

Skipton Properties Sales Specification - Classic

Lamb - Ashton - Read - Craven - Bailey

Kitchen and Utility

Units	Allendale, Greenwich
Unit Interior	oak interiors, soft close cupboards and drawers
Worktop	38mm square edged Laminate
Worktop - Utility	38mm square edged Laminate
Lighting	Under and over cabinet lighting
Tap	Rienza Chrome Swan Neck TAP3545
Tap - Utility	Rienza Chrome Swan Neck TAP3547
Sink	Ashworth Overmount Stainless Steel 1.5 Bowl
Sink - Utility	Square Stainless Steel Single Bowl
Accessories	Timber Cutlery Tray
Boiler Housing Kitchen	Allendale, Greenwich - with oak interiors, soft close cupboard
Boiler Housing - Utility	Not included
Oven	Zanussi Single Oven ZOHNX3X1
Hob	Zanussi 60cm Gas Hob ZGNN645X
Extractor	Zanussi 60cm Chimney Hood LFC316X
Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNFN18ES3
Dishwasher*	Zanussi Full Size Dishwasher ZDLN1521
Slimline Dishwasher*	Zanussi Slimline Dishwasher ZSLM1211
Washing Machine	Space and plumbing only <i>* Please refer to the kitchen drawing for confirmation</i>

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

En-Suite

Sink	Instinct Nuance Wash Hand Basin
Tap	Hansgrohe Logis Single lever basin mixer
Toilet	Instinct Nuance Square Close with Soft Close
Shower	Hansgrohe ecosmart 220 chrome shower
Shower Screen	Instinct 8 Enclosure
Shower Tray	White Resin Tray
Shaver Socket	White plastic

Electrics

Sockets & Switches	White plastic
External Socket	Double (Low Level)
Pendent Lights	Tp24 Led Pendants
Downlights	Kitchen, Utility 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
Garage Light	Ansell Batten 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 35kw
Thermostat	Dual Zone Heating - Honeywell T6
Towel Radiators	Bathroom and en-suite - Towelrads Square 1200mm x 600mm
Radiators	Stelrad Henrad Compact
WWHRS	Waste water heat recovery system - plot 9 only

Woodwork

Stairs	White painted closed string staircase
Newels	90mm square softwood
Spindles	40mm chamfered
Handrail	Classic white painted
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	
Rooflights	VELUX Double Glazed with electronic opening
Front / Rear Door	Composite Pearl Grey
Lock	3 Point lock enhanced security
Letter Box	Centered Chrome
Vision Panel	Clear toughened

Garage

Door	Pearl Grey Sectional
Personel Door	Composite Pearl Grey

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	Blackened Tumbled (PG Stone)
Paths/Patios	900X600 Indian Raj Green
Drives	Sorrento Permi8 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	Brilliant 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 - 17th January 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