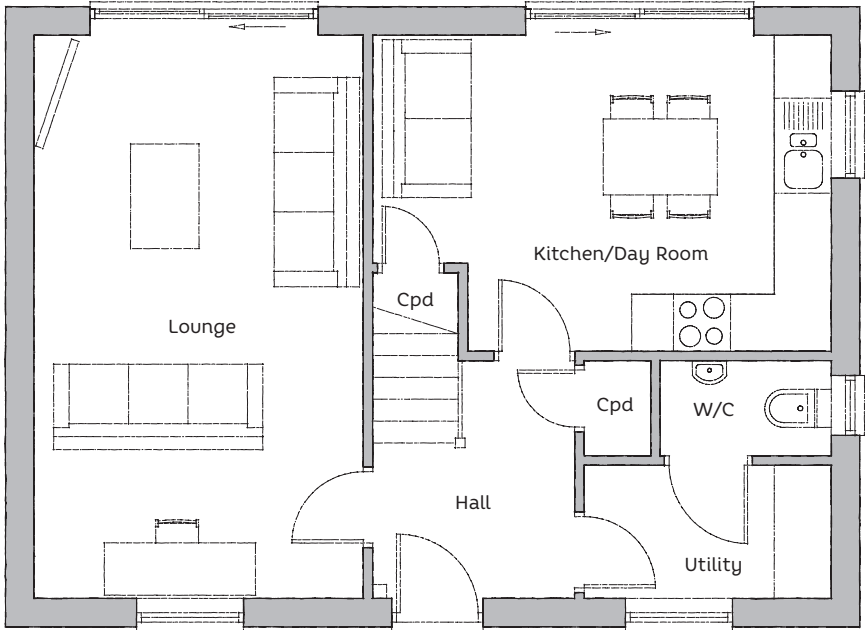


First Floor Plan

- Bedroom 1** 3900mm x 3580mm (12'9" x 11'8")
- En Suite** 2475mm x 1650mm (8'1" x 5'4")
- Bedroom 2** 3370mm x 2775mm (11'0" x 9'1")
- Bedroom 3** 3370mm x 2000mm (11'0" x 6'6")
- Bathroom** 2275mm x 1700mm (7'5" x 5'6")

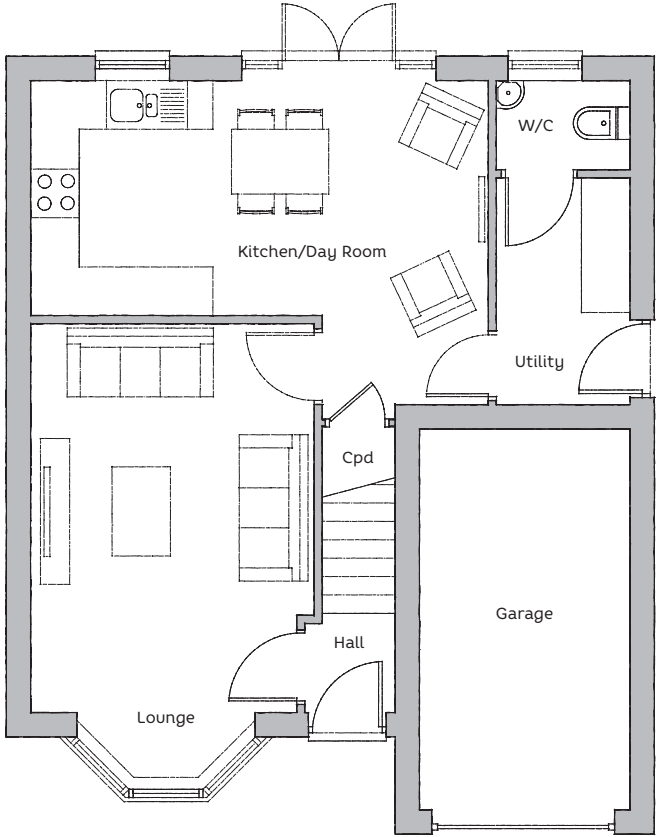
The Woburn

A three bedroomed detached house with side drive.



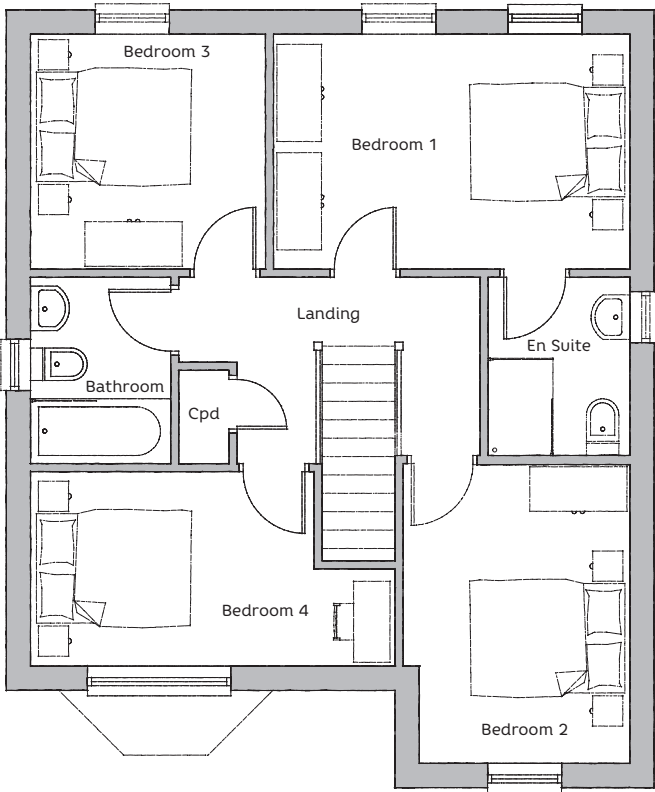
The Hertford

A four bedroomed detached house with single integral garage.



Ground Floor Plan

- Kitchen/Day Room** 5600mm x 3950mm (18'4" x 12'11")
- Lounge** 4750mm x 3450mm (15'7" x 11'3")
- Utility** 2750mm x 1600mm (9'0" x 5'2")
- Cloakroom/WC** 1600mm x 1050mm (5'2" x 3'5")

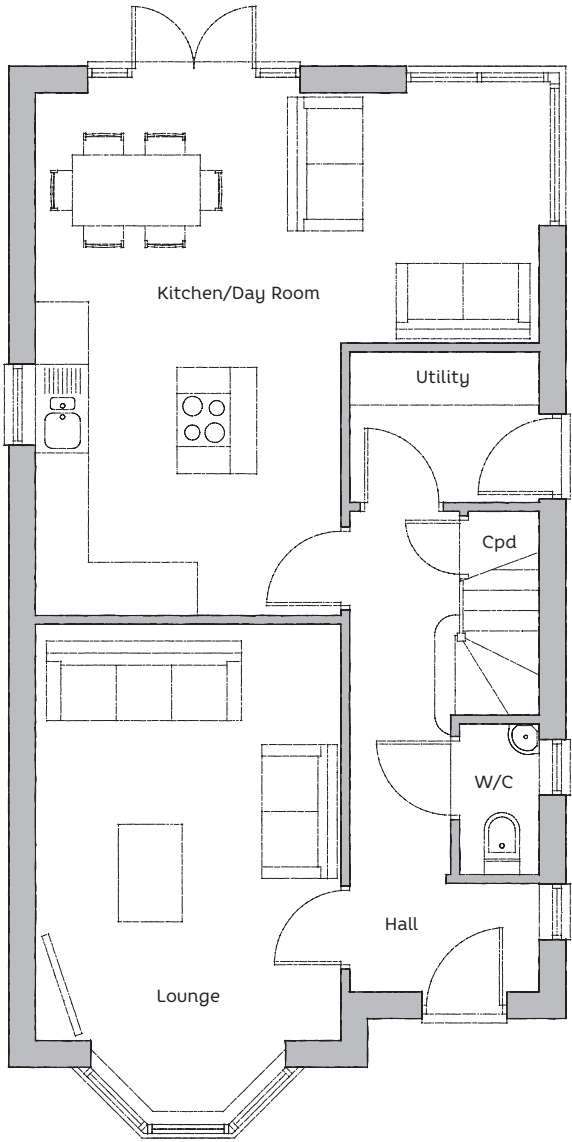


First Floor Plan

- Bedroom 1** 4350mm x 2850mm (14'3" x 9'4")
- En Suite** 2150mm x 1700mm (7'0" x 5'6")
- Bedroom 2** 3650mm x 2750mm (11'11" x 9'0")
- Bedroom 3** 2850mm x 2850mm (9'4" x 9'4")
- Bedroom 4** 4450mm x 2350mm (14'7" x 7'8")
- Bathroom** 2250mm x 1700mm (7'4" x 5'6")

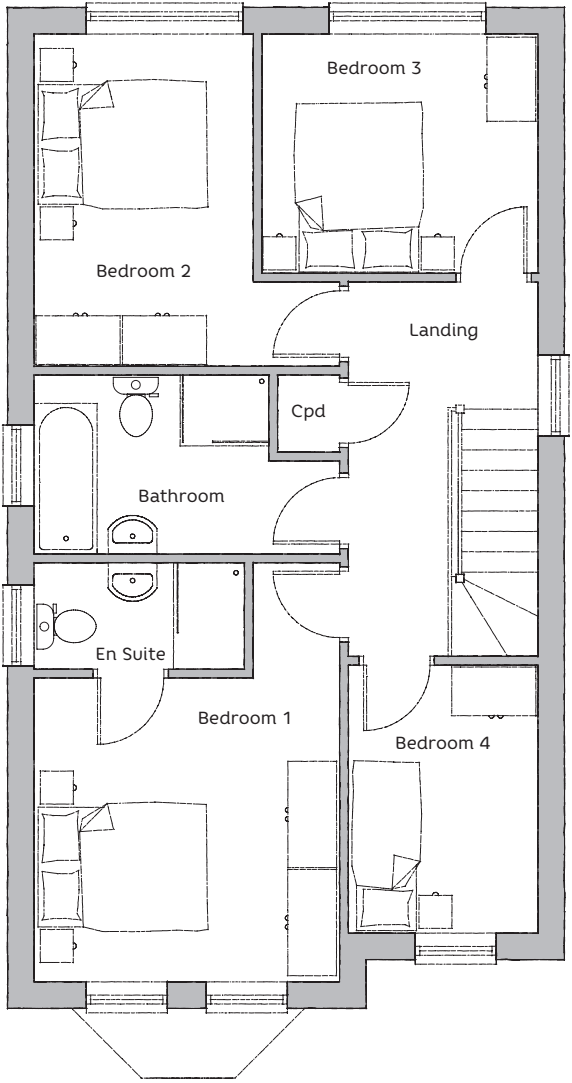
The Rockingham

A four bedroomed detached house with single detached garage.



Ground Floor Plan

- Kitchen/Day Room** 5850mm x 5640mm (19'2" x 18'6")
- Lounge** 4650mm x 3400mm (15'3" x 11'1")
- Utility** 2090mm x 1650mm (6'10" x 5'4")
- Cloakroom/WC** 1650mm x 850mm (5'4" x 2'9")

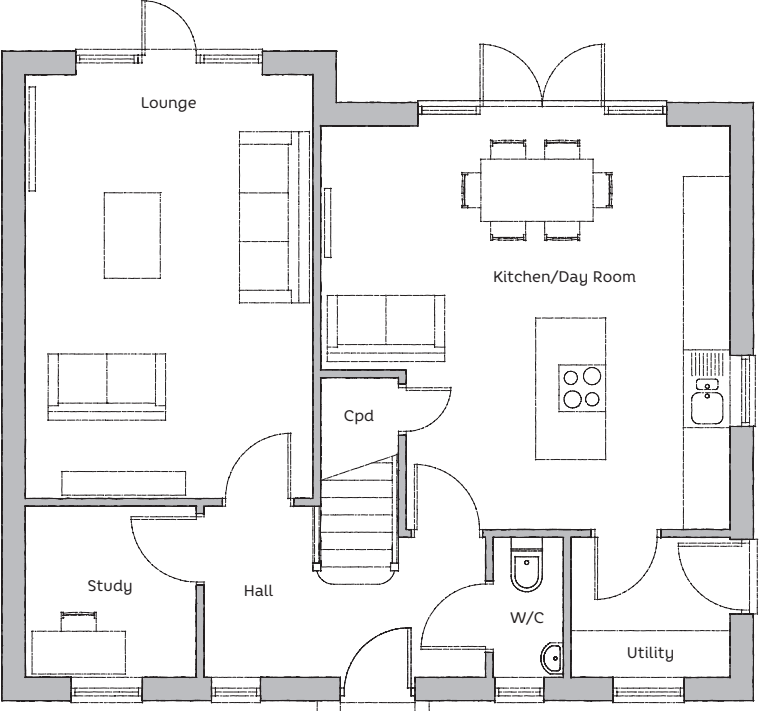


First Floor Plan

- Bedroom 1** 3400mm x 3380mm (11'1" x 11'1")
- En Suite** 2325mm x 1150mm (7'7" x 3'9")
- Bedroom 2** 3700mm x 2425mm (12'1" x 7'11")
- Bedroom 3** 3060mm x 2650mm (10'0" x 8'8")
- Bedroom 4** 2975mm x 2090mm (9'9" x 6'10")
- Bathroom** 2600mm x 1970mm (8'6" x 6'5")

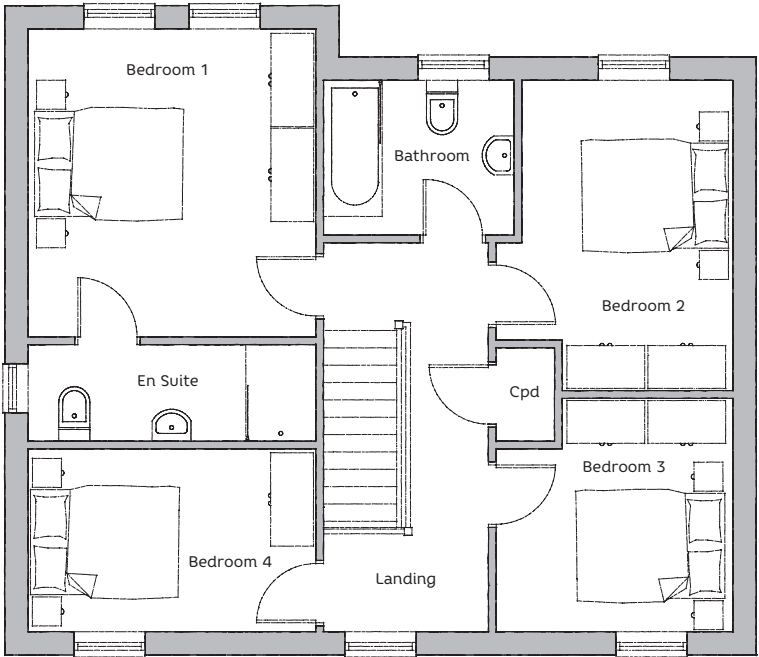
The Welham

A four bedroomed detached house with double detached garage.



Ground Floor Plan



- Kitchen/Day Room**
5210mm x 5140mm (17'1" x 16'10")
- Lounge**
5400mm x 3650mm (17'8" x 11'11")
- Utility**
2000mm x 1750mm (6'6" x 5'8")
- Study**
2150mm x 2150mm (7'0" x 7'0")
- Cloakroom/WC**
1750mm x 850mm (5'8" x 2'9")



First Floor Plan

- Bedroom 1**
3910mm x 3650mm (12'9" x 11'11")
- En Suite**
3650mm x 1200mm (11'11" x 3'11")
- Bedroom 2**
3940mm x 2660mm (12'11" x 8'8")
- Bedroom 3**
3000mm x 2950mm (9'10" x 9'8")
- Bedroom 4**
3650mm x 2300mm (11'11" x 7'6")
- Bathroom**
2400mm x 1940mm (7'10" x 6'4")

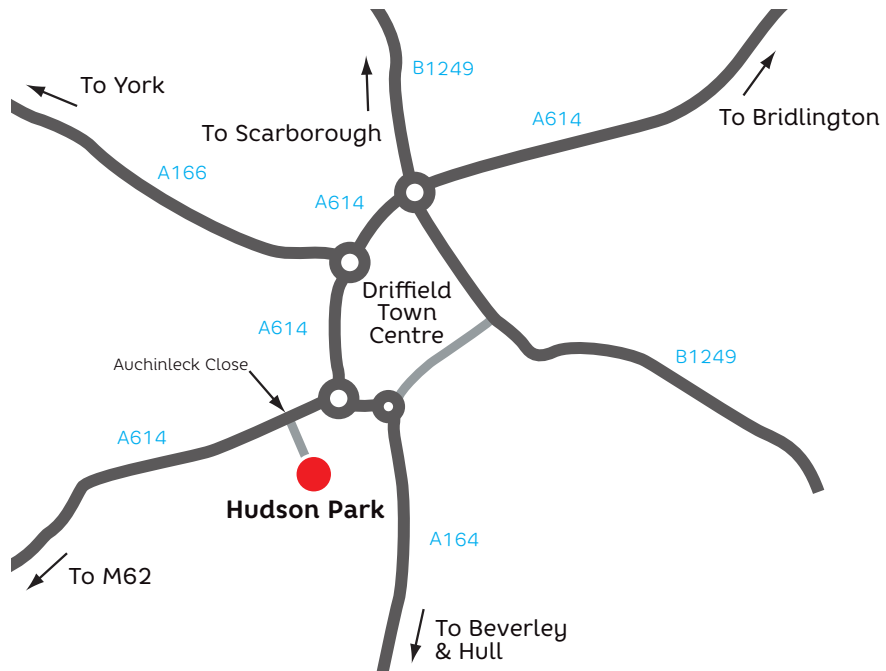
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A three bedroomed semi-detached house with side drive.
-  **The Filey**
A three bedroomed semi-detached house with side drive.
-  **The Wansford**
A three bedroomed detached house with side drive.
-  **The Woburn**
A three bedroomed detached house with side drive.

-  **The Hertford**
A four bedroomed detached house with single integral garage.
-  **The Rockingham**
A four bedroomed detached house with single detached garage.
-  **The Welham**
A four bedroomed detached house with double detached garage.

Location Map

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NOTE: Whilst this brochure is correct at the time of going to press, Peter Ward Homes Limited reserves the right to alter house types, location and layout on this site. This brochure is only a general guide. This brochure does not form part of any contract. On room layouts dimensions should not be relied on for carpet sizes, appliance spaces or items of decoration, fitments or furniture. Any images used are of a similar property but features including windows and elevations may vary from time to time.



For a Better Lifestyle...
...Since 1978.

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