

The Pennine



*3 bedroom,
open plan
living*

Knowle Grange
SHEPLEY



KEY FEATURES

- Circa 1,000 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

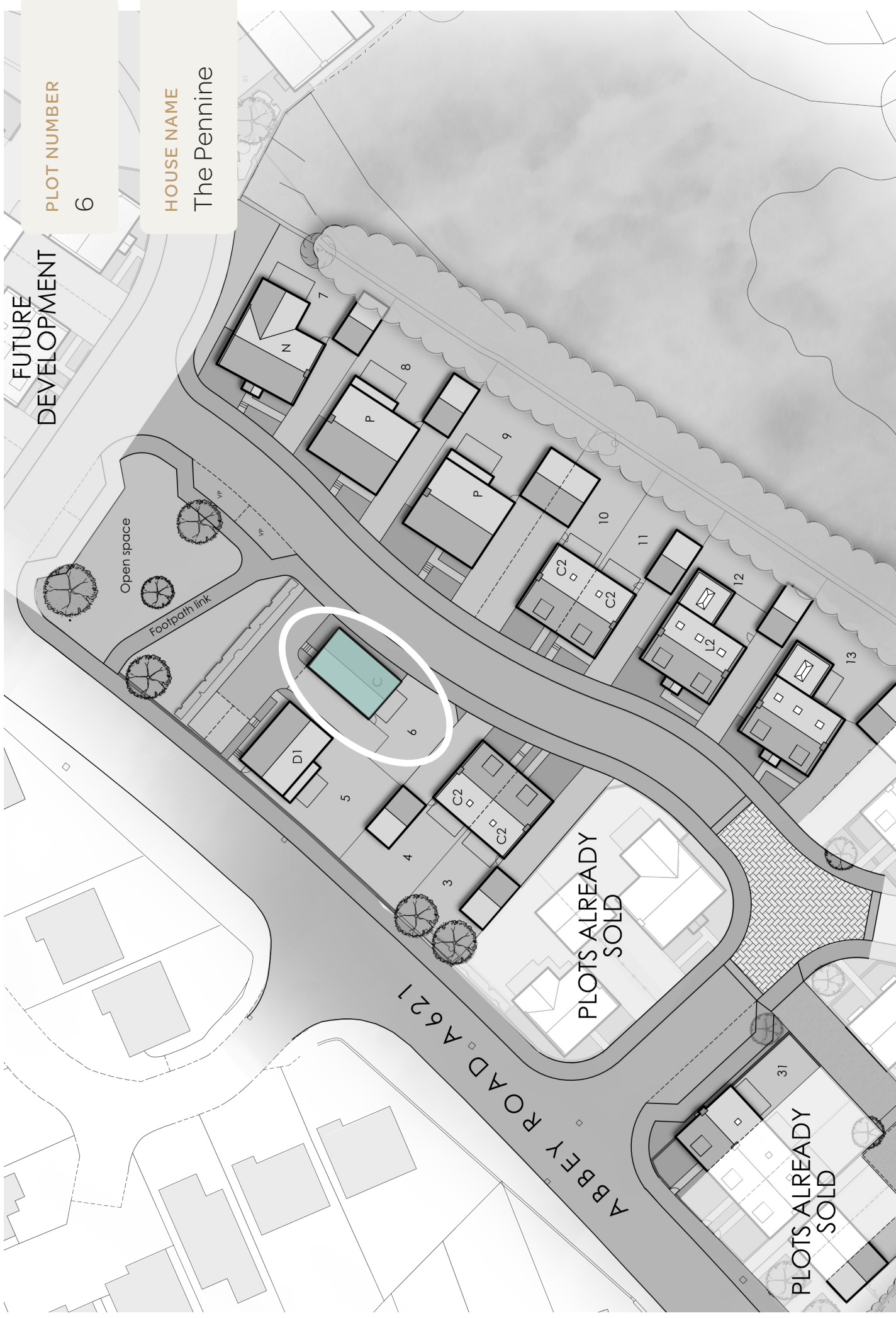
Built from natural tumbled Yorkshire stone, this 3 bedroom detached home provides just under 1000 sq ft of open-plan living space. The accommodation comprises of an open-plan kitchen/diner and living room featuring bi-fold doors opening onto the rear terrace/garden. A generous store room and downstairs cloak room complete the ground floor accommodation.

Upstairs you will find a master bedroom with en-suite, a further double bedroom and a single third bedroom, which could also be used as a home office, along with the family bathroom.



Knowle Grange - Site plan

Version 1 - May 2023



FUTURE DEVELOPMENT

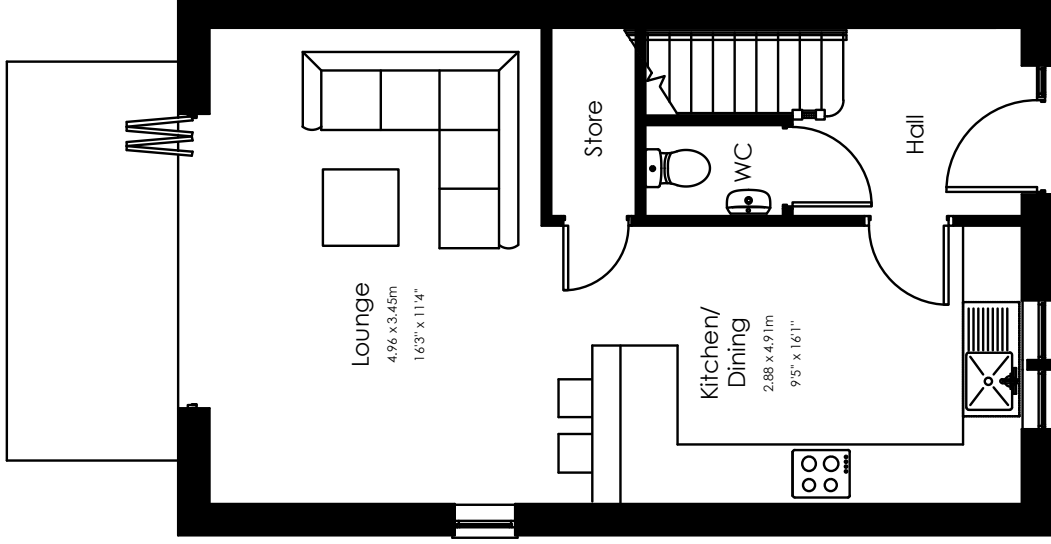
PLOT NUMBER

6

HOUSE NAME

The Pennine

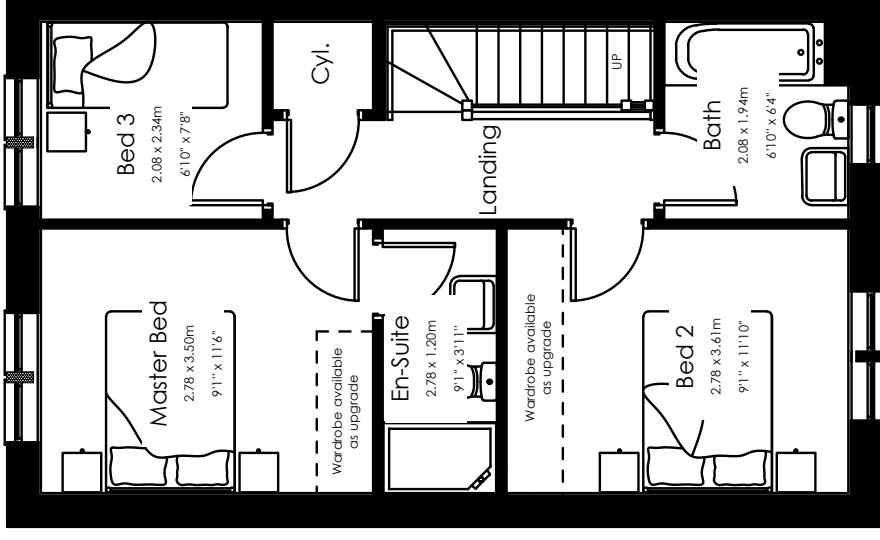
The Pennine - Floor plans & dimensions



GROUND FLOOR PLAN

42 sq. m / 454 sq. ft.

All dimensions shown are approximate



FIRST FLOOR PLAN

42 sq. m / 454 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 with oak handrail (newels, spindles, handrail)
- White electrical switches and sockets
- Lighting - Finished white spot lights to kitchen & bathrooms
- Single rose light points in remaining rooms
- Wiring only for standard front door bell

KITCHEN / UTILITY

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

BATHROOMS

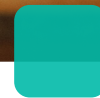
- Bathroom - choice of floor & wall tiling from YCP range
- Full height wall tiling to shower, half tiling to bath & remaining walls
- Luxury sanitary ware
- House bathroom - Shower over bath and screen
- En suite - wall mounted shower and screen

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
- Aluminium bi-fold doors
- Flagged terrace & paths
- 16 Amp electric vehicle charging point
- Turf to gardens





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
- Oak skirting, architraves and door frames
- Oak staircase with glass balustrade
- Brushed s/steel electrical switches & sockets
- Floor finishes
- Appliance upgrade
- Solid surface worktop
- Bathrooms - upgrade to full tiling
- Washer / tumble dryer where design will allow
- Wardrobe (Hammonds)
- Enlarged patio paving area

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.