

Standard SPECIFICATION

Kitchen

- Traditional or contemporary kitchen cabinetry from our range, with soft-close doors and drawers, oak effect interiors and wooden cutlery tray
- Laminate worktop (choose from our range, or upgrade)
- Choice of tiling from our range (between cabinet and worktop)
- Zanussi integrated single oven and gas hob
- Zanussi integrated 70:30 fridge freezer
- Zanussi integrated dishwasher
- Under and over cabinetry lighting
- Stainless steel 1.5 bowl sink with chrome tap

Utility (Craven and Petyt only)

- Laminate worktop and upstand from our range
- Plumbing and electrical for appliances

Cloakroom

- Instinct Nuance contemporary toilet
- Instinct Nuance contemporary basin
- Hansgrohe Logis minimalist mixer tap
- Tiled splashback to sink

Ashton, Banbury, Craven, Petyt, Read, Wharfe

House Bathroom

- Instinct Nuance contemporary toilet
- Instinct Nuance contemporary basin
- Hansgrohe Logis minimalist mixer taps
- Single-ended bath
- Hansgrohe Ecosmart 100c riser shower over bath
- Contemporary chrome towel radiator
- White shaver socket
- Tiled splashback to sink and full height tiling to bath, with brushed chrome trim

En Suite Bathroom (Craven and Petyt only)

- Instinct Nuance contemporary toilet
- Instinct Nuance contemporary basin
- Hansgrohe Logis minimalist mixer tap
- Hansgrohe Ecosmart 220 shower
- Contemporary chrome towel radiator
- White shaver socket
- Tiled splashback to sink and full height tiling to shower, with brushed chrome trim



BOLTON GARDENS

S I L S D E N

Disclaimer: Skipton Properties policy is one of continuous development and improvement. The final plans and specification may change and we reserve the right to alter plans and specification without prior notice. We strongly advise that these are checked by you prior to entering into any contract to purchase a property.

Heating and plumbing

- Gas-fired central heating
- Stelrad compact radiators
- Smart, energy-saving Honeywell thermostat
- External tap

Electrical

- Low energy, fire-rated, warm white LED downlights to kitchen and bathrooms
- Low energy pendant lights elsewhere
- External lighting to front, side and rear elevations
- Low energy LED lighting to store and garage (where applicable)
- BT and TV aerial points
- Mains smoke detectors with battery back ups to hallway and landing
- Mains intruder alarm with sensors in all ground floor rooms and landing
- Brushed nickel door bell
- Electric vehicle charging point
- External power socket

Interior features

- Single panel internal doors, painted gloss white, with traditional black ironmongery
- White gloss painted, chamfered staircases and handrails
- Bevelled skirtings and architraves, painted gloss white
- TJI 'silent' floor with T&G 22mm floor that is glued to reduce noise
- Flat skim ceilings with 15mm board to further reduce noise
- White painted walls and ceilings

Exterior features

- Coursed, blackened tumbled stone elevations
- Slimline cream uPVC windows with white interiors
- Black composite front door with vision panels and chrome letterbox
- Multi-point locking system to all doors and windows
- Granite stone block paving to driveways
- Green Indian flagstone paving to pathways and patios
- Turfed rear garden and landscaped front garden (where applicable)
- Meter boxes painted to match stone elevations
- Black up-and-over garage door (where applicable)



BOLTON GARDENS

S I L S D E N

Disclaimer: Skipton Properties policy is one of continuous development and improvement. The final plans and specification may change and we reserve the right to alter plans and specification without prior notice. We strongly advise that these are checked by you prior to entering into any contract to purchase a property.