

So good to come home to

STYLISH NEW HOMES
BROUGHT TO YOU BY
ORION HOMES

Development Layout

A beautiful development of 3 & 4 bedroom homes in Gilberdyke, East Yorkshire



- The Preston**
3 bedroom mews home
- The Wharfedale**
3 bedroom semi-detached home
- The Rushford**
4 bedroom semi-detached/mews home
- The Arundel**
4 bedroom mews home

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Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements on this literature, which is not a contract. The Company also reserves the right to alter specifications without notice.

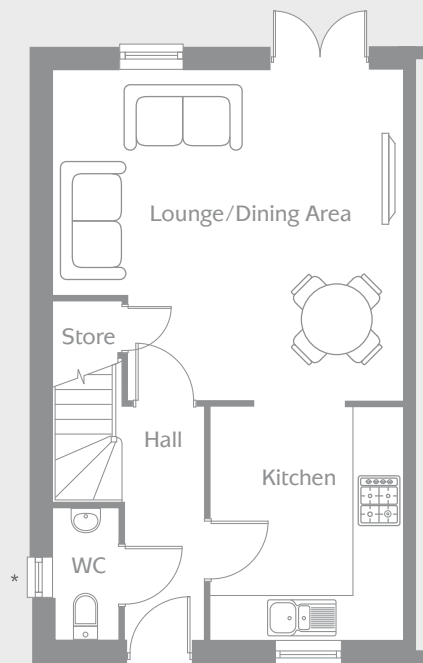
The Preston

3 bedroom mews home



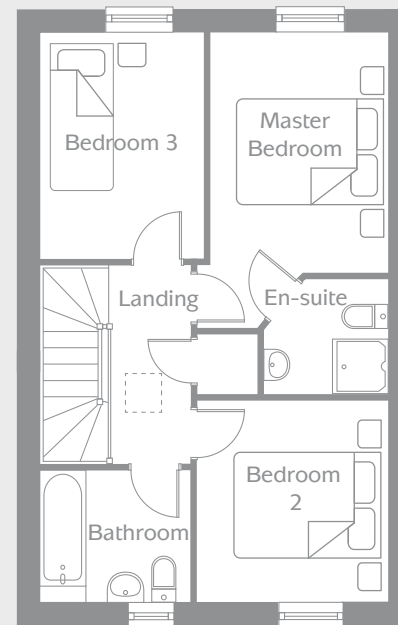
The Preston is a spacious three bedroom home ideal for growing families.

- Open plan kitchen, lounge and dining area with French doors leading to the rear garden
- Master bedroom with en-suite shower room
- Two further bedrooms and a family bathroom



GROUND FLOOR

Lounge/Dining Area	5.04m x 4.73m	16'6" x 15'6"
Kitchen	2.74m x 3.34m	9'0" x 10'11"
WC	0.87m x 1.91m	2'10" x 6'3"



FIRST FLOOR

Master Bedroom	2.57m x 3.44m	8'5" x 11'3"
En-suite	1.73m x 1.76m	5'8" x 5'9"
Bedroom 2	2.78m x 2.81m	9'1" x 9'3"
Bedroom 3	2.38m x 3.25m	7'10" x 10'8"
Bathroom	2.18m x 1.89m	7'2" x 6'2"

*Plot specific windows only fitted to end or semi-detached properties – See our Sales Negotiator for details.

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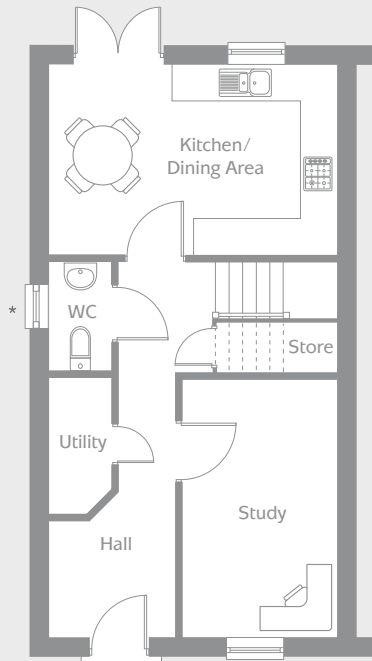
The Wharfedale

3 bedroom semi-detached home



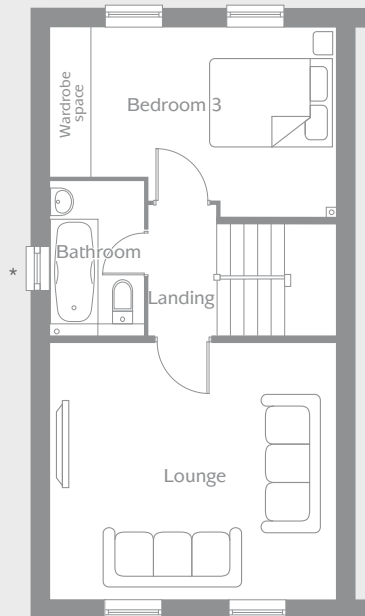
The Wharfedale is a contemporary three bedroom home perfect for couples and families alike.

- Open plan kitchen and dining area with French doors leading to the rear garden
- Separate utility room and study
- Spacious lounge located on the first floor
- Two double bedrooms with en-suite shower rooms
- A further bedroom and a family bathroom



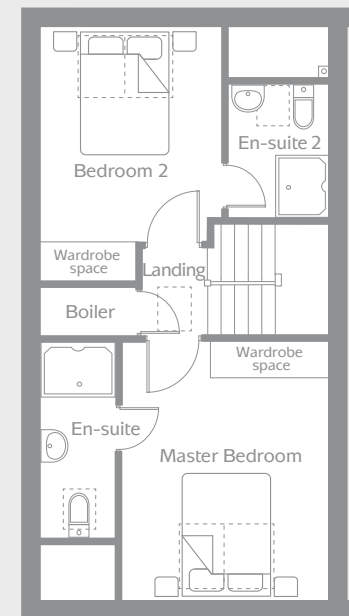
GROUND FLOOR

Kitchen/Dining Area	4.70m x 3.11m	15'5" x 10'2"
Utility	1.03m x 2.17m	3'4" x 7'1"
Study	2.52m x 4.18m	8'3" x 13'8"
WC	1.03m x 1.70m	3'4" x 5'7"



FIRST FLOOR

Lounge	4.70m x 4.18m	15'5" x 13'8"
Bedroom 3	4.70m x 3.11m	15'5" x 10'2"
Bathroom	1.47m x 2.50m	4'10" x 8'2"



SECOND FLOOR

Master Bedroom	3.39m x 4.23m	11'1" x 13'10"
En-suite	1.16m x 3.25m	3'10" x 10'8"
Bedroom 2	2.74m x 4.17m	9'0" x 13'8"
En-suite 2	1.87m x 2.50m	6'2" x 8'2"

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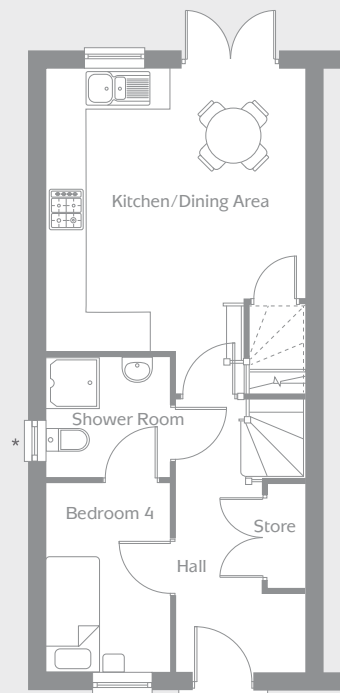
The Rushford

4 bedroom semi-detached/mews home

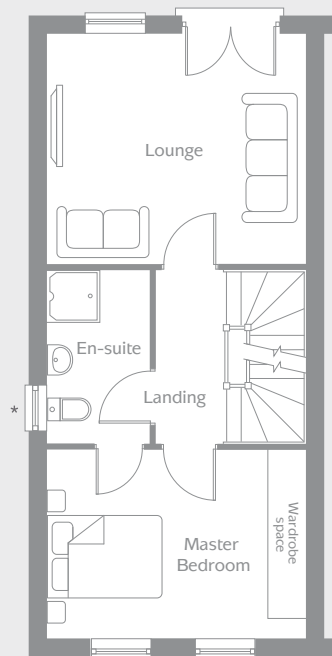


The Rushford is a stylish four bedroom home ideal for family life.

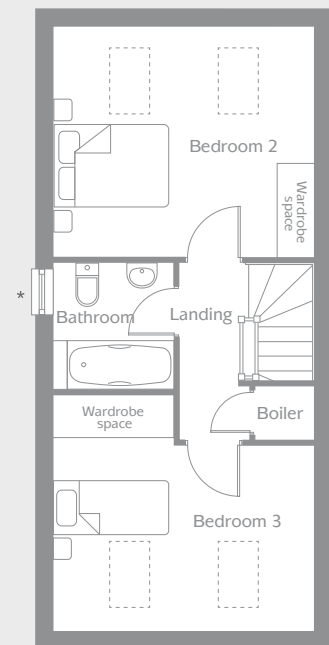
- Open plan kitchen and dining area with French doors leading to the rear garden
- Spacious lounge located on the first floor
- Master bedroom with en-suite shower room
- Three further bedrooms, a shower room and a family bathroom



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining Area	3.95m x 4.33m	12'11" x 14'2"
Bedroom 4	1.87m x 2.89m	6'2" x 9'6"
WC	1.87m x 1.84m	6'2" x 6'0"

Lounge	3.95m x 3.51m	12'11" x 11'6"
Master Bedroom	3.95m x 2.87m	12'11" x 9'5"
En-suite	1.54m x 2.65m	5'1" x 8'8"

Bedroom 2	3.95m x 3.51m	12'11" x 11'6"
Bedroom 3	3.95m x 3.59m	12'11" x 11'9"
Bathroom	1.78m x 1.94m	5'10" x 6'4"

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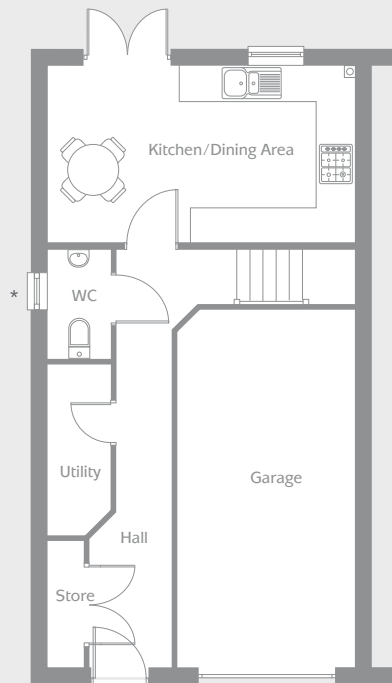
The Arundel

4 bedroom mews home

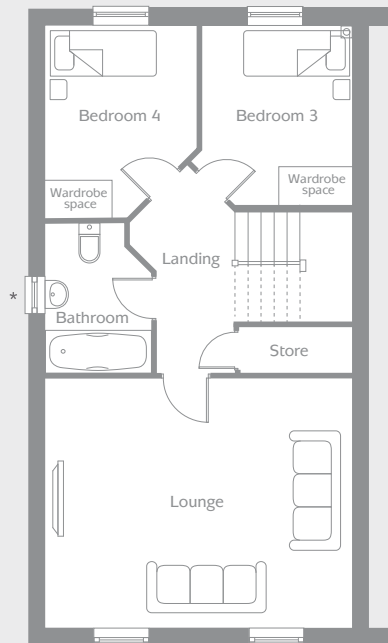


The Arundel is a modern four bedroom home well suited to families.

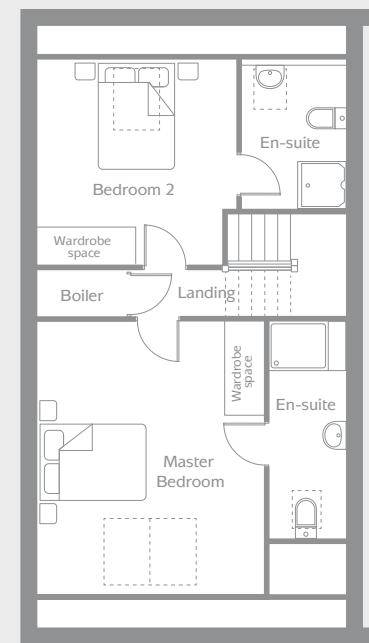
- Open plan kitchen and dining area with French doors leading to the rear garden
- Spacious lounge located on the first floor
- Two double bedrooms with en-suite shower rooms
- Two further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining Area	5.04m x 2.94m	16'6" x 9'8"
Utility	0.89m x 2.91m	2'11" x 9'6"
WC	0.89m x 1.89m	2'11" x 6'2"

Lounge	5.04m x 4.20m	16'6" x 13'9"
Bedroom 3	2.44m x 2.94m	8'0" x 9'8"
Bedroom 4	2.52m x 2.94m	8'3" x 9'8"
Bathroom	1.67m x 2.74m	5'6" x 9'0"

Master Bedroom	3.70m x 4.61m	12'2" x 15'1"
En-suite	1.13m x 3.61m	3'8" x 11'10"
Bedroom 2	3.35m x 3.39m	11'0" x 11'1"
En-suite	1.61m x 2.20m	5'3" x 7'3"

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Specification

Making your house a home



Interior features

WALLS

Crown White Matt Emulsion to all walls

INTERNAL DOORS

Vertically boarded cottage style doors painted in White

INTERNAL DOOR FURNITURE

Polished Chrome ironmongery

STAIRCASE

Square chamfered spindle and newel post painted White with Oak handrail and newel cap

CEILINGS

Crown White Matt Emulsion

WOODWORK

White Gloss

LIGHTING

All pendant lights are fitted with LED low energy bulbs

CENTRAL HEATING

Dual Zone heating to allow different heat and timer settings for living areas and bedrooms.

Ideal Standard system Boiler and Cylinder or Combi Boiler

INTRUDER ALARM SYSTEM

Alarm system with PIR sensors

TELEPHONE POINT

To the Lounge

TV POINT

Fitted to Lounge and Master Bedroom - cabling to be provided to the loft for occupier's future provision of aerial

ELECTRICAL SOCKETS

White. Multi point socket for aerial, telephone and power points to Lounge.

USB sockets to Kitchen, Lounge and Bedrooms

SMOKE DETECTOR

Mains operated with battery back up

VENTILATION

Passive ventilation unit to the loft to improve energy efficiency and sound proofing

ROOF SPACE

450mm insulation

Kitchen & utility features

KITCHEN STYLES

A range of kitchens in modern styles

WORK SURFACES

A laminate worktop in a range of styles and colours

LIGHTING

LED lights behind wall cupboards

Down lighters to ceiling

SINK

Stainless steel one and a half bowl sink with chrome tap

APPLIANCES

Zanussi Single built under oven (Brushed Steel)

Zanussi Flame failure 4 ring Gas hob (Brushed Steel)

Zanussi chimney hood (Brushed Steel)

Zanussi Integrated Dishwasher and 70/30 Fridge Freezer

FLOORING

See Sales Advisor for details

Bathroom, en-suite & cloakroom features

SANITARYWARE

Ideal Concept Air Cube range in White

BATHROOM

Mira Agile EV ECO Thermostatic Chrome Shower

MASTER BEDROOM AND BEDROOM 2 EN-SUITES

(*where applicable)
Mira Agile EV ECO Thermostatic Chrome Shower

SHOWER TRAYS

Low Profile shower trays

SHOWER ENCLOSURE

Mira Elevate

LIGHTING

Recessed LED down lighters

HEATED TOWEL RAIL

In White

SHAVER SOCKET

To Master Bedroom En-suite

WALL & FLOOR TILES

See Sales Advisor for details

BEDROOMS

USB SOCKET

Fitted to all Bedrooms

WARDROBES

Fitted to Master Bedroom (*Except The Preston)



Specification

Making your house a home



Exterior features

WINDOWS

PVCu windows in white with Argon filled low E glass to increase thermal energy efficiency and sound proofing

FASCIA

Timber fascias in Black with decorative open toe soffits

RAINWATER GOODS

Black

FRONT EXTERNAL DOOR

Panel door with glazing painted in Anthracite Grey externally and White internally having chrome door furniture

HOUSE NUMBER

To be fitted along with chrome letter box and handle

FRONT AND REAR DOOR LOCKING SYSTEM

Multi point locking system

GARAGE

Hormann steel door, vertically boarded painted Anthracite Grey with a steel frame

Double power point & light

EXTERNAL LIGHTS

Front Black coach light and rear security light with low energy bulb and motion sensor

PAVING

Concrete paving slabs

DRIVEWAY

Tarmac driveways

FENCING

Rear and side boundary fences along with a gate will be erected to enclose the rear garden @ 1800mm height

GARDENS

Turf to be laid to the front and rear gardens

INSULATION

Cavity insulation

Sales Information Centre open Thursday to Monday 11am - 5pm

Tel: 01430 644929 | Email: jubileegardens@orionhomes.co.uk | Visit: orionhomes.co.uk

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Part Exchange

We could be your cash buyer!





Part Exchange makes moving up to a new Orion home so easy. Rather than worry about trying to sell your current home, with Part Exchange we could buy it from you – meaning you could be in your new home within 6 weeks.

- We could be your cash buyer for your existing home
- We manage the marketing and selling of your current home
- You can plan your move with confidence - no worrying about selling your current home
- As soon as your new home is ready and the legal work is complete you can move in!

How Part Exchange could work for you

- Once you've chosen your perfect Orion home, speak to one of our Sales Advisors to check if Part Exchange is available as the scheme isn't available on every property. Your existing home should be worth no more than 75% of the purchase price of your new Orion home.
- They will then put you in touch with our recommended Independent Mortgage Advisor so you can discuss your mortgage requirements and the costs.
- Once you have paid your initial reservation fee, we will arrange for two independent valuations of your existing home.
- Orion Homes will then make you a realistic offer based on these valuations and the price the valuers believe your property would sell for.
- If this offer is acceptable, you pay the balance of the reservation fee and we will instruct solicitors, arrange for Chartered Surveyors to carry out a Homebuyers Report and place your existing home on the market.

Ask our Sales Advisor for more information

For more information

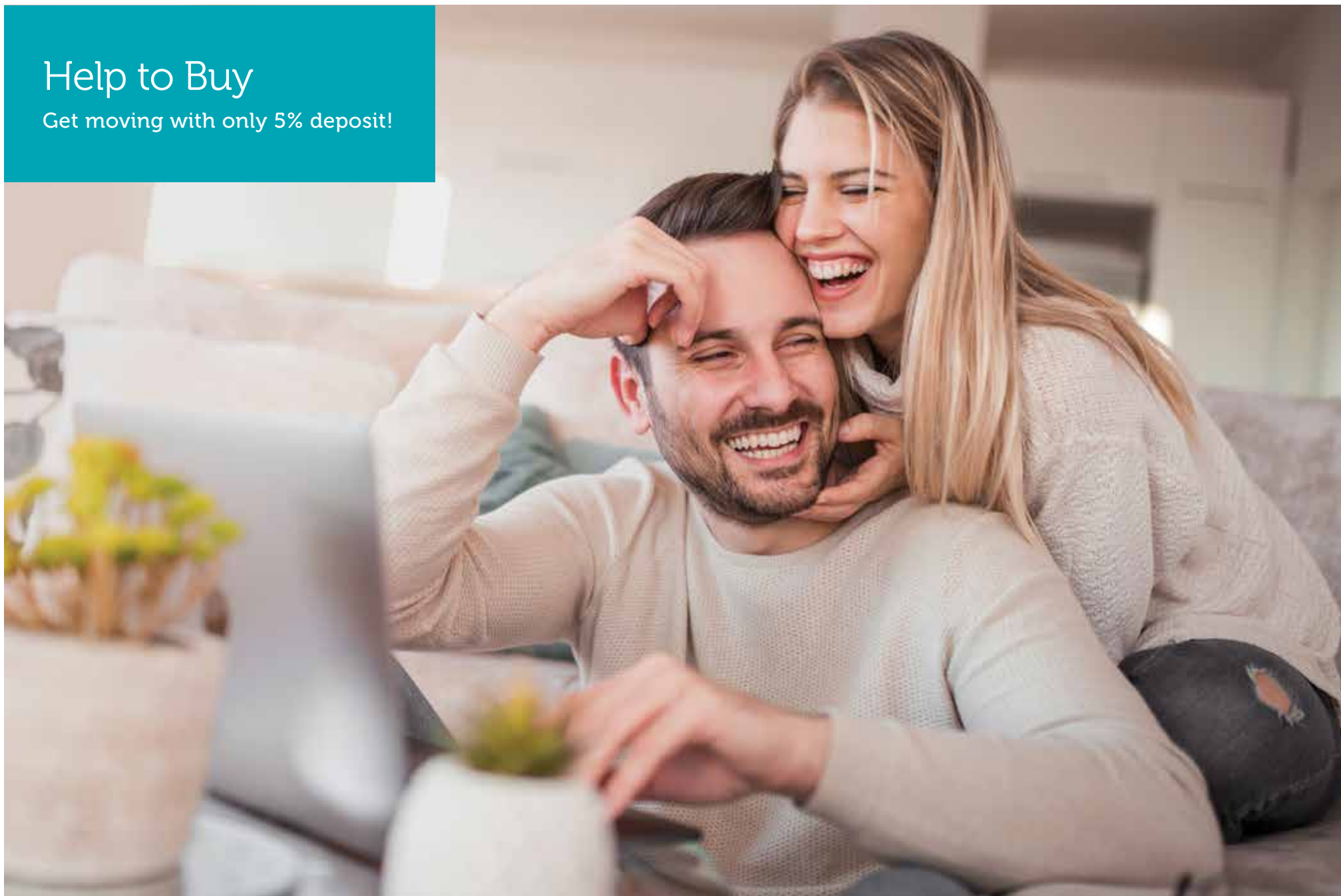
Tel: 01924 831 030 | Email: sales@orionhomes.co.uk | Visit: orionhomes.co.uk

*Terms and conditions apply. For full details please speak to an Orion Homes Sales Advisor.



Help to Buy

Get moving with only 5% deposit!





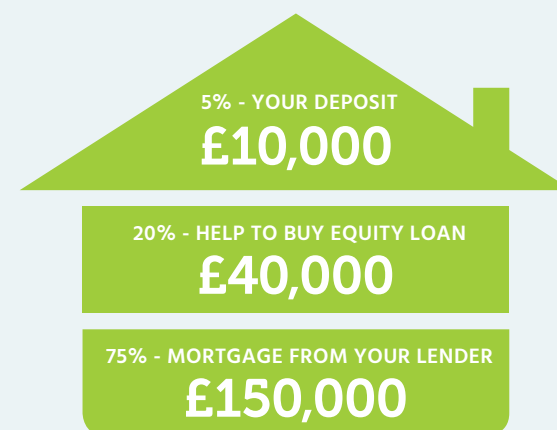
Help to Buy is a Government-backed scheme designed to help you get moving - whether you're a first time buyer or an existing homeowner. It is available on new homes up to £600,000 and can make buying so much more affordable.

- With Help to Buy, you only need a 5% deposit
- The Government will lend you 20% of the value of your new home via an equity loan, interest free for 5 years
- You will only need to secure a 75% mortgage, giving you access to competitive rates
- The Help to Buy equity loan can be repaid at any time or on the sale of your home

How Help to Buy could work for you

- Help to Buy is available on all new Orion homes – whether you are a first time buyer or existing homeowner.
- You can discuss everything with our Sales Advisor, and once you have chosen your perfect home they will put you in touch with our recommended Independent Mortgage Advisor, so you can discuss your Help to Buy mortgage requirements and the costs involved.
- Whilst the Government will provide you with the 20% equity loan, the home is 100% yours from day one.
- The equity loan is interest free for the first five years. From year six onwards a fee of 1.75% is payable on it – and this rises annually by the Retail Price Index inflation plus 1%.
- If you have an existing home to sell, Help to Buy can also be used with our Assured Sale scheme. Speak to one of our Sales Advisors to find out how they could both work for you.

Here's how Help to Buy could work on a new home worth £200,000



Ask our Sales Advisor for more information

For more information

Tel: 01924 831 030 | Email: sales@orionhomes.co.uk | Visit: orionhomes.co.uk

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Assisted Sale

We'll help sell your current home!





If you're finding it difficult to sell your current home, then Assisted Sale from Orion Homes could be just the thing for you. The scheme lets you benefit from our sales and marketing expertise whilst enabling you to relax as we handle the whole process for you.

- We'll market your home at a realistic price to achieve a quick sale
- We'll even pay your Estate Agents fees!

How Assisted Sale could work for you

- Assisted Sale is available to all buyers – even if your existing property is worth more than your new Orion home.
- Once you have chosen your perfect Orion home and paid your initial reservation fee, our Sales Advisor will put you in touch with our recommended Independent Mortgage Advisor so you can discuss your mortgage requirements and the costs involved. At this stage we will also arrange for two independent valuations of your existing home.
- Orion Homes will then agree a marketing strategy based on these valuations and the realistic price the valuers believe your property will sell for.
- Once this is agreed we will arrange for your home to go on the market.
- Once your property is sold you should pay the balance of your reservation fee.
- Your Sales Advisor will handle the whole process and keep in touch with you throughout.

Ask our Sales Advisor for more information

For more information

Tel: 01924 831 030 | Email: sales@orionhomes.co.uk | Visit: orionhomes.co.uk

*Terms and conditions apply. For full details please speak to an Orion Homes Sales Advisor.



How to find us

Jubilee Gardens, Station Road, Gilberdyke, HU15 2SU.

DIRECTIONS

- From the M62, at junction 37 take A614 towards Bridlington/York/Howden
- At the roundabout, take the 2nd exit onto Boothferry Road/A614
- Go through one roundabout
- At the roundabout, take the 3rd exit onto Main Road/B1230
- Turn right onto Clementhorpe Road
- Continue onto Scalby Lane
- Turn right onto Station Road
- Jubilee Gardens will be on your right



About the area

Jubilee Gardens offers a selection of 3 & 4 bedroom homes in a choice of designs to suit all lifestyles, ideally located in the village of Gilberdyke.

It provides all of the amenities needed for family life close at hand, including a post office, high street shops and supermarkets. Young families will be pleased with the choice of primary and secondary schools in the area too.

With the M62 close by, excellent commuter links put you in easy reach of Wakefield, Leeds and Sheffield. Gilberdyke also has its own train station, and Doncaster Robin Hood Airport is just a 45 minute drive away.