

YORKSHIRE  
COUNTRY PROPERTIES

# The Mill



4 bedroom,  
open plan  
living

Knowle Grange  
SHEPLEY





## KEY FEATURES

- Circa 1576 sq ft of internal living space
- 4 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 4 bedroom family home with garage, provides approx 1,576 sq ft of living space, designed for today's modern way of life.

The entrance hall leads through to a study, utility room and separate WC. At the end of the hall you will find a spacious kitchen/diner which features a contemporary stylish kitchen and dining area which has bi-fold doors opening onto the rear terrace/garden. The kitchen/diner leads into the lounge in an open plan format, creating a sense of space to the ground floor.

The first floor consists of three double bedrooms and a master bedroom with an ensuite. The house bathroom has a separate shower and bath.

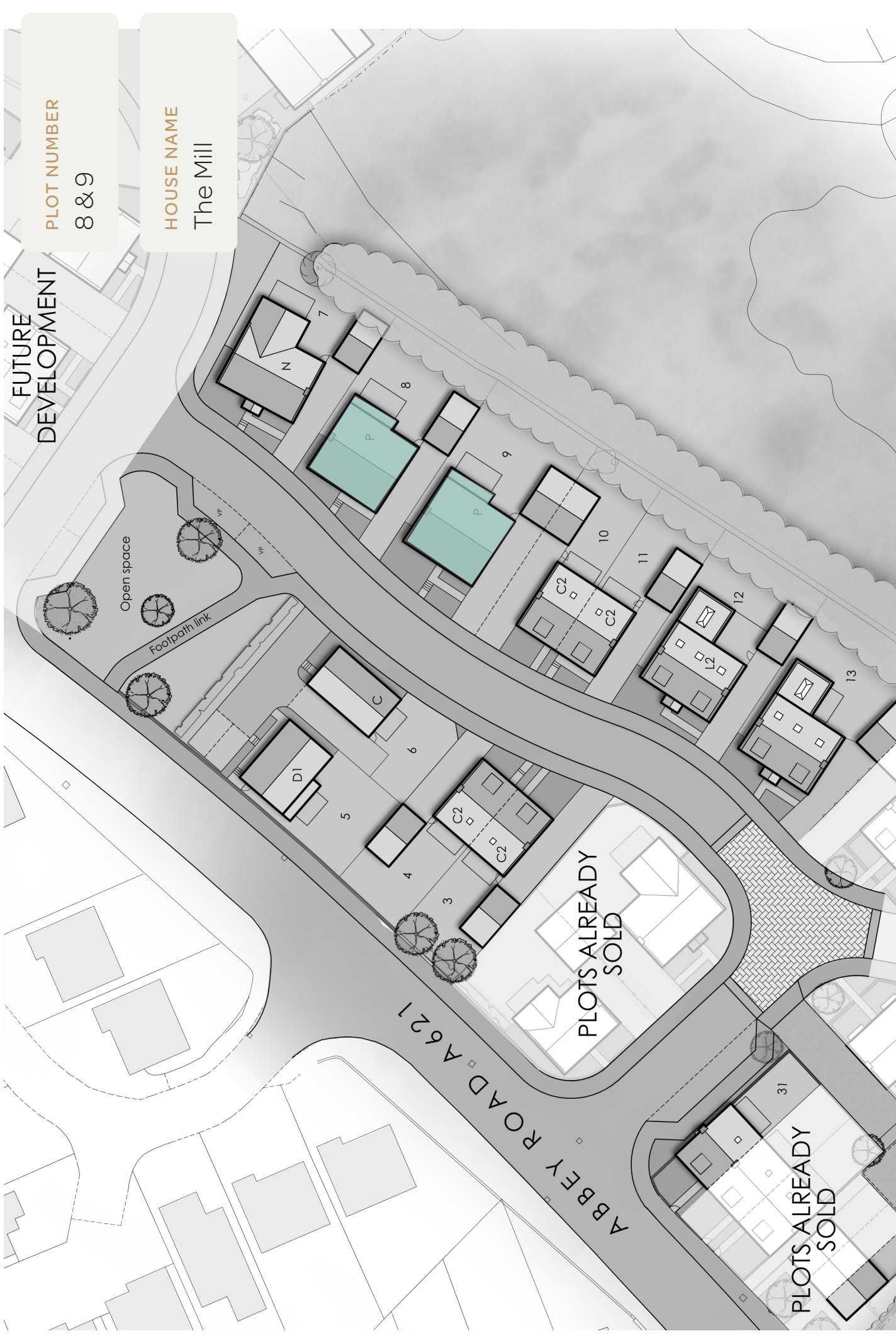
Outside there is a front and rear garden, a single detached garage built out of our signature Yorkshire stone plus parking for an additional two vehicles.





# Knowle Grange - Site plan

Version 1 - Apr 2023

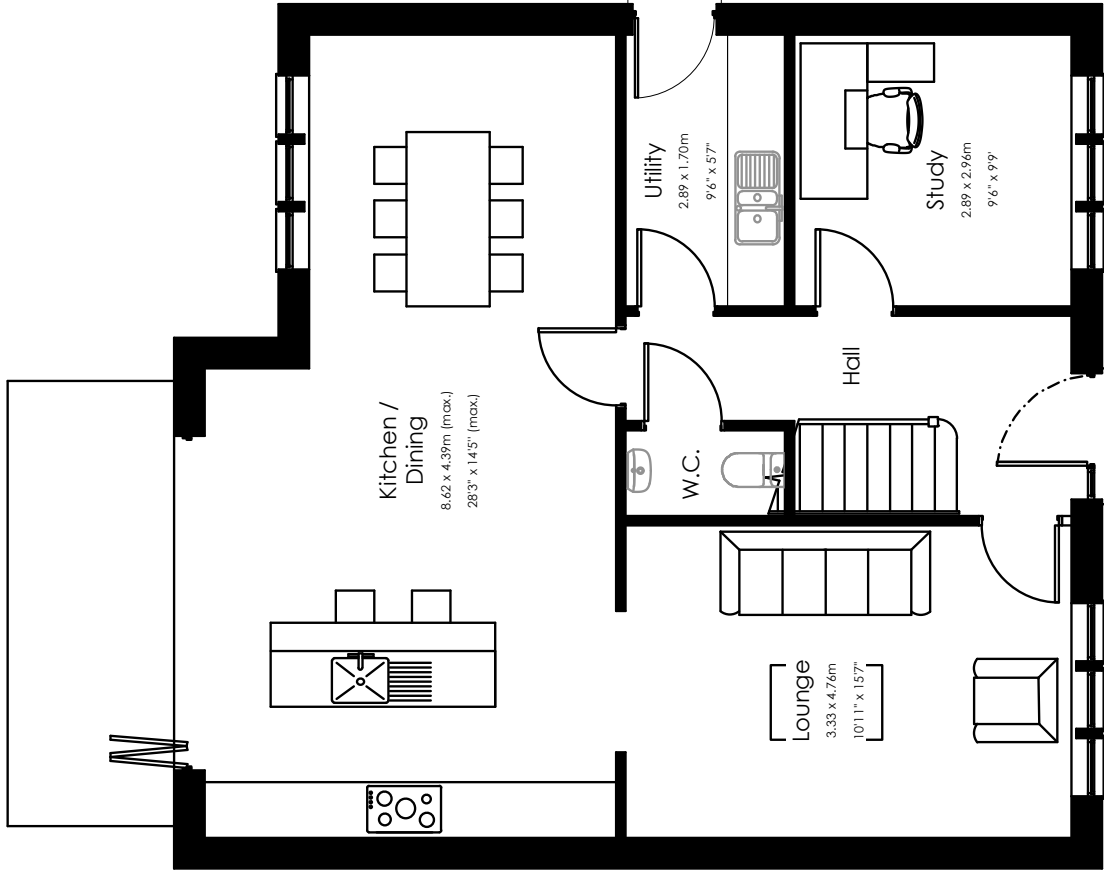


**PLOT NUMBER**  
8 & 9

**HOUSE NAME**  
The Mill

# The Mill - Floor plans & dimensions

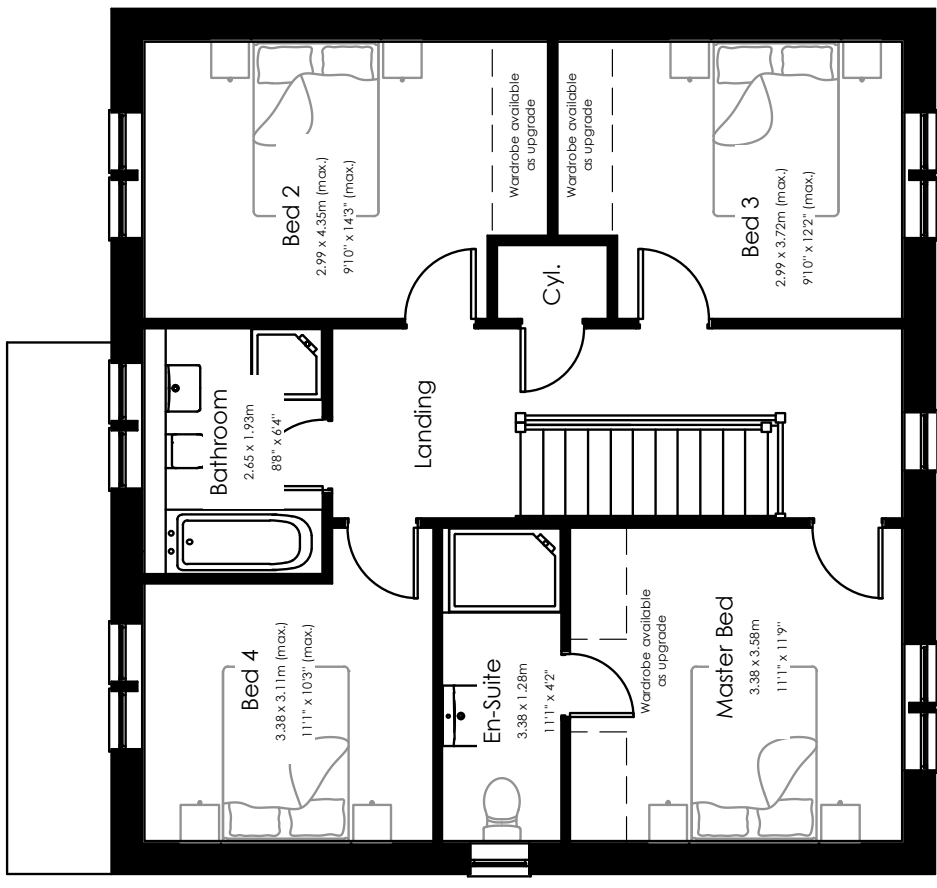
Version 1 - Apr 2023



## GROUND FLOOR PLAN

76 sq. m / 818 sq. ft.

All dimensions shown are approximate



## FIRST FLOOR PLAN

70 sq. m / 758 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, handleless or shaker style kitchen
- Integrated Zanussi fridge/ freezer, integrated Zanussi dishwasher, AEG double oven with hob, AEG cooker extractor
- Composite 1.5 sink / glass splashback to hob / single oven / under cabinet lighting
- Position for washer/ dryer
- Solid surface to main kitchen
- Laminate worktop to utility (where available)

## 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 - Follow me shower, bath and screen
- Separate shower
- Glossy vanity unit
- 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
- Oak skirtings, architraves and door frames
- Oak staircase with glass balustrade
- Brushed s/steel electrical switches & sockets
- Floor finishes
- Appliance upgrade
- Bathrooms - upgrade to full tiling
- Washer / tumble dryer where design will allow
- Wardrobe (Hammonds)
- Enlarged patio paving area
- 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.

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