

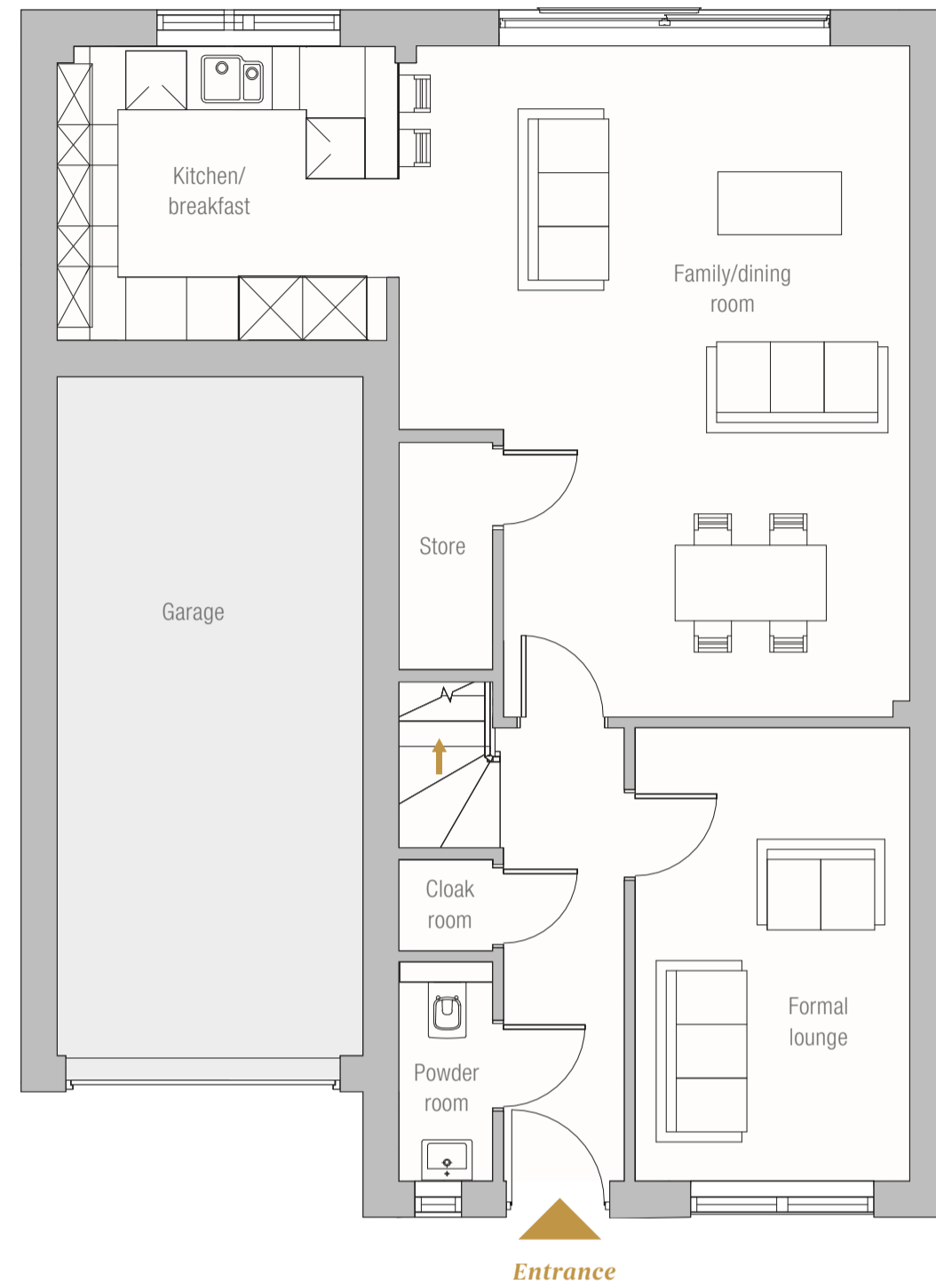


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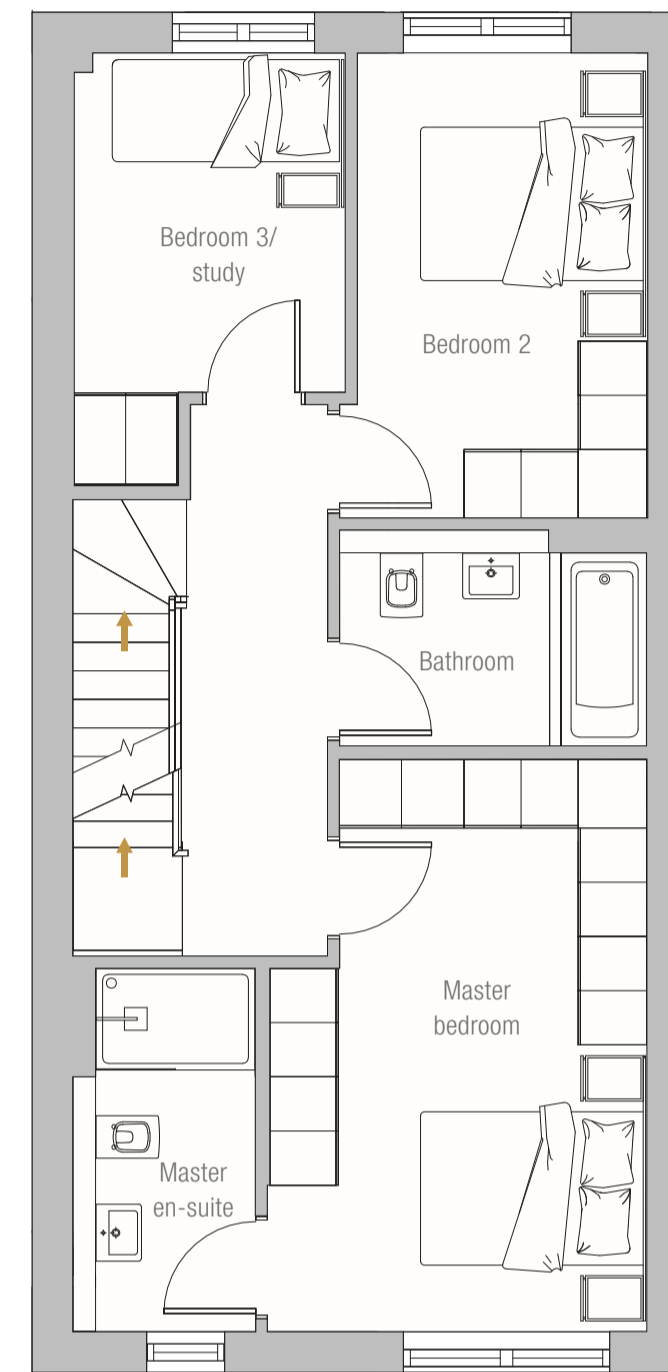
The Henry Tuke



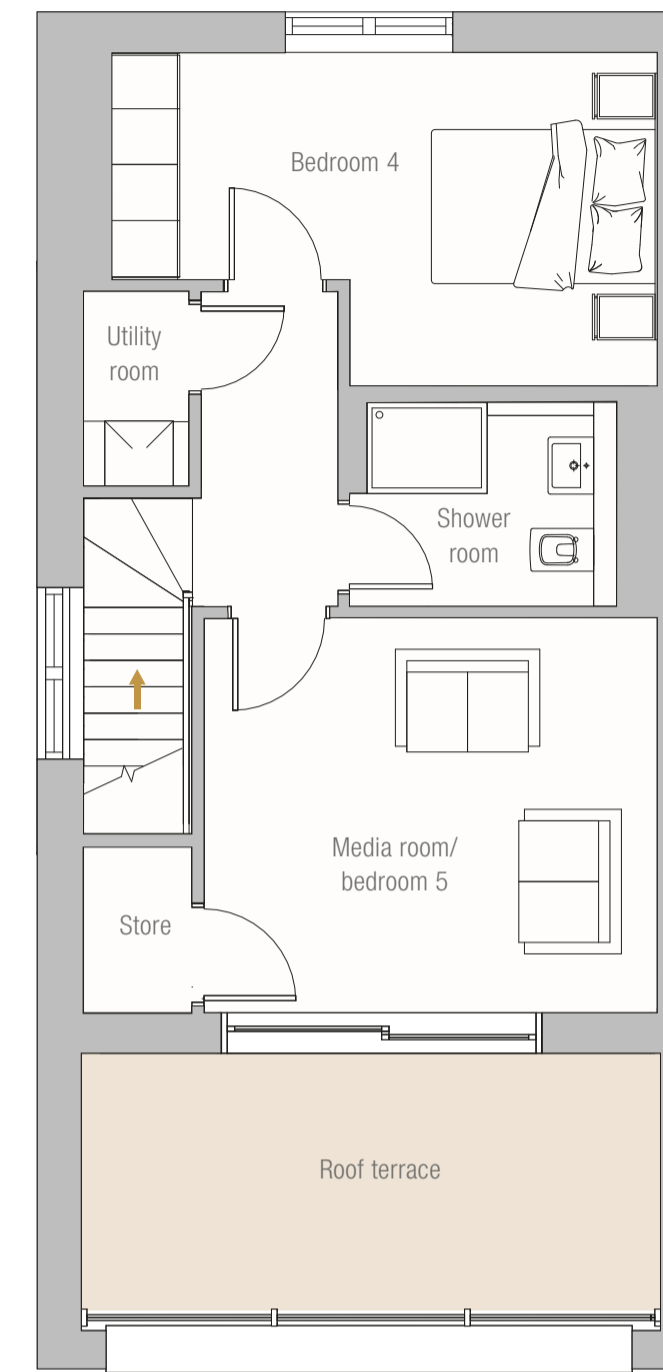
Ground Floor



First Floor



Second Floor



The Henry Tuke

4/5 bedroom semi-detached home featuring garden, roof terrace, garage and driveway parking with EV charging

Ground floor

| | | |
|-------------------|-------------|--------------------|
| Family/dining | 6570 x 4990 | (21' 7" x 16' 4") |
| Kitchen/breakfast | 3225 x 2805 | (10' 7" x 9' 2") |
| Formal lounge | 4420 x 2660 | (14' 6" x 8' 9") |
| Powder room | 2110 x 875 | (6' 11" x 2' 10") |
| Garage | 6670 x 2995 | (21' 11" x 9' 10") |

First floor

| | | |
|-----------------|-------------|-------------------|
| Master bedroom | 4960 x 3280 | (16' 3" x 10' 9") |
| Master en-suite | 3125 x 1555 | (10' 3" x 5' 1") |
| Bedroom 2 | 4015 x 2495 | (13' 2" x 8' 2") |
| Bedroom 3/study | 3740 x 2335 | (12' 3" x 7' 8") |
| Bathroom | 2650 x 1860 | (8' 8" x 6' 1") |

Second floor

| | | |
|--------------|-------------|--------------------|
| Media room | 3930 x 3410 | (12' 11" x 11' 2") |
| Bedroom 4 | 4700 x 2885 | (15' 5" x 9' 6") |
| Shower room | 2305 x 1750 | (7' 7" x 5' 9") |
| Utility room | 1630 x 875 | (5' 4" x 2' 10") |

Location Plan

The Henry Tuke



Key Features

- Semi-detached house
- A rated EPC
- 5 bedrooms
- Garage, driveway parking and EV car charging
- 1 Powder room
- 1 En-suite
- 1 Bathroom
- 1 Shower room
- Triple glazing
- Private garden and roof terrace
- Solar panels

House Description

The Henry Tuke is a large semi-detached architect designed four/five bedroom home offering well planned, modern family living arranged over three floors with a garage and private garden.

The ground floor offers a large open plan kitchen/family/dining room providing access to the generously sized private garden via sliding doors. The recessed high specification German engineered Nobilia kitchen includes a feature breakfast bar.

The spacious entrance hall also offers access to an additional formal lounge and convenient powder room.

On the first floor are two double bedrooms and a third bedroom/home study. The Master bedroom includes a luxury en-suite shower room whilst the others are complemented by the family bathroom. The second floor hosts another double

bedroom, a flexible media/fifth bedroom, shower room and access out onto the sheltered roof terrace.

This thoughtfully designed home also includes ample storage throughout, attached garage and driveway parking for two vehicles with EV charging.

**Please note: This plan represents plots 04 and 06. Plot 05 and 07 are handed.*

T H E
R E T R E A T
Y O R K

Sales team reference: House Type 6

Please note: All dimensions are maximum and in millimetres unless otherwise stated. Dimensions should not be assumed or used for furniture, flooring, or ordering any other personal fittings. All room and site layouts are indicative only and are subject to change at any stage. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/ build process. Client choices and upgrades are subject to the build programme. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification or property layout cannot be considered at any stage.