





#### PART EXCHANGE CONSIDERED

Plot 422 - The last remaining Harrogate - Incentive package worth £45,360  
Stamp duty paid at £14,950  
Flooring worth £18,000  
Fully fitted kitchen with upgraded doors, integrated appliances and granite worktop. Worth £12,410

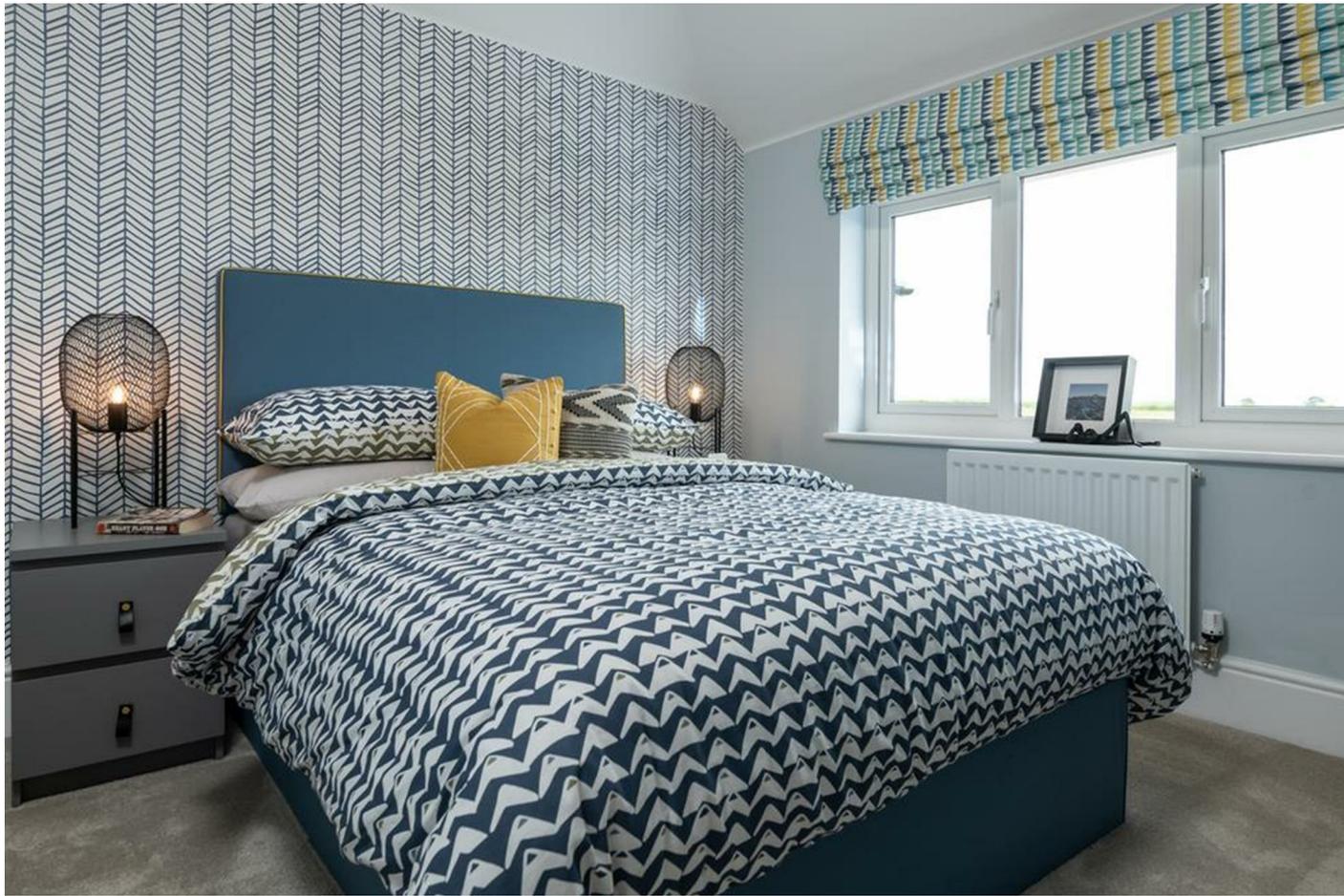
The effort that has gone into the creation of The Harrogate by craftsmen who care is evident in every detail, from the unique design of the doorway to the classic charm of the brickwork. This is a four bedroom home that has been made with all of the needs of modern family life in mind, yet has never sacrificed style in the quest for functionality.

The open plan nature of the kitchen/dining/living area allows light to flood through the property, creating a delightful atmosphere in which to spend time together as a family. The equally capacious lounge is separate, perfect for moments when one wants to enjoy a moment of relaxation.

With four large bedrooms, one of which is en-suite, there is plenty of room for everyone. Commanding yet welcoming, The Harrogate is a home for life.











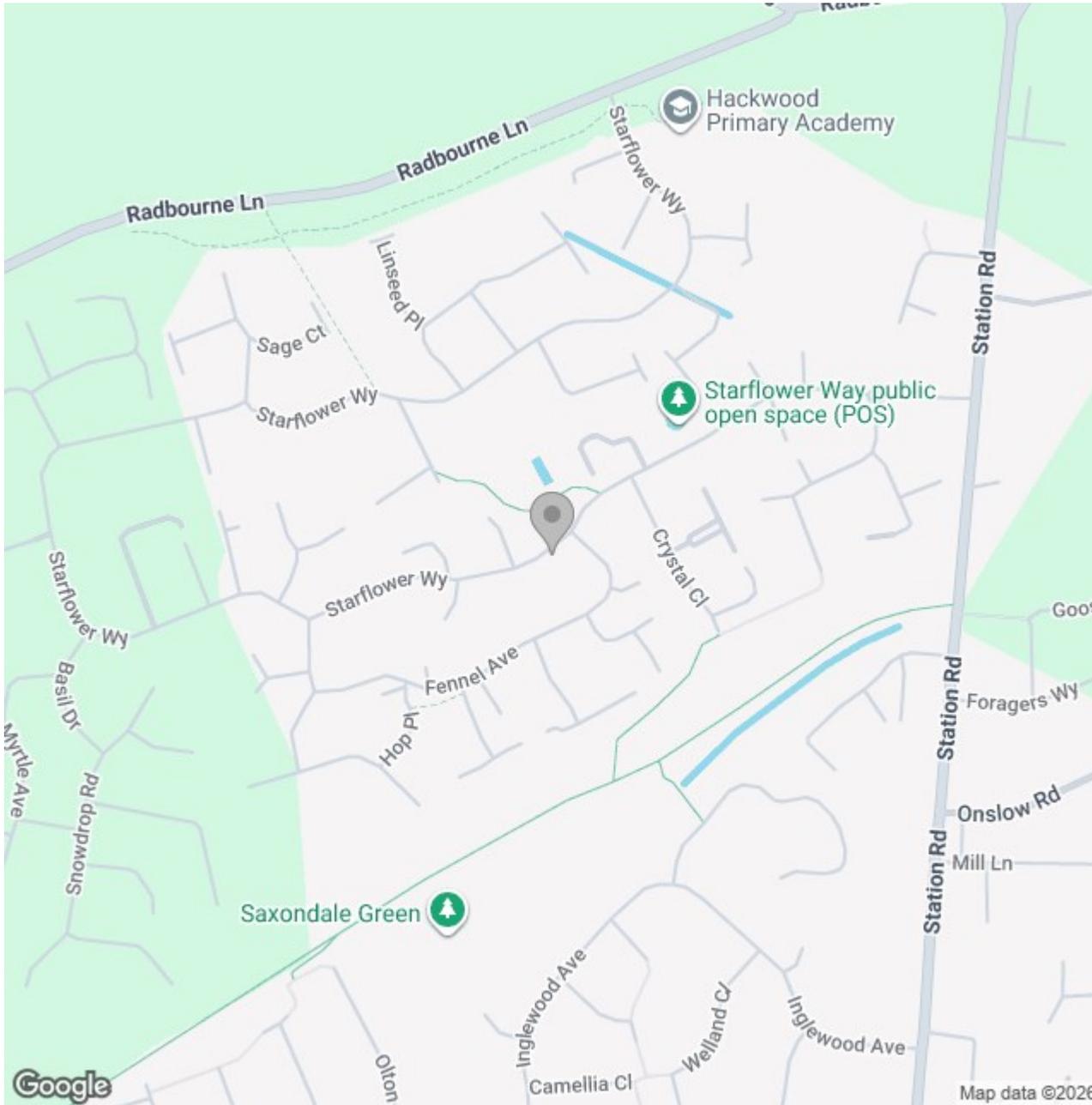












### Energy Efficiency Rating

	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	