

YORKSHIRE
COUNTRY PROPERTIES

Valley Cottages



*1 bedroom
Starter
Homes*



Whistle Bell Court
SKELMANTHORPE



KEY FEATURES

- Circa 472 sq ft of internal living space
- Open-plan living
- French doors to rear patio
- External EV charging point
- 10 year Premier Guarantee

Built from natural tumbled Yorkshire stone, this 1 bedroom, light and airy contemporary home provides approx 472 sq ft of living space, and is designed for today's modern way of life.

Marketed exclusively for first time buyers these one bedroom starter homes provide everything you need for today's young lifestyle.

Open plan kitchen, diner and living area having French doors opening out to the rear patio/garden area. A staircase leads to the first floor which features a spacious, bright and airy bedroom and a luxury fitted bathroom.



Whistle Bell Court - Site plan

Version 1 - Mar 2023

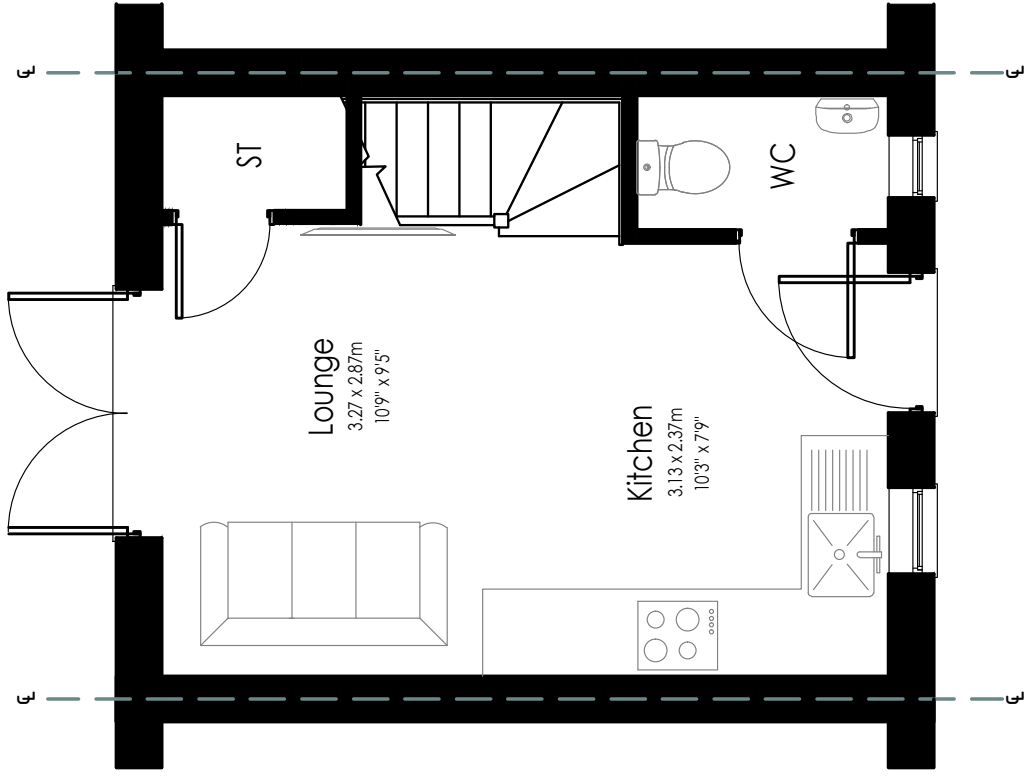


PLOT NUMBER
1, 2, 3, 4, 5 & 6

HOUSE NAME
Valley Cottages

Valley Cottages - Floor plans & dimensions

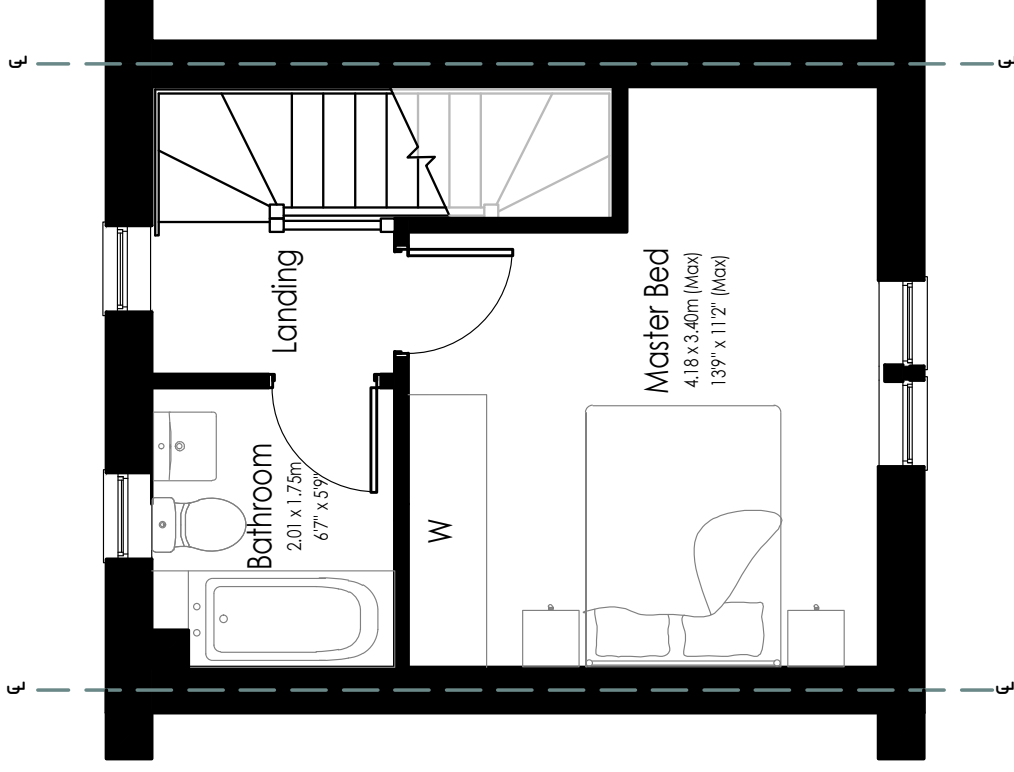
Version 1 - Mar 2023



GROUND FLOOR PLAN

22 sq. m / 236 sq. ft.

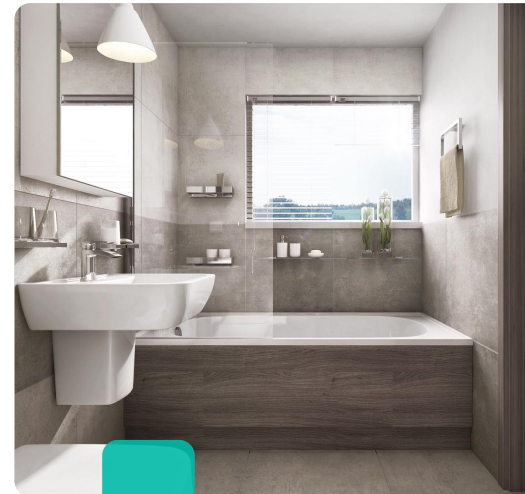
All dimensions shown are approximate



FIRST FLOOR PLAN

22 sq. m / 236 sq. ft.

All dimensions shown are approximate



INTERIOR SPECIFICATION

- Internal doors - white solid door with YCP handle
- Painted walls & woodwork
- Standard profile MDF skirting and architraves
- Painted softwood stair (newels, spindles, handrail)
- White electrical switches
- Lighting - single rose light points within rooms

KITCHEN

- Choice of modern kitchen inc oven / hob / s/steel single sink
- Under counter fridge freezer
- Glass splashback to hob
- Position for washer dryer
- Laminate worktop

BATHROOMS

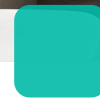
- Bathroom - choice of floor & wall tiling from ycp range
- Full height wall tiling to shower, half tiling to bath,
- Tiled splashback to sink
- Luxury sanitary ware
- Combined tap & shower unit with external mounted shower

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 french doors
- Flagged terrace & paths
- 16 Amp electric vehicle charging point





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.

Here is a list of upgrades we offer - Our Customer Experience Team would be happy to discuss any additional ideas that you may have, to make your home truly bespoke.

UPGRADES

- Kitchen - integrated 70/30 fridge / freezer
- Integrated washer / dryer
- Fitted wardrobes
- Flooring upgrades available

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.