

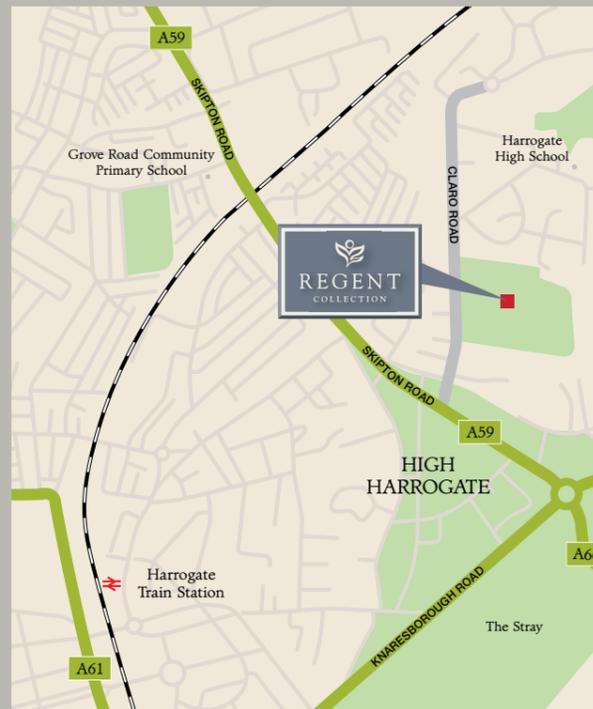



DEVONSHIRE GARDENS

LOCAL AMENITIES

Directions

From the A1 (M) – leave the A1 (M) at junction 45 and follow the signs for Wetherby. Continue on A661 towards Harrogate until you reach Empress Roundabout. Cross the roundabout onto A59 Skipton Road and the development lies on your right off Claro Road.



All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.



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STEPPING INTO THE REGENT COLLECTION AT DEVONSHIRE GARDENS IS TRULY LIKE COMING HOME



People have been flocking to the spa town of Harrogate for centuries some drawn by the therapeutic waters, others by the excellent facilities that have sprung up to serve the booming tourist trade. Hardly surprising then, that Harrogate has been voted the 'happiest place to live' for the last two years running by Rightmove.

Devonshire Gardens offers you the chance to share in the happiness of Harrogate, with high quality two to five bedroom family homes set just to the east of the town, on the edge of stunning Yorkshire countryside.

Close enough to enjoy everything this remarkable town has to offer, yet quiet and separate from the bustling town centre, Redrow gives you the best of both worlds, just like our Regent Collection homes with their classic architecture and modern interiors.



TRANSPORT

Devonshire Gardens lies just off the A59 Skipton Road, with the A1(M) just 9 miles away at Wetherby. Just minutes from the centre of Harrogate, you'll also find other vibrant towns and cities within easy reach, including Knaresborough (3m), Leeds (17m) and York (21m). Leeds Bradford Airport is also easily reached, for business trips and holiday flights, at just 13 miles.

Harrogate Station has extensive parking facilities and offers regular direct services to Leeds in 37 minutes and York in 39 minutes. From York, London is circa 2 hours away by direct train.

SHOPPING

Harrogate is a shopaholic's paradise, with a substantial pedestrianised centre packed with famous names, as well as endless quirky independent shops and stores.

Harrogate's main shopping district is focused on Cambridge Street, Oxford Street, Beulah Street and James Street where most of the high street shops can be found. There is a wide range

of boutique and designer shopping on Parliament Street and in the Montpellier Quarter, as well as independent shopping around Commercial Street.

Locally, you'll find a post office on Skipton Road, while for your weekly shop, Harrogate is home to all the major supermarkets, including Waitrose and Marks & Spencer Food. Harrogate also hosts a farmers' market on the second Thursday of every month.

OUT & ABOUT

Harrogate is a popular tourist destination, so there is always something to do in and around the town. Step back in time at nearby Fountains Abbey, take a stroll in the beautiful Royal Horticultural Society's garden Harlow Carr, or enjoy the thrill of the rides at Lightwater Valley.

The town is also surrounded by stunning Yorkshire countryside, with Yorkshire Dales National Park just a short drive away, offering endless walks as well as mountain biking, climbing and many other outdoor pursuits.

Eating out is popular in Harrogate, and the town is well served by restaurants. Parliament Street and Cheltenham Parade are lined with many independent and chain restaurants, while there is also a concentration of chain restaurants on John Street and Albert Street. Harrogate is also home to the famous Betty's Tea Rooms.

SPORTS / LEISURE

Harrogate is surrounded by challenging golf courses, with Harrogate, Crimple Valley, Rudding Park and Oakdale all within a short drive. As you would expect from such a health-focussed town, there is also a wide selection of leisure centres and gyms available.

For evening entertainment, there is a choice of theatres and cinemas, including Harrogate Theatre, the spectacular Royal Hall and the Odeon multi-screen in the town centre.

Harrogate is also home to Harrogate International Centre and a number of renowned shows and exhibitions including the Great Yorkshire Show.

SCHOOLS & SERVICES

Devonshire Gardens is conveniently close to Harrogate High School, a specialist sports college and 6th form, Ofsted rated 'Good' at last inspection in 2013.

The town is also home to a number of excellent independent schools, including the co-ed Harrogate Grammar, Harrogate Ladies College and Ashville College, which caters for ages 4-18.

Local state primary schools include Grove Road Community Primary, Woodfield Community Primary and St Roberts Catholic Primary (all rated 'Outstanding' or 'Good' at latest Ofsted inspections). Sunbeams nursery is also in the grounds of St Roberts Catholic Primary School.

GPs can be found around a quarter of a mile away at Mowbray square Medical Centre and there is also a good selection of dentists within easy reach, including Chatsworth House Dental Clinic. Harrogate District Hospital is also conveniently close.

