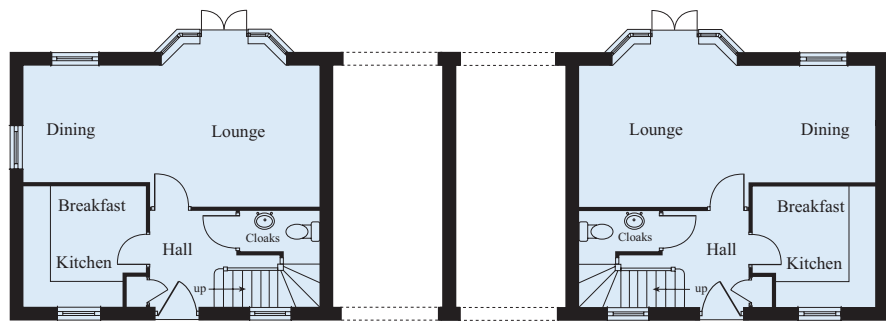


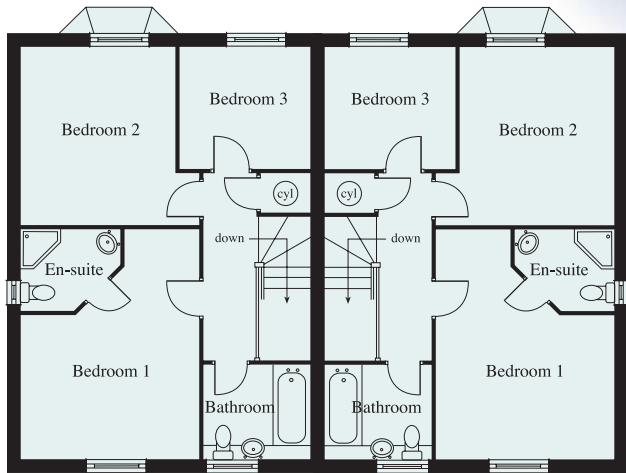
FIRST FLOOR



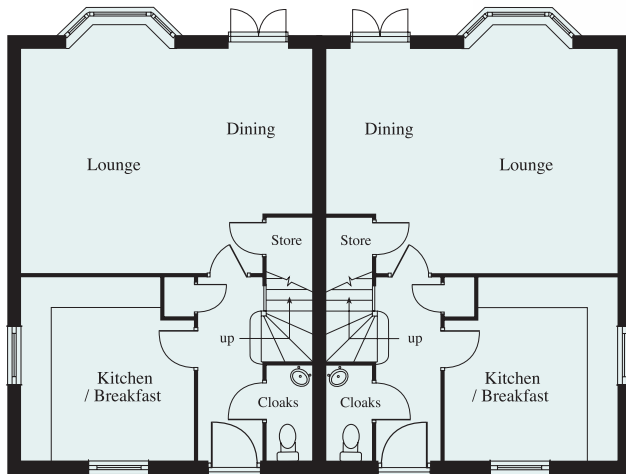
GROUND FLOOR

**Wharfedale - Plots 1 & 2**

LOUNGE/DINING	7.43 x 3.80 inc. bay	24'4" x 12'5" inc. bay
KITCHEN/BREAKFAST	3.07 x 2.95	10'1" x 9'8"
BEDROOM 1	5.10 max x 3.00	16'8" max x 9'10"
EN-SUITE	1.75 max x 1.75 max	5'8" max x 5'8" max
BEDROOM 2	3.00 x 2.52	9'10" x 8'3"
BEDROOM 3	4.00 max x 2.72	13'1" max x 8'11"
STUDY / BEDROOM 4	2.80 x 3.20	9'2" x 10'6"
BATHROOM	2.23 x 2.00 max	7'4" x 6'7" max



FIRST FLOOR

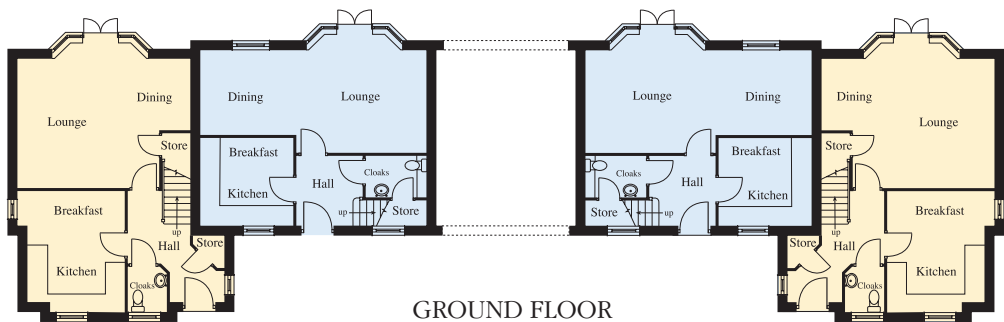
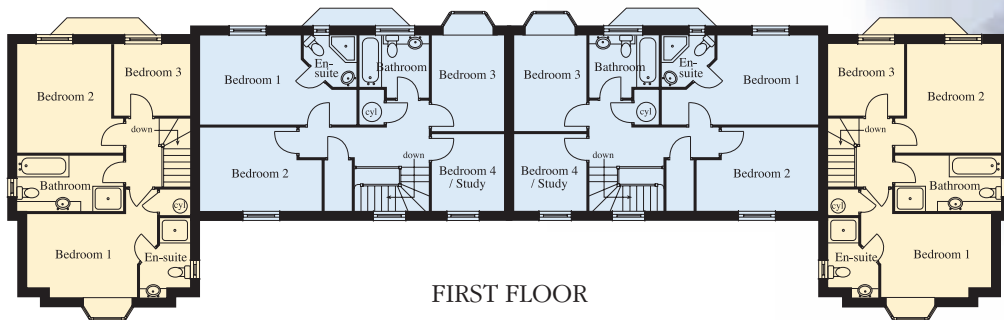
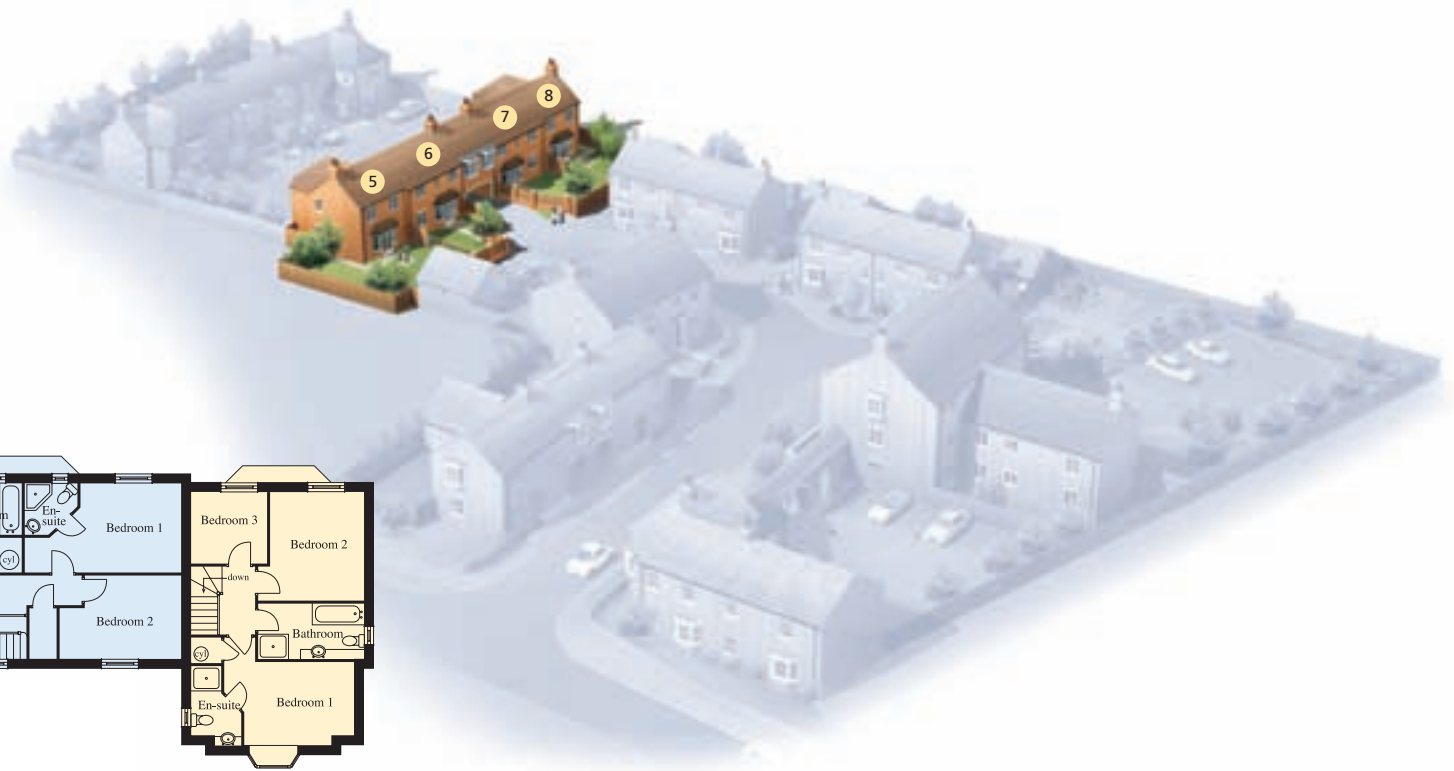


GROUND FLOOR



**Wensleydale - Plots 3 & 4**

LOUNGE/DINING	5.92 max x 5.10 inc. bay	19'5" max x 16'8" inc. bay
KITCHEN/BREAKFAST	3.50 x 3.80	11'5" x 12'5"
BEDROOM 1	3.65 x 4.75 max	12'0" x 15'7" max
EN-SUITE	2.05 max x 1.70 max	6'8" max x 5'6" max
BEDROOM 2	3.15 x 3.62	10'4" x 11'11"
BEDROOM 3	2.70 x 2.45	8'10" x 8'0"
BATHROOM	2.20 x 2.00	7'2" x 6'6"

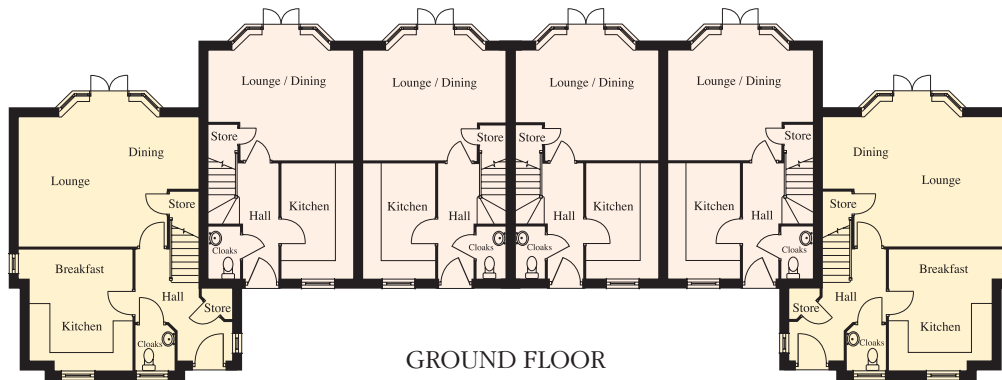
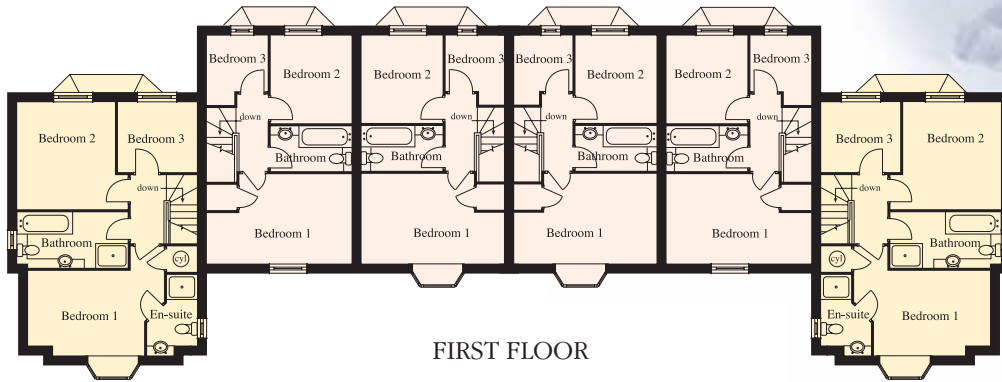


**Wharfedale - Plots 6 & 7**

LOUNGE/DINING	7.43 x 3.80 inc. bay	24'4" x 12'5" inc. bay
KITCHEN/BREAKFAST	3.07 x 2.95	10'1" x 9'8"
BEDROOM 1	5.10 max x 3.00	16'8" max x 9'10"
EN-SUITE	1.75 max x 1.75 max	5'8" max x 5'8" max
BEDROOM 2	4.00 max x 2.82	13'1" x 9'3"
BEDROOM 3	2.25 x 3.20	7'4" x 10'5"
STUDY / BEDROOM 4	2.25 x 2.62	7'4" x 8'7"
BATHROOM	2.23 x 2.10 max	7'4" x 6'10" max

**Coverdale - Plots 5 & 8**

LOUNGE/DINING	5.72 max x 4.80 inc. bay	18'9" max x 15'8" inc. bay
KITCHEN/BREAKFAST	3.25 x 4.00 max	10'8" x 13'1" max
BEDROOM 1	4.30 max x 2.75	14'1" max x 9'0"
EN-SUITE	1.62 max x 2.30	5'4" max x 7'6"
BEDROOM 2	3.12 x 3.63	10'2" x 11'10"
BEDROOM 3	2.52 x 2.40	8'3" x 7'10"
BATHROOM	3.50 x 1.85	11'5" x 6'0"

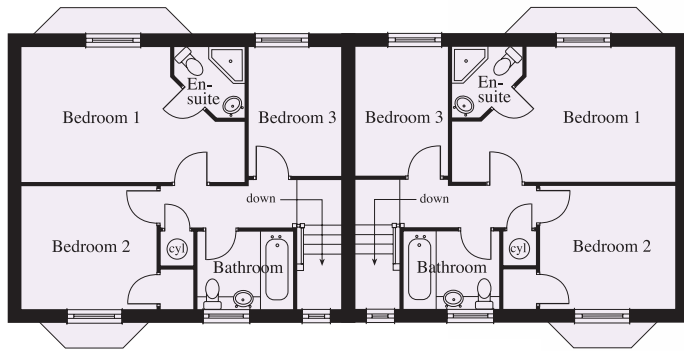


**Swaledale - Plots 10, 11, 12 & 12a**

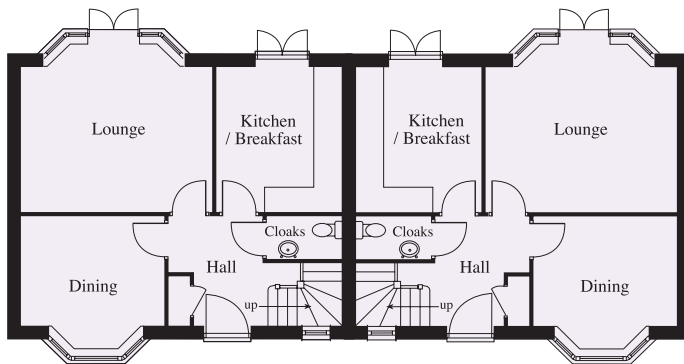
LOUNGE/DINING	4.75 max x 4.15 inc. bay	15'7" max x 13'7" inc. bay
KITCHEN	2.37 x 3.86	7'9" x 12'8"
BEDROOM 1	4.75 max x 2.93	15'7" max x 9'7"
BEDROOM 2	2.64 x 2.99	8'8" x 9'10"
BEDROOM 3	2.03 x 2.38 max	6'8" x 7'9" max
BATHROOM	2.64 x 1.52	8'8" x 5'0"

**Coverdale - Plots 9 & 14**

LOUNGE/DINING	5.72 max x 4.80 inc. bay	18'9" max x 15'8" inc. bay
KITCHEN/BREAKFAST	3.25 x 4.00 max	10'8" x 13'1" max
BEDROOM 1	4.30 max x 2.75	14'1" max x 9'0"
EN-SUITE	1.62 max x 2.30	5'4" max x 7'6"
BEDROOM 2	3.12 x 3.63	10'2" x 11'10"
BEDROOM 3	2.52 x 2.40	8'3" x 7'10"
BATHROOM	3.50 x 1.85	11'5" x 6'0"



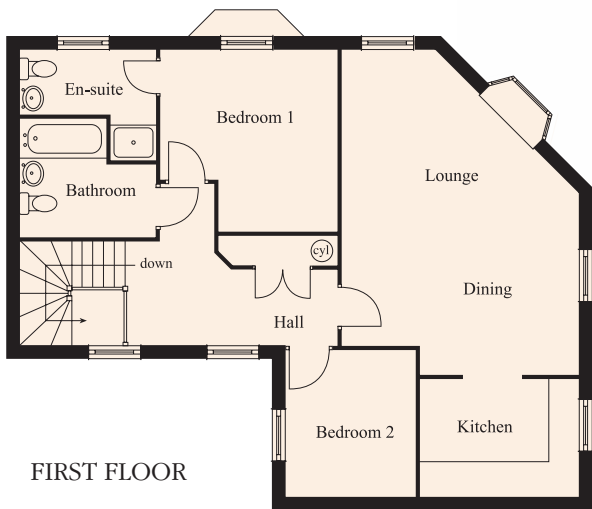
FIRST FLOOR



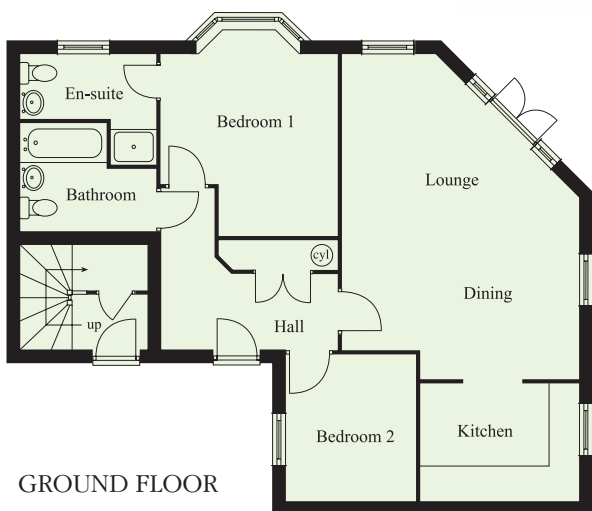
GROUND FLOOR

**Airedale - Plots 15, 16, 17 & 18**

LOUNGE	4.27 x 3.80 inc. bay	14'0" x 12'5" inc. bay
DINING	3.20 x 3.00 inc. bay	10'6" x 9'10" inc. bay
KITCHEN/BREAKFAST	2.90 x 3.35	9'6" x 11'0"
BEDROOM 1	5.00 max x 3.05	16'5" max x 10'0"
EN-SUITE	1.60 max x 1.60 max	5'3" max x 5'3" max
BEDROOM 2	3.05 x 2.84	10'0" x 9'3"
BEDROOM 3	2.15 x 2.71	7'0" x 8'10"
BATHROOM	2.12 x 1.80	6'11" x 5'11"



FIRST FLOOR



GROUND FLOOR

**Nidderdale Plus - First Floor, plot 32**

LOUNGE/DINING	6.60 max x 4.80 max	21'7" max x 15'8" max
KITCHEN	3.20 x 2.40	10'5" x 7'10"
BEDROOM 1	3.64 x 3.70 max	11'11" x 12'2" max
EN-SUITE	2.77 x 1.30	9'1" x 4'3"
BEDROOM 2	2.70 x 3.00	8'10" x 9'10"
BATHROOM	2.77 max x 2.45 max	9'1" max x 8'0" max

**Nidderdale - Ground Floor, plot 31**

LOUNGE/DINING	6.60 max x 4.80 max	21'7" max x 15'8" max
KITCHEN	3.20 x 2.40	10'5" x 7'10"
BEDROOM 1	3.60 x 4.20 inc. bay	11'9" x 13'9" inc. bay
EN-SUITE	2.77 x 1.30	9'1" x 4'3"
BEDROOM 2	2.66 x 2.96	8'8" x 9'8"
BATHROOM	2.77 max x 2.22 max	9'1" max x 7'3" max

# SPECIFICATION

## STRUCTURE

Traditional construction in brick with concrete roof tiles. PVC-u double-glazed frames

## INTERNAL FINISHES

Decoration - matt finish magnolia emulsion to walls and matt finish pure brilliant white emulsion to ceilings

Polished chrome ironmongery

Choice of kitchen and bathroom wall tiles from specified ranges

## KITCHEN

Choice of kitchen units / worktops from specified range • Integrated electric single oven with choice of colour

Integrated ceramic hob in black or gas hob with choice of colour, with integrated extractor hood

## HEATING / HOT WATER

Gas fired central heating / hot water, with electric immersion heater backup

## ELECTRICAL SERVICES

TV points to lounge and bed 1 and pre-wiring for satellite TV

BT points to lounge and bed 1. • Mains operated smoke detectors in hallway and landing areas

Electric shaver sockets to bathroom and en-suite (where applicable)

Chrome finished downlighters to kitchen, bathroom and en-suite (where applicable) ceilings

Individual security alarm system

## GENERAL

NHBC 10-year warranty