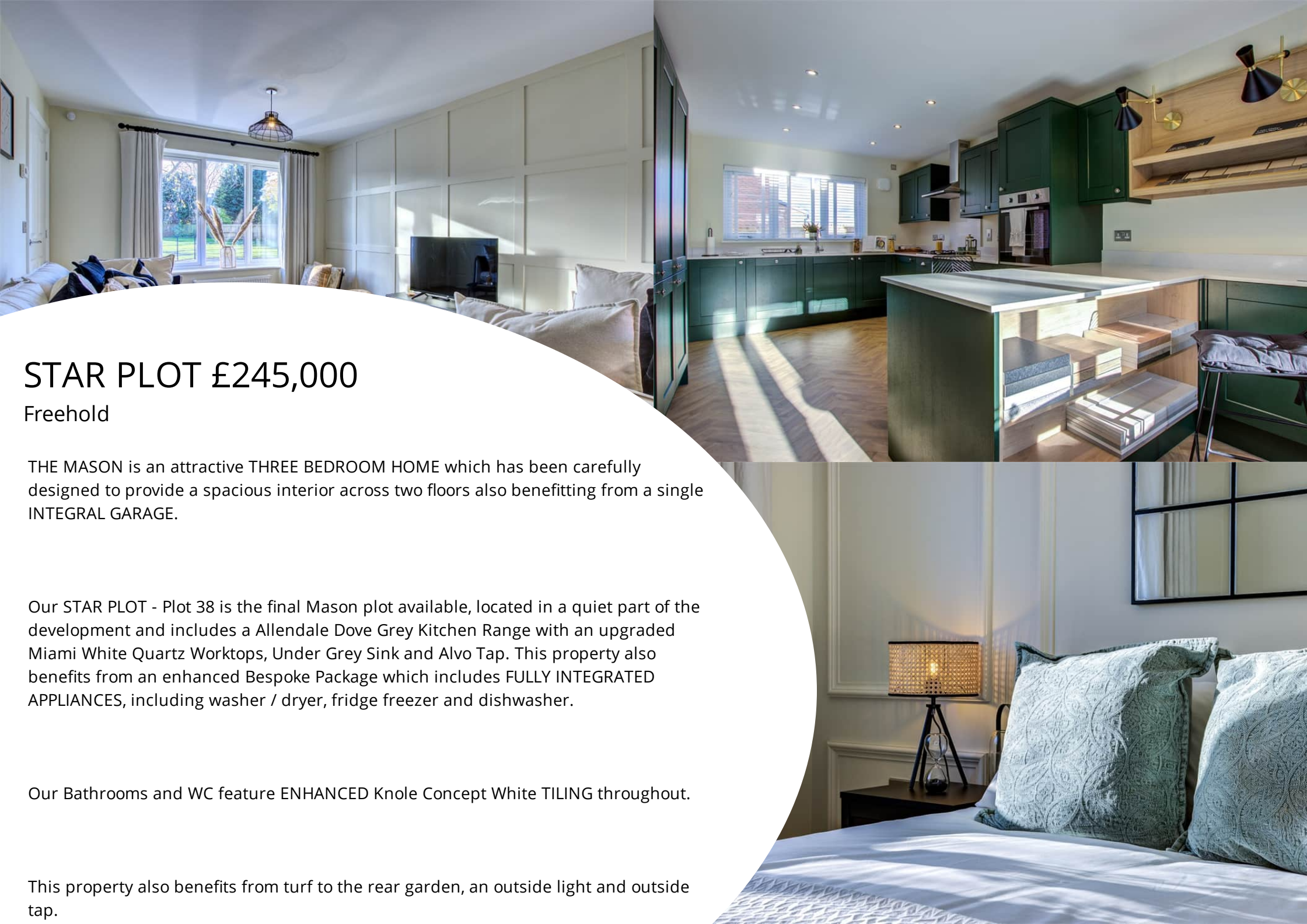




The Mason, The Mason at Hartley  
Gardens by Chapter Homes,  
Durham City, Gilesgate. DH1 1GZ

Urban**BASE**  
EXCEPTIONAL SERVICE DISTINCTIVE HOMES





# STAR PLOT £245,000

Freehold

THE MASON is an attractive THREE BEDROOM HOME which has been carefully designed to provide a spacious interior across two floors also benefitting from a single INTEGRAL GARAGE.

Our STAR PLOT - Plot 38 is the final Mason plot available, located in a quiet part of the development and includes a Allendale Dove Grey Kitchen Range with an upgraded Miami White Quartz Worktops, Under Grey Sink and Alvo Tap. This property also benefits from an enhanced Bespoke Package which includes FULLY INTEGRATED APPLIANCES, including washer / dryer, fridge freezer and dishwasher.

Our Bathrooms and WC feature ENHANCED Knole Concept White TILING throughout.

This property also benefits from turf to the rear garden, an outside light and outside tap.



## The Mason



### Ground floor

Living room: 2.96m x 4.12m

Kitchen/Dining: 2.45m x 7.21m x 2.96m

W.C: 0.95m x 1.54m

For illustration only, dimensions approximate.



### First floor

Bedroom 1: 4.01m x 2.54m x 3.41m

En-suite: 1.09m x 2.54m


Bedroom 2: 3.14m x 3.20m x 1.10m x 4.17m

Bedroom 3: 3.44m x 2.41m x 2.22m

Bathroom: 1.70m x 2.10m

# UrbanBASE

EXCEPTIONAL SERVICE DISTINCTIVE HOMES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	83	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

Newcastle upon Tyne

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