

The Fell



*3 bedroom,
open plan
living*

Whistle Bell Court
SKELMANTHORPE



KEY FEATURES

- Circa 1068 sq ft of internal living space
- 3 bedrooms
- Open-plan living
- Bi-fold doors to rear patio
- External EV charging point
- 10 year Premier Guarantee

Built from natural tumbled Yorkshire stone, this 3 bedroom, 3 storey family home with garage, provides approx 1,068 sq ft of living space, designed for today's modern way of life.

The entrance hall leads through to the kitchen/diner which features a contemporary stylish kitchen, dining area and a generous store room. Double doors lead through to the living room which has bi-fold doors opening onto the rear terrace/garden. There is also a downstairs cloaks/WC on this floor.

The first floor consists of two double bedrooms and the house bathroom. On the second floor you will find a generous master bedroom with en-suite.

Outside there is a front and rear garden, a single detached garage built out of our signature Yorkshire stone plus parking for an additional vehicle.



Whistle Bell Court - Site plan

Version 1 - May 2023

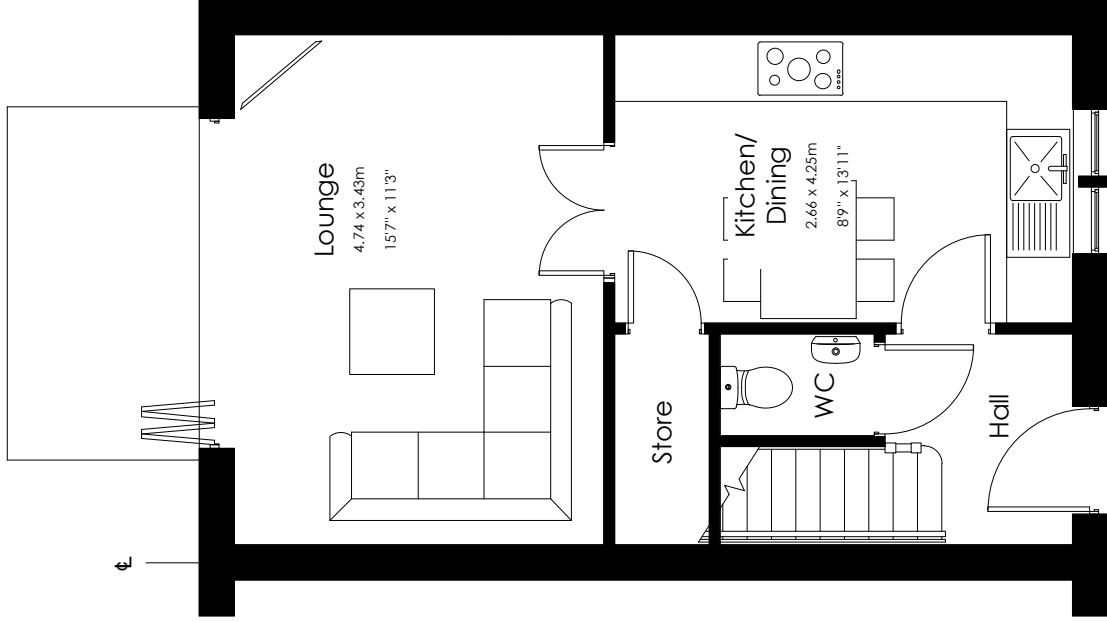
PLOT NUMBER
8 & 9

HOUSE NAME
The Fell



The Fell - Floor plans & dimensions

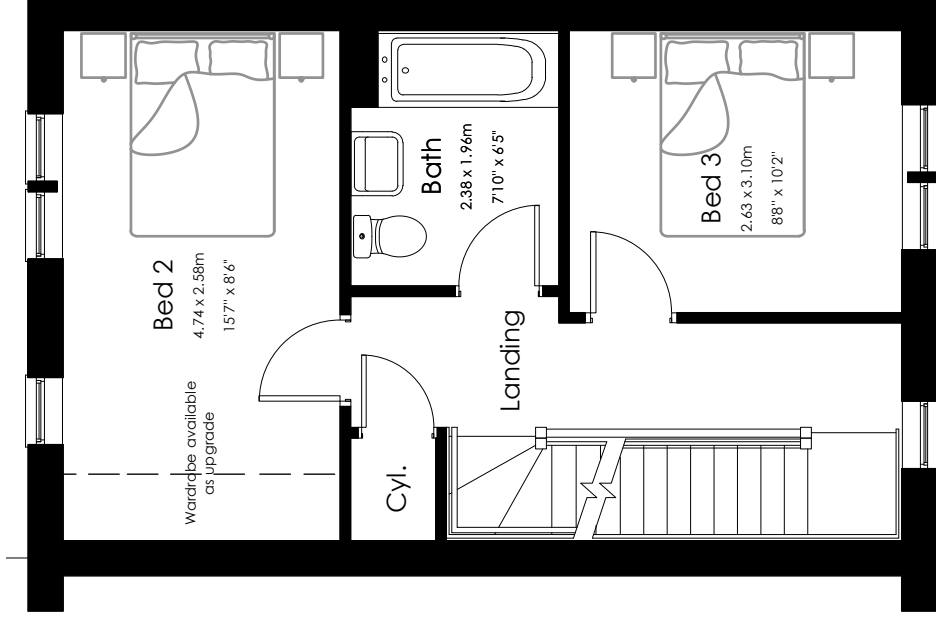
Version 1 - May 2023



GROUND FLOOR PLAN

37 sq. m / 400 sq. ft.

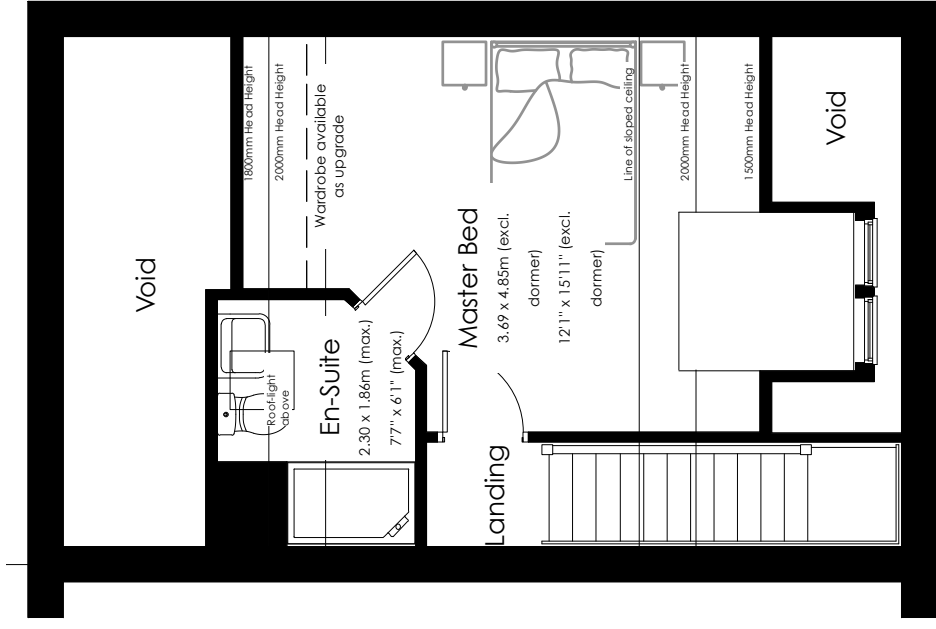
All dimensions shown are approximate



FIRST FLOOR PLAN

37 sq. m / 400 sq. ft.

All dimensions shown are approximate



SECOND FLOOR PLAN

25 sq. m / 268 sq. ft.

All dimensions shown are approximate



INTERIOR SPECIFICATION

- Internal doors - white solid door with YCP handle
- Painted walls & woodwork
- YCP profile mdf skirting and architraves
- Painted softwood stair (newels, spindles, handrail)
- White electrical switches
- Lighting - spot lights finished white to kitchen & bathrooms
- Single rose light points in remaining rooms
- Wiring only for standard front door bell

KITCHEN

- Choice of modern, handleless or shaker style kitchen
- Integrated Zanussi fridge/freezer, integrated Zanussi dishwasher, Zanussi oven with hob, cooker extractor
- Composite 1.5 sink / glass splashback to hob / single oven / under cabinet lighting
- Position for washer/ dryer
- Laminate worktop

BATHROOMS

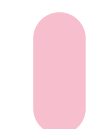
- Bathroom - choice of floor & wall tiling from YCP range
- Full height wall tiling to shower walls, half tiling to remaining
- Luxury sanitary ware
- House bathroom - shower over bath and screen
- Ensuite - wall mounted shower and screen

FLOOR COVERINGS

- All remaining rooms to receive customers own flooring

EXTERNAL SPECIFICATION

- Contemporary upvc windows finished externally in a colour & white interior
- Standard composite front door
- UPVC bifold / french doors & fixed lights
- Flagged terrace & paths
- 16 Amp electric vehicle charging point
- Turf to gardens
- Manual garage door





At the start of your journey, our friendly and experienced team warmly welcome you to our Sales Centre based at our Knowle Grange Development in Shepley. You will be able to browse all we have to offer to make your dream home a reality.

We are with you every step of the way.

Our Customer Experience Team would be happy to discuss any additional ideas that you may have, to make your home truly bespoke.

UPGRADES

- Smart home heating system & door bell hardware
- Oak suffolk doors
- Brushed s/steel electrical switches & sockets
- Floor finishes
- Upgrade to solid surface
- Appliance upgrade
- Washer / tumble dryer where design will allow
- Bathrooms - upgrade to full tiling
- Electrical upgrades
- Internal standard spec fitted wardrobes (Hammonds)
- Kitchen upgrades

Information contained in this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of our developments, may not be accurate in every respect. Photography may not be of actual interiors. All plans shown are not to scale, measurements are for guidance only.

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.