



## Skipton Properties Sales Specification - Classic

*Ashton - Read - Hinton - Loxley - Edwins*

### **Kitchen**

Units	Allendale, Greenwich
Unit Interior	oak interiors, soft close cupboards and drawers
Worktop	38mm square edged Laminate
Lighting	Under and over cabinet lighting
Tap	Dual Lever Monobloc Swan Tap - ACT3031
Sink	Mikro Overmount Brushed Stainless Steel 1.0 Bowl
Accessories	Timber Cutlery Tray
Boiler Housing Kitchen	As per kitchen choice
Oven	Electrolux Single Oven - KOFGH40TX
Hob	Electrolux 60cm Gas Hob KGS6436SX
Extractor	Electrolux 60cm Chimney Hood LFC316X
Fridge Freezer	Electrolux 70/30 Fridge Freezer LNS5LE18S
Dishwasher	Electrolux Full Size Dishwasher KEAF7200L
Washing Machine	Space and plumbing only

### **Cloakroom**

Sink	Instinct Nuance Wash Hand Basin
Tap	Hansgrohe Logis Single lever basin mixer
Toilet	Instinct Nuance Square Close with Soft Close

### **Bathroom**

Sink	Instinct Nuance Wash Hand Basin
Tap	Hansgrohe Logis Single lever basin mixer
Toilet	Instinct Nuance Square Close with Soft Close
Bath	Carron Quantum Single Ended Bath
Bath Tap	Hansgrohe Logis Single lever basin mixer
Shower	Hansgrohe ecosmart 100 chrome shower over bath and shower screen
Shaver Socket	White plastic

### **Electrics**

Sockets & Switches	White plastic
External Socket	Double (Low Level)
Pendent Lights	Tp24 Led Pendants
Downlights	Kitchen and Wet Rooms, White 7.3W as per drawing
lighting to stores	As per furniture plan
External Light Front	Motion Sensor Black with bevelled glass, IP44 rated
External Light Side/rear	Motion Sensor Knightsbridge Black Up Down Led
Door Bell	Byron Wired Bell in Brushed Nickel
Alarm	Simplisafe Skipton Smart Alarm System
BT and TV Points	As per drawing, white plastic
Fibre	Openreach Fibre (FTTP)
Solar PV	As per elevations drawing
EV Charging Point	Easee One 7KW
Extractor Fan	Titon Ultimate dMEV

### **Heating**

Fuel	Gas
Boiler	Ideal Logic ES 30 with combi
Thermostat	Dual Zone Heating - Honeywell T6
Towel Radiators	Bathroom and en-suite - Towelrads Square 1200mm x 600mm
Radiators	Stelrad Henrad Compact

### **Woodwork**

Stairs	White painted closed string staircase
Newels	90mm square softwood
Spindles	40mm chamfered
Handrail	Loaf Style - soft wood with chrome support
Skirting	7" 4mm bevel
Architrave	3" 4mm bevel
Internal Doors	Pre finished oak Mexicana
Ironmongery	Sienna Satin Chrome

### **Windows /Doors**

Material/Colour	Thin Profile UPVC, Pearl Grey with White Inner with trickle vents white
Handles	Composite Pearl Grey
Front / Rear Door	3 Point lock enhanced security
Lock	Centered Chrome
Letter Box	Clear toughened
Vision Panel	

### **Roofing**

Main Tiles	Flat Concrete Dark Grey Northstone Causeway or similar
Porch Tiles	Small Rosemary tiles Grey to match main roof

### **External Finishes**

Build Method	Masonry
Walling	100mm buff walling stone
Paths/Patios	900X600 Indian Raj Green
Drives	Premia 60 block paving Granite Stone
Drives Plots 45-49	Permeable Premia 60 block paving Granite Stone
Gutters/Downpipes	Polypipe Half Round Black
Meter Cabinets	Painted to match windows
External Tap	15mm Brass
Gardens Rear	Topsoil & turf
Gardens Front	As per planning approved landscaping designs

### **Decoration**

Walls / Ceilings	Dulux White Emulsion
Skirts/Arch/Door/ Stairs	White Gloss

### **Wall Tiling**

Kitchen	Between worktop and units
Cloakroom	Splashback to sink
Bathroom/Ensuite	Splashback to sink, full tiling to shower/bath & brushed with chrome trim

### **Please Note**

Specification correct at time of print - 22nd July 2024  
Skipton Properties Limited reserve the right to amend the specification at any time. Upon reservation, your sales advisor will discuss the specification of your home in detail to allow you to make an informed decision to proceed. We pride ourselves on our high specification however we appreciate you may wish to enhance features of your home, please ask us about our Interiors Collection