

YORKSHIRE  
COUNTRY PROPERTIES

# The Fell



*3 bedroom,  
open plan  
living*

Knowle Grange  
SHEPLEY



## 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.

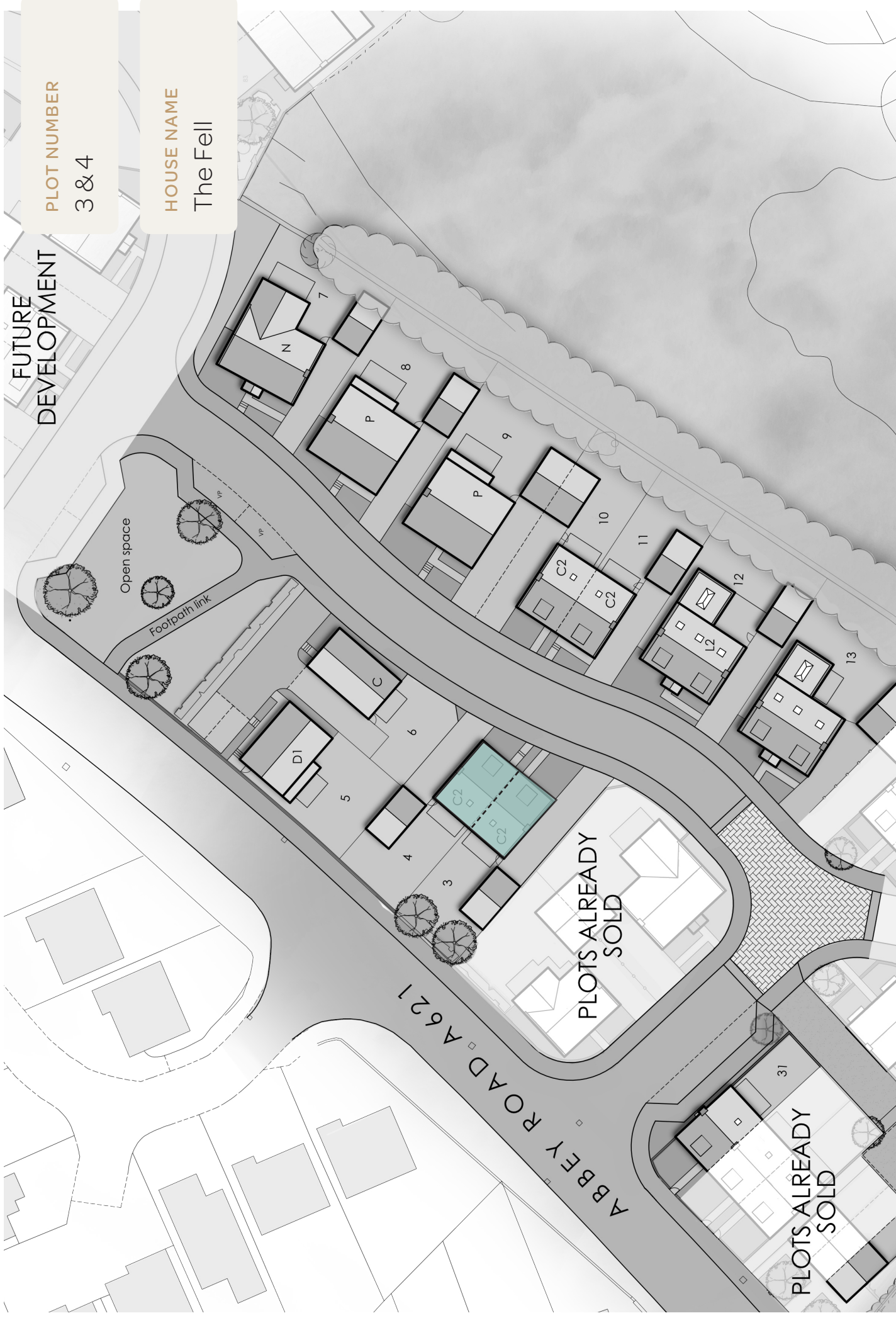
The first floor consists of two double bedrooms and the house bathroom. On the second floor you will find a generous master bedroom with en-suite.

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.



# Knowle Grange - Site plan

Version 1 - Apr 2023



FUTURE DEVELOPMENT

PLOT NUMBER  
3 & 4

HOUSE NAME  
The Fell

PLOTS ALREADY SOLD

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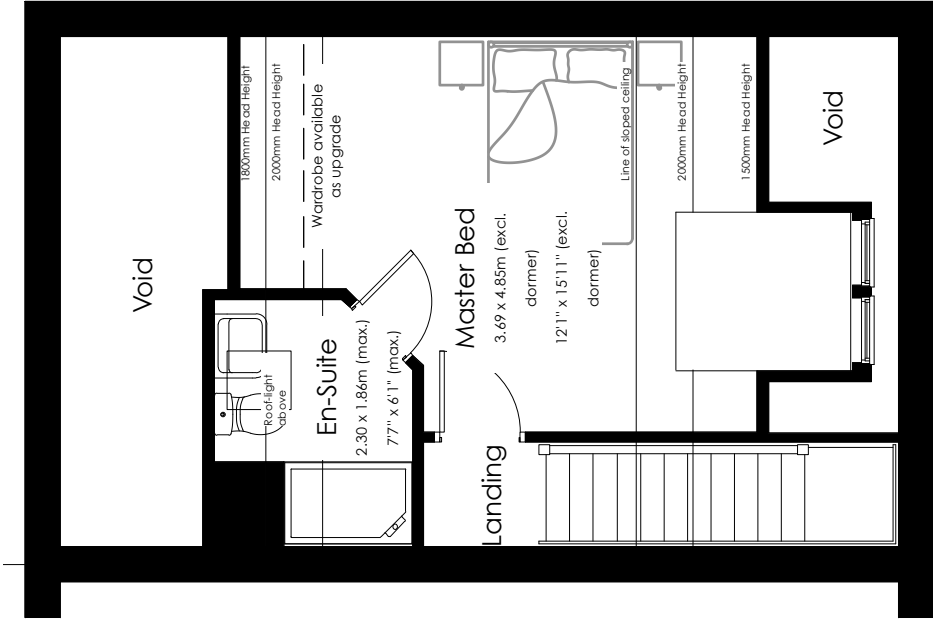
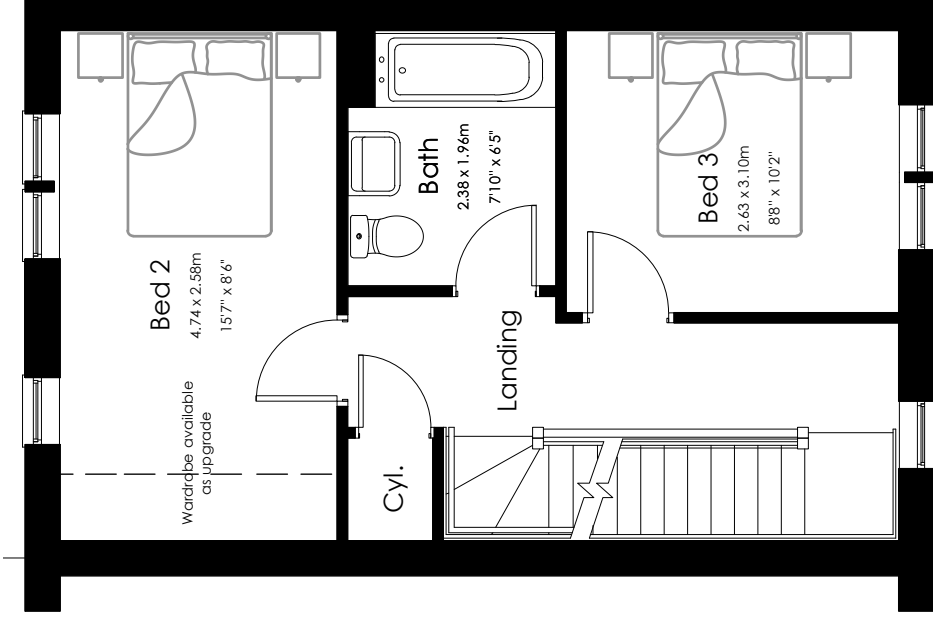
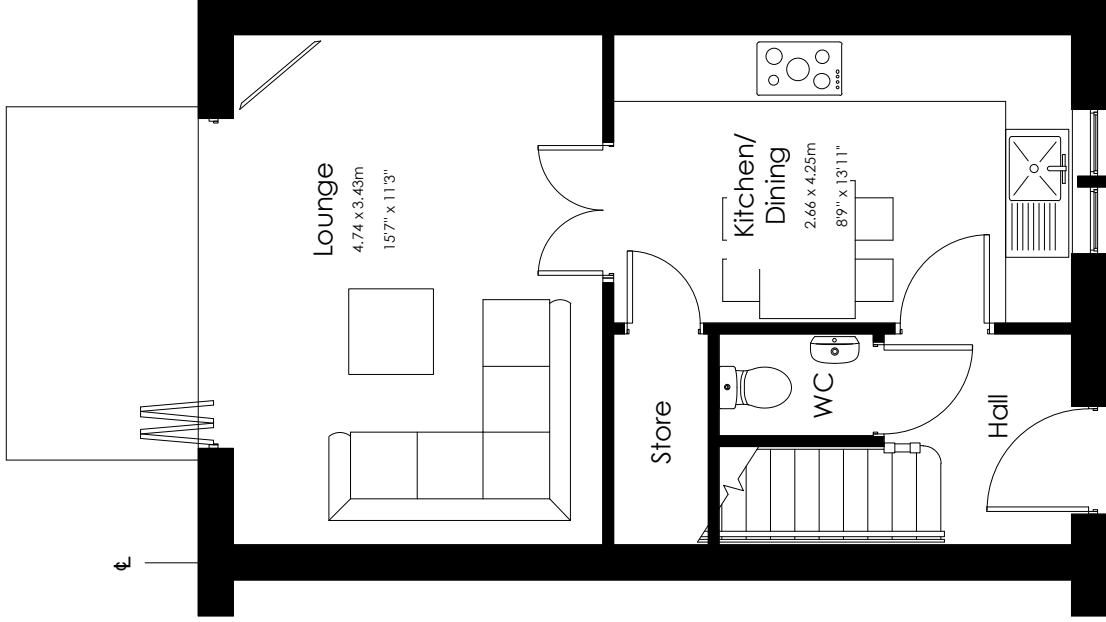
Open space

Footpath link

ABBEY ROAD A621

# The Fell - Floor plans & dimensions

Version 1 - Apr 2023





## 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

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