

urbanⁱ



more York for less

Birch Park, off Huntington Road, York, YO31 9XX | A superb development of contemporary one, two and three bedroom homes





birchpark

Located just one mile from the centre of historic York, with prices for the high specification homes starting from just £110,000, Birch Park gives you...

more York for less.



Founded by the Romans on the banks of the river Ouse almost 2000 years ago, York is a city steeped in history. Much of its ancient heritage still remains including the medieval walls, which at almost 3 miles are the longest and best preserved in the country, and the magnificent York Minster; the largest Gothic cathedral in Northern Europe.



moreminster

York Minster is an architectural masterpiece steeped in history. Built over a period of 250 years from the 1220s to the 1470s, the Minster is one of the world's great religious sites and the largest gothic cathedral in Northern Europe. Learn more about York Minster at:

www.yorkminster.org





more attractions

For more information on all the historical attractions, leisure facilities and entertainment that York has to offer visit the official York website:

www.visityork.org



York is a year round city providing world class entertainment and attractions for both locals and the four million tourists that visit every year.

York is home to some of the UK's most popular historical attractions like York Minster, the Jorvik Viking Centre and the medieval walls. However, the city also boasts a very modern and vibrant leisure and entertainment scene with a range of excellent restaurants, bars, theatres and a relaxed café culture, both day and night. If shopping is your thing it doesn't get more distinctive than the Shambles, with its elegant boutiques, specialist craft and antique shops and all the mainstream stores. And if you're looking for something a bit more cultural why not take a leisurely tour around some of the city's excellent galleries and museums.





moreoutdoors

Whether you prefer walking, cycling, driving or just sitting admiring the view, York's location at the heart of Yorkshire means it is surrounded by some of the most stunning outdoor spaces in the UK, including the famous Yorkshire Dales National Park, the North Yorkshire Moors and the East Yorkshire Coast.



West Burton Falls, Yorkshire Dales



Ribblehead Viaduct, Yorkshire Moors



Robin Hood's Bay, East Yorkshire Coast





birchpark

moreplans

Individual floor plans are available for each of the blocks. For more details see the rear of this brochure or view the plans online at:

www.birchpark.co.uk/plans





birchpark

Birch Park is a contemporary development of stylish one, two and three bedroom homes built around tranquil courtyards with large communal gardens. The development is located just one mile from the centre of historic York and close to the parish of Huntington, a small rural community recently designated a conservation area for its old village church and nearby Huntington Hall.



morestylish

Your Birch Park home features the highest levels of quality and specification you've come to expect from an Urban-i development. The modern open plan living area is spacious and flexible to match your lifestyle, whether you're cooking for friends in the ultra-stylish fully fitted kitchen or simply relaxing with the papers on a Sunday morning. A drop of luxury is added in the bathroom, with contemporary Kohler bath and shower suites and full height ceramic tiling throughout.





Exterior and interior images are computer generated and for illustration purposes only. All specifications are subject to change.



Exterior and interior images are computer generated and for illustration purposes only. All specifications are subject to change.

apartment specification

kitchen units

Quality German fully fitted Kitchen units.

White goods to comprise Siemens oven, hob and extractor (in brushed steel finish), 450mm wide dishwasher and Hotpoint fridge with icebox.

bathroom fittings

Kohler bathroom suites to include Semi-pedestal basin, concealed cistern w/c and shower with glass shower screen above bath.

wall finishes

All walls to be plaster and emulsion finish, suspended ceilings with plasterboard, plaster skim coat and painted.

Full height ceramic tiling to walls in bathrooms where sanitary fittings are attached.

floor finishes

Ceramic tiles to bathrooms.

Carpet to bedrooms.

Laminate boarding to hall, lounge and kitchen.

Carpet to corridors and stairs in communal areas.

Entrance matting to entrances.

internal doors

Light Oak veneered doors, with satin steel finish furniture.

other details

Electric Panel heating system throughout apartments.

Wardrobes to bedrooms 1 and 2, 1200mm wide.

Square section skirtings and architraves to all rooms.

Windows to be UPVC double-glazed.

electrical installations

Lighting installation including satin steel finish downlighters in kitchen, hall and bathrooms.

Pendant lighting in lounge and bedrooms.

Satin steel sockets throughout.

general details

Door entry system.

Telephone points to lounge and bedroom one.

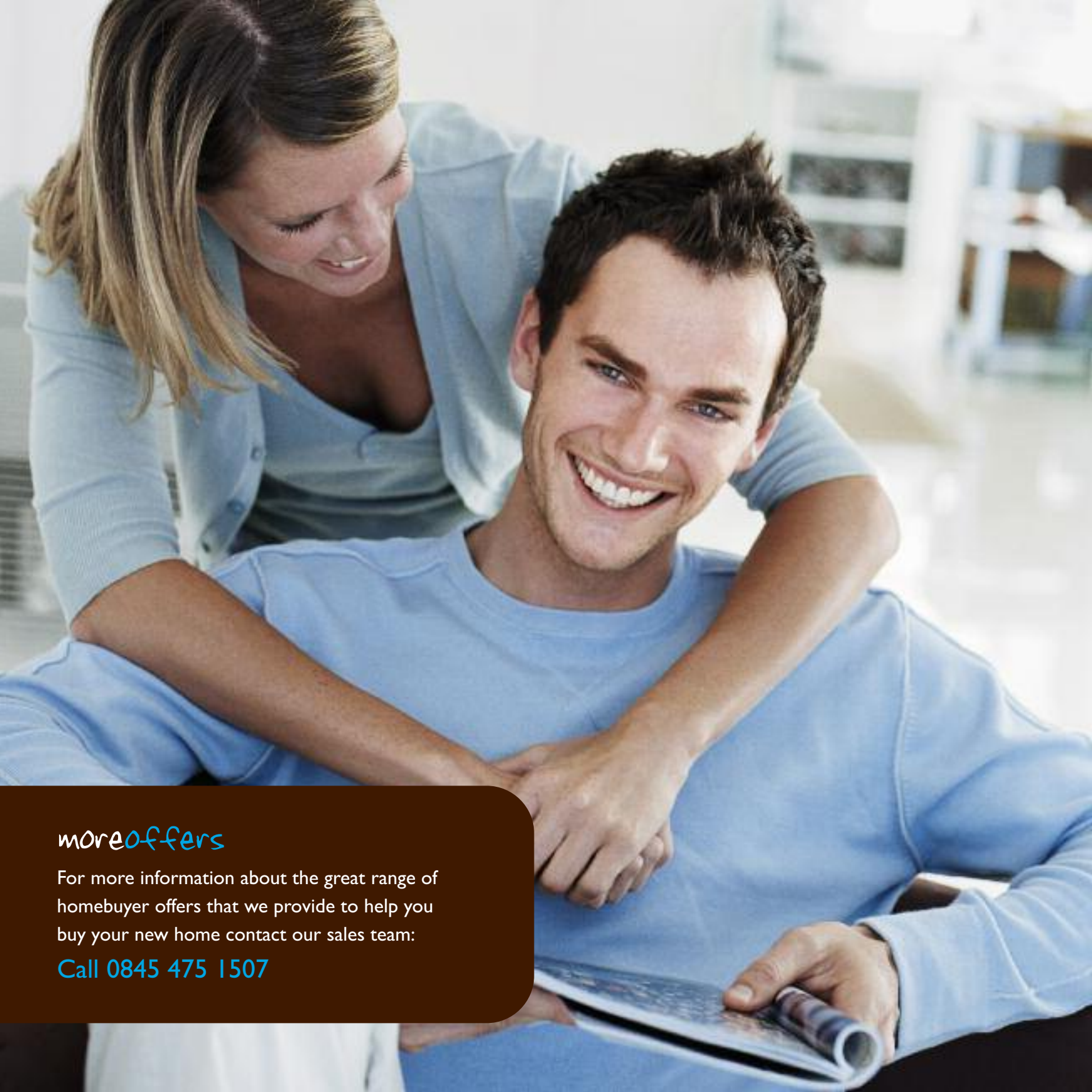
TV and Radio installation, one outlet to lounge and bedroom one.

Communal satellite dish to be installed.

Each apartment comes with a
10 year NHBC Buildmark Guarantee.



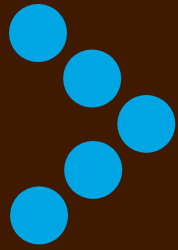
Registered developer 93794



moreoffers

For more information about the great range of homebuyer offers that we provide to help you buy your new home contact our sales team:

Call **0845 475 1507**



moreaffordable

Your new home has never been more affordable or easier to buy. We provide a great range of Homebuyer offers* for first-time-buyers and existing homeowners. With prices starting at just £110,000 for a stylish one bedroom home, just a mile from the city centre, Birch Park gives you...

more York for less.

*Offers subject to status and availability. Terms & Conditions apply.



Urban-i is a developer of stylish high specification apartment schemes tailored to meet the demands of both homeowners and a discerning investment market.

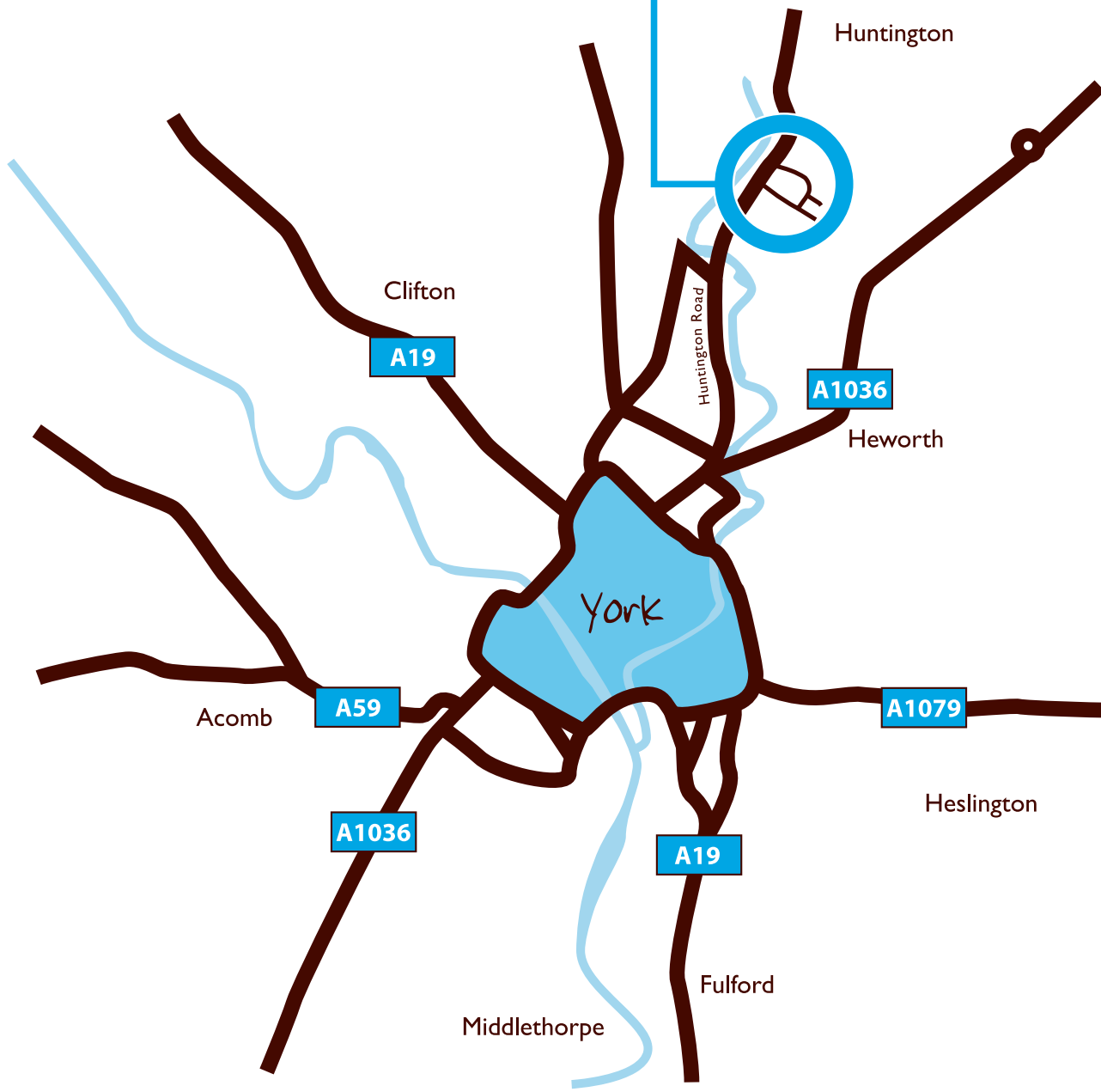
Urban-i is the development arm of Lazarus Properties, one of South Yorkshire's largest commercial property companies. With an initial focus of residential development, the company has recently moved on to larger mixed-use and commercial schemes. Urban-i currently has a number of prestigious residential and mixed-use developments underway across South Yorkshire including iquarter; an iconic 17-storey glass tower in the heart of Sheffield and Middlewood Lodge, a superb transformation of a former hospital building and grounds into 38 stylish and unique homes.

For more details about current and forthcoming Urban-i developments within the Yorkshire region contact our sales team:

01302 308 050

Email: sales@urbani.co.uk





Birch Park, off Huntingdon Road, York, YO31 9XX

IMPORTANT NOTICE

1. Particulars:

These particulars are not an offer or contract nor part of one. You should not rely on statements by Urbani (York) Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. No agent has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors.

2. Images photographs and other information:

Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property (“information”) are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development.

3. Regulations:

Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

For more details about Birch Park
or to arrange your site visit contact our sales team:

0845 475 1507

sales@birchpark.co.uk

birchpark.co.uk



For more details about Birch Park
or to arrange your site visit contact our sales team:

0845 475 1507
sales@birchpark.co.uk

birchpark.co.uk

Birch Park, off Huntington Road, York, YO31 9XX