

The Barrow



*2 bedroom,
open plan
living*



Whistle Bell Court
SKELMANTHORPE



KEY FEATURES

- Circa 764 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 2 bedroom, light and airy contemporary home provides approx 764 sq ft of living space, and is designed for today's modern way of life.

The entrance leads through to the open plan kitchen/diner and lounge. Double glazed French doors open out to a rear terrace/garden so you can extend your living space outside – a perfect spot for some after work relaxation. A downstairs cloaks/WC is a convenient addition to this floor.

The first floor consists of a double master bedroom, overlooking the rear garden, spacious house bathroom, with choice of tiling, and a double bedroom with handy storage cupboard and a large double glazed window.

Outside there is a rear private garden, with access from the front of the house, and private parking for two cars.



Whistle Bell Court - Site plan

Version 1 - Mar 2023

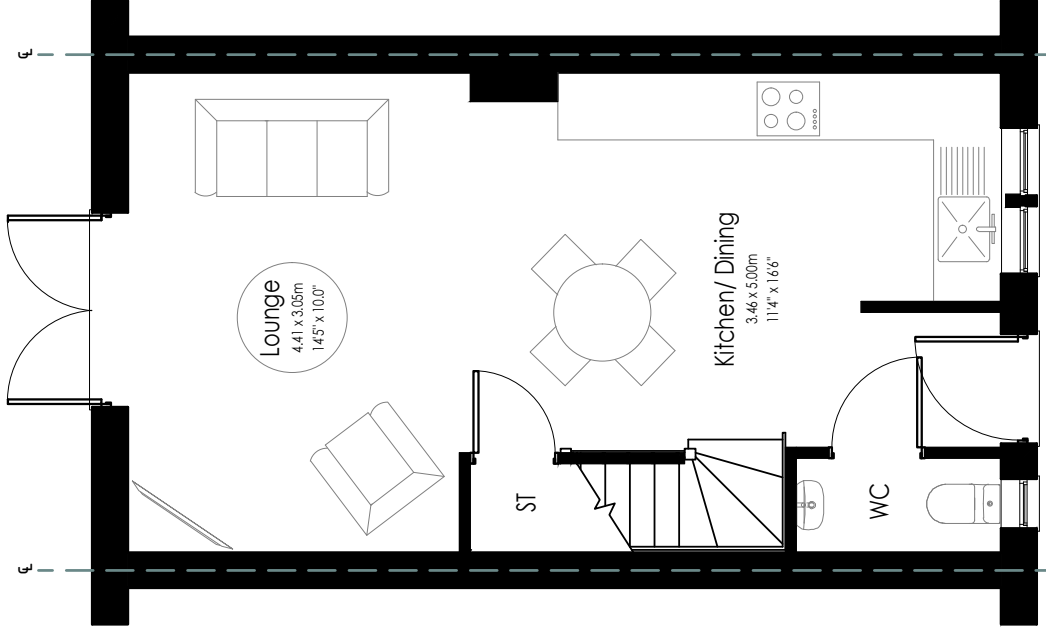
PLOT NUMBER
13, 14 & 15

HOUSE NAME
The Barrow



The Barrow - Floor plans & dimensions

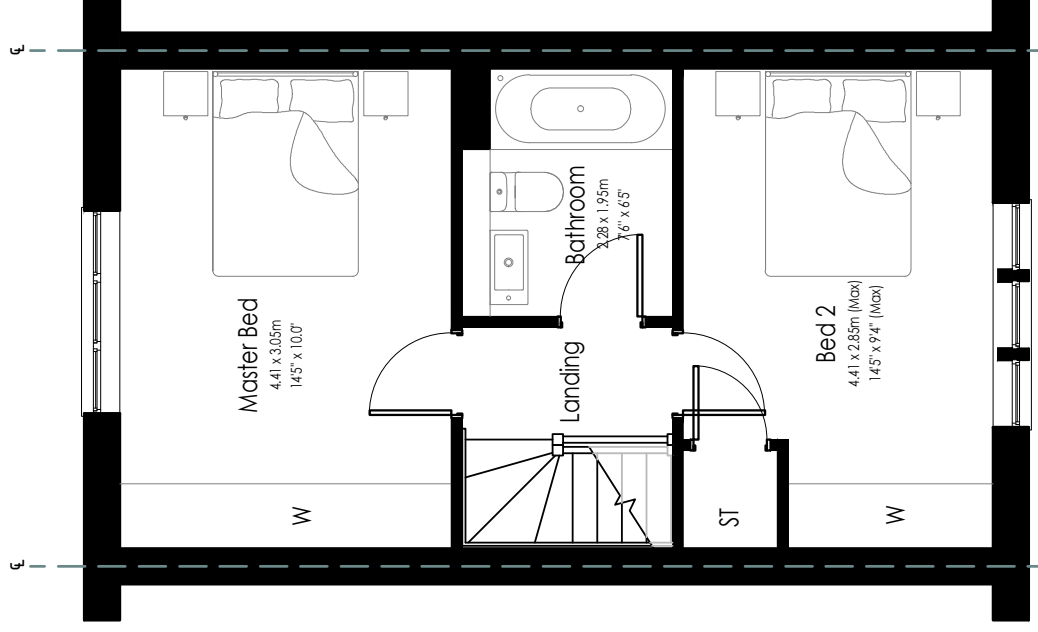
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GROUND FLOOR PLAN

35 sq. m / 382 sq. ft.

All dimensions shown are approximate



FIRST FLOOR PLAN

35 sq. m / 382 sq. ft.

All dimensions shown are approximate

The Barrow - Specification

Version 1 - Mar 2023



INTERIOR SPECIFICATION

- Internal doors - white solid door with standard 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

KITCHEN

- Choice of modern style kitchen
- Integrated Zanussi 70/30 fridge/freezer
- Integrated Zanussi slimline dishwasher
- Oven with hob, cooker extractor
- Glass splash back to hob
- Position for washer dryer
- 1.5 Composite sink
- 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

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
- French doors
- Flagged terrace & paths
- Wiring only for standard front door bell
- 16 Amp electric vehicle charging point
- Turf to gardens





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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
- Flooring upgrades
- Shaker or handleless kitchen
- Solid surface worktops
- Appliance upgrade
- Integrated washer / dryer
- Bathrooms - upgrade to full tiling
- Fitted wardrobes (Hammonds)

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.

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