

Skipton Properties Sales Specification - Classic

Oxford - Pebble - Pebble (Lifetime) - Regent - Regent (Lifetime)

Kitchen

Units	Allendale, Greenwich
Unit Interior	oak interiors, soft close cupboards and drawers
Worktop	38mm square edged Laminate with upstand
Splashback	60cm Stainless Steel splashback
Lighting	Under and over cabinet lighting
Tap	Marido Dual Lever Chrome
Sink	Mikro Overmount Brushed Stainless Steel 1.0 Bowl
Accessories	Timber Cutlery Tray
Boiler Housing Kitchen	As per kitchen choice
Oven	Electrolux Single Oven - KOFH40TX
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	Villeroy & Boch Hand Basin
Tap	Vernis Blend Single lever basin mixer Tap
Toilet	Villeroy & Boch Toilet

Bathroom

Sink	Villeroy & Boch Half Pedestal Hand Basin
Tap	Vernis Blend Single lever basin mixer Tap
Toilet	Villeroy & Boch Toilet
Bath	Villeroy & Boch
Bath Tap	Vernis Blend 2-hole rim mounted bath mixer
Shower (Regent lifetime)	Hansgrohe ecosmart 100 shower over bath and shower screen
Shaver Socket	White plastic

Electrics

Sockets & Switches	White plastic. USB Sockets to kitchen, lounge and bedroom 1
External Socket	Double (Low Level)
Pendent Lights	Tp24 Led Pendants
Downlights	Kitchen, Stores and Wet Rooms, White 7.3W as per drawing
External Light Front	Motion Sensor Black with bevelled glass, IP44 rated
External Light Side/rear	Motion Sensor Knightsbridge Black Up Down Led
Garage Light	5ft Led Ansell Atled5
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	7KW charging
Extractor Fan	Titon Ultimate dMEV

Heating

Fuel	Gas
Boiler	Ideal Logic ES 30kw Combi
Thermostat	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	18mm X 119mm 4mm bevel
Architrave	3" 4mm bevel
Internal Doors	Pre finished oak Mexicana
Ironmongery	Hertings Lever on Rose Satin Chrome

Windows /Doors

Material/Colour	Thin Profile UPVC, Pebble Grey with White Inner with trickle vents white
Handles	white
Front / Rear Door	Composite Pebble Grey with glazed panels and spyhole
Lock	3 Point lock enhanced security with security chain
Handles and post box	Centered Chrome
Vision Panel	Clear toughened

Garage

Door	Pebble Grey - Sectional Electric Opening
Personel Door	Composite Pebble Grey Vision Panels as working drawings

Roofing

Main Tiles	Natural Slate
Porch Tiles	Natural Slate

External Finishes

Build Method	Masonry
Walling	Random Stone
Paths/Patios	900X600 Indian Raj Green
Drives	Modena 50 - Granite stone Plasmor
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

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 February 2025
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