

A modern three-story house with stone cladding and large windows. The house features a mix of stone textures and large glass windows. A balcony with a glass railing is visible on the second floor. The ground floor has a garage and a set of stairs leading to a small patio area. The house is surrounded by a brick-paved driveway and a stone wall with some plants.

**PLOTS 19, 20, 21
HOLME VIEW
DEYNEBROOK
NETHERTHONG**



YORKSHIRE
COUNTRY PROPERTIES

PLOTS 19, 20, 21



PLOT 19, 20, 21
SITE PLAN





BALCONY POSITION FROM
OPEN PLAN LIVING SPACE
OFFERING **FANTASTIC VIEWS**
ACROSS THE HOLME VALLEY



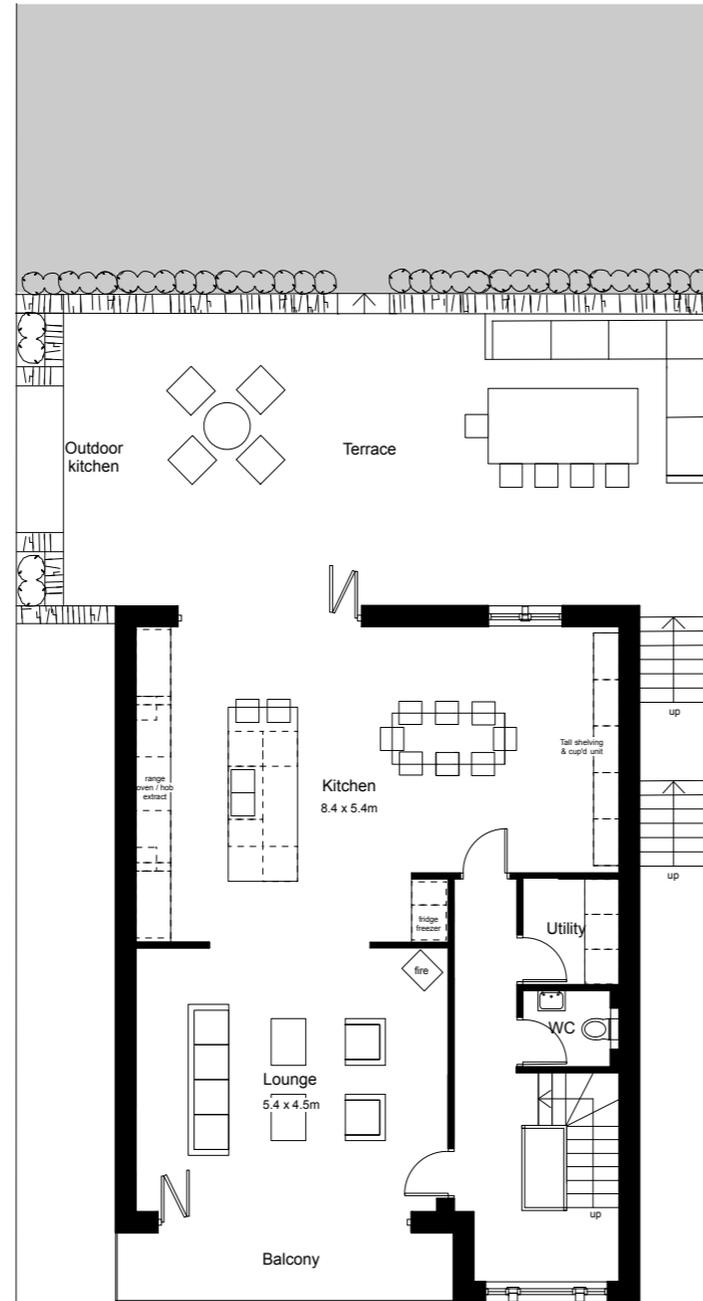
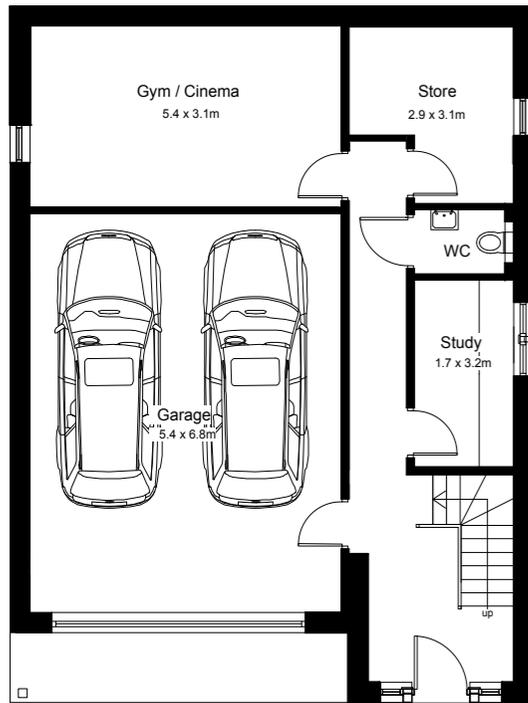
**ENSURE YOUR HOME IS A
TRUE REFLECTION OF YOUR
STYLE.**

AT YORKSHIRE COUNTRY
PROPERTIES WE WORK
CLOSELY WITH YOU TO
BESPOKE YOUR HOME TO
SUIT YOUR LIFESTYLE.



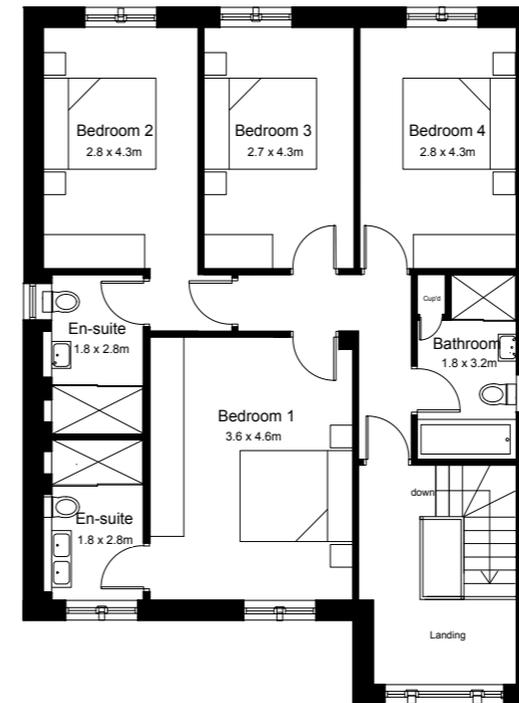
PLOT 19 FLOOR PLANS & DIMENSIONS

WE CAN OFFER A UTILITY ROOM AT EITHER GROUND OR FIRST FLOOR.



TOTAL:
223 sq m
(2400 sq ft)

PLOT 19 FLOOR PLANS & DIMENSIONS



GROUND FLOOR PLAN

48 sq m (517 sq ft) Excluding garage

FIRST FLOOR PLAN

87.5 sq m (942 sq ft)

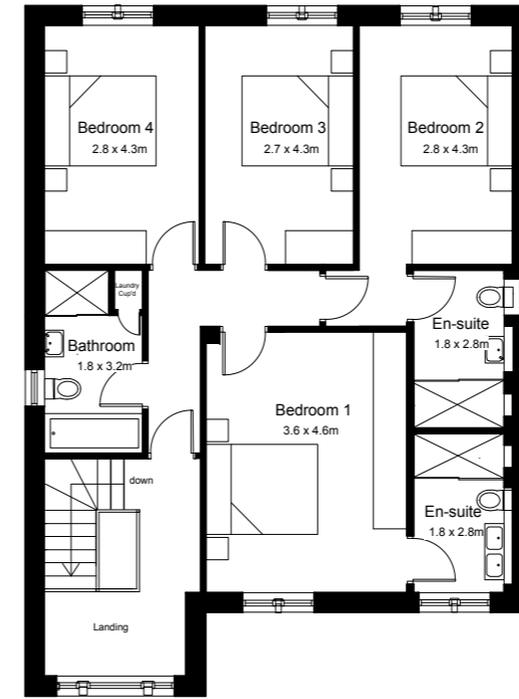
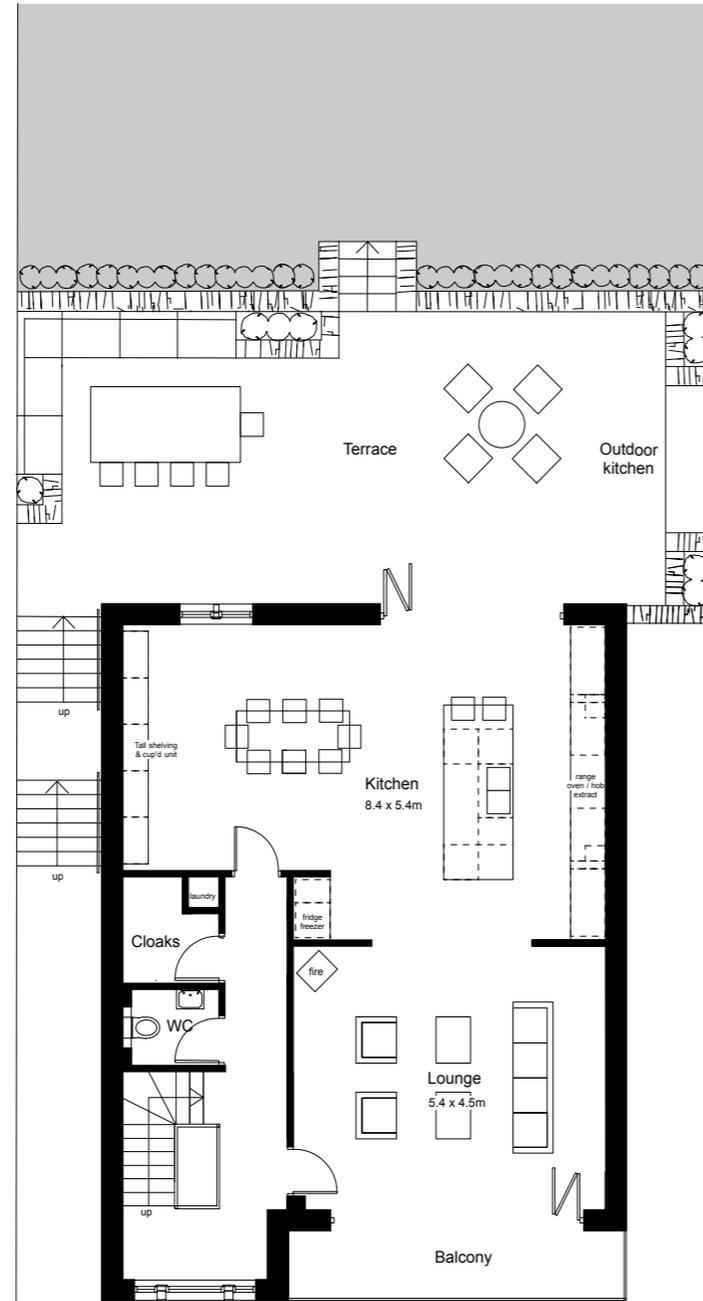
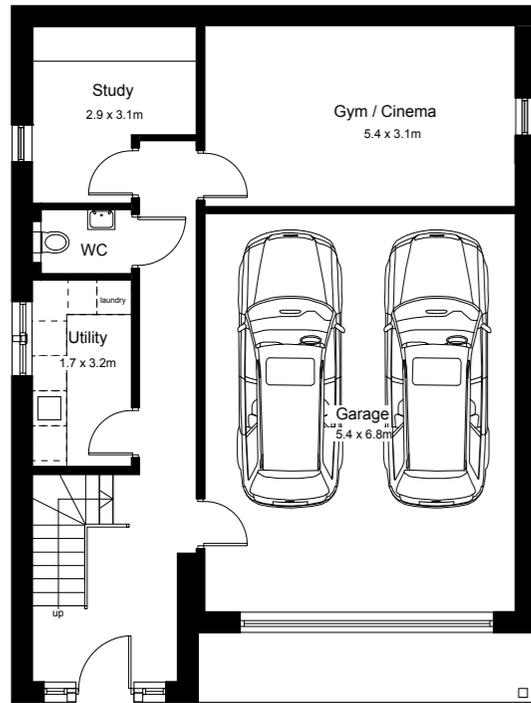
SECOND FLOOR PLAN

87.5 sq m (942 sq ft)

All dimensions shown are approximate.

PLOT 20 FLOOR PLANS & DIMENSIONS

WE CAN OFFER A UTILITY ROOM AT EITHER GROUND OR FIRST FLOOR.



TOTAL:
223 sq m
(2400 sq ft)

PLOT 20 FLOOR PLANS & DIMENSIONS



GROUND FLOOR PLAN

48 sq m (517 sq ft) Excluding garage

FIRST FLOOR PLAN

87.5 sq m (942 sq ft)

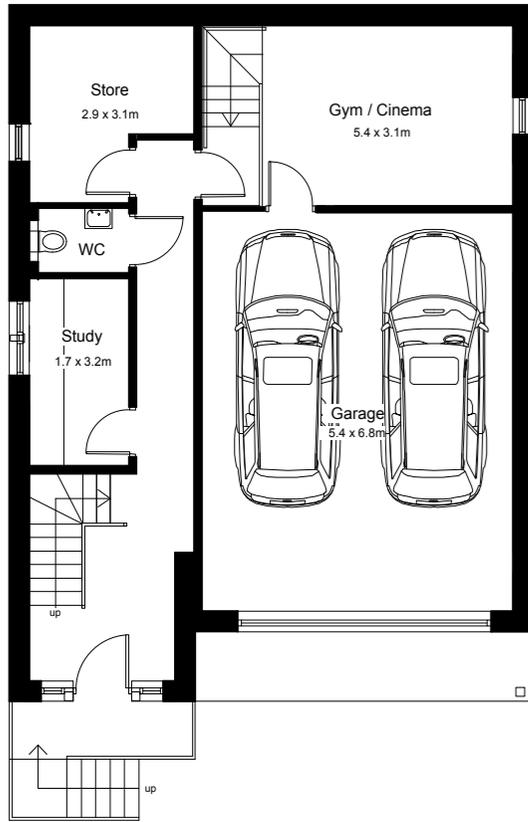
SECOND FLOOR PLAN

87.5 sq m (942 sq ft)

All dimensions shown are approximate.

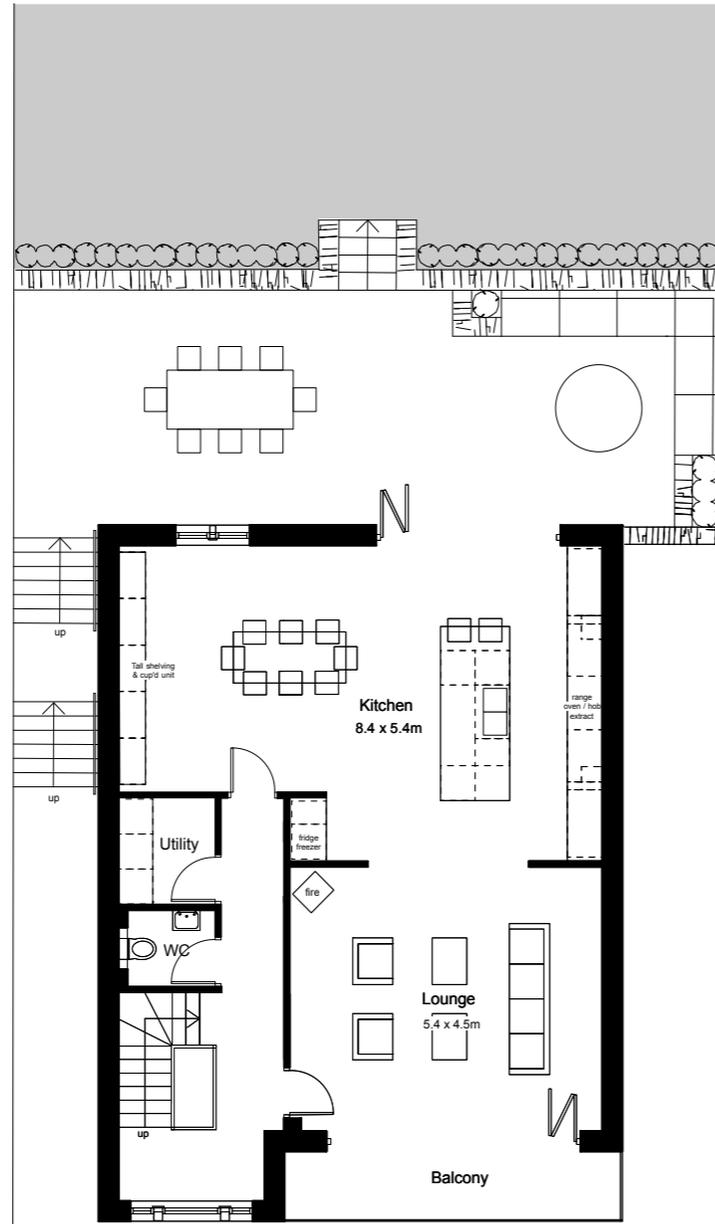
PLOT 21 FLOOR PLANS & DIMENSIONS

WE CAN OFFER A UTILITY ROOM AT EITHER GROUND OR FIRST FLOOR.



GROUND FLOOR PLAN

48 sq m (517 sq ft) Excluding garage

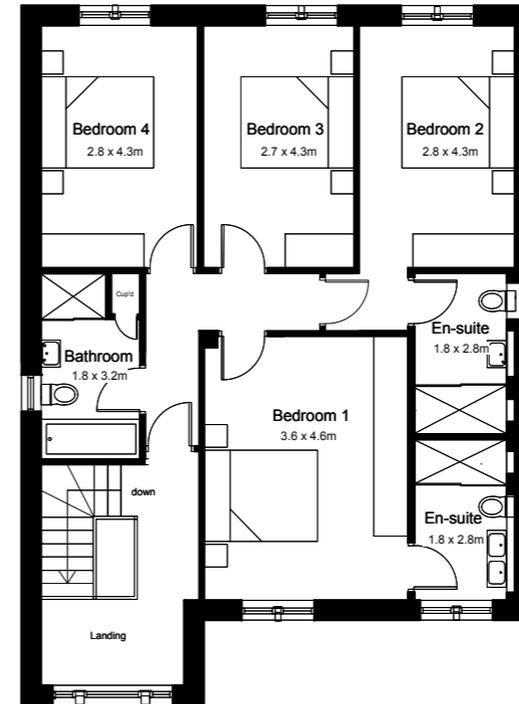


FIRST FLOOR PLAN

87.5 sq m (942 sq ft)

TOTAL:
223 sq m
(2400 sq ft)

PLOT 21 FLOOR PLANS & DIMENSIONS



SECOND FLOOR PLAN

87.5 sq m (942 sq ft)



All dimensions shown are approximate.

PLOTS 19, 20, 21 INTERIORS & SPECIFICATIONS



**PRIVATE LANDSCAPED
GARDENS WITH FEATURE
TERRACE, SEATING AND
OPTIONAL OUTDOOR
KITCHEN FACILITY**



A wonderful four bedroom family home forming part of this exclusive development. This imposing property offers approximately 2400 Sq Ft of internal living space spread across three floors. Guaranteed to satisfy a variety of buyers with its versatility and scale.

Enter the property on the ground floor into a generous entrance hall with feature staircase. This level also offering access to a large double garage, utility room, w/c, study and adaptable gym/cinema room.

The first floor comprises a useful w/c, cloakroom with the hallway leading to a large open plan kitchen/dining/lounge (with an option to separate - customer choice). This breath-taking space offers a dual aspect with bi-fold doors to the front and back, allowing light to flood in throughout the day. The lounge leads to a feature south facing balcony maximising the stunning Holme Valley vista. A luxurious kitchen and high specification flooring throughout makes this space the perfect area for entertaining. Optional plans available for utility room at ground or first floor level.



Upstairs to four generous double bedrooms, two with en suite bathrooms and high quality built in wardrobes. The stylish 3.6m x 4.6m master suite offers a bank of large fitted wardrobes and a generous en suite bathroom. Also on this level, a large family bathroom with separate bath and walk in shower.

Externally this property is built in our trademark authentic Yorkshire stone and offers a large driveway with space for two cars and a peaceful rear garden with landscaped terrace and lawned area. Outdoor kitchen layouts available as part of our 'bespoke your home' service.

These homes provide an abundance of high end features, including a Rangemaster cooker, quartz worktops and the Award winning Quooker Tap plus fitted wardrobes to the master bedroom and bed two. Many upgrades and options are available for consideration during the unique process of bespokeing your home with Yorkshire Country Properties.



PLOTS 19, 20, 21 INTERIOR SPECIFICATION

INTERIOR SPECIFICATION

'HIVE' Smart Home Heating system

Internal wall paint

Internal Doors - Suffolk styled door

Painted skirting and architraves

Feature staircase with a choice of oak handrail and spindals or glazing

Switches and Sockets with USB ports - Brushed stainless steel

Lighting - Spot lights throughout finished in brushed stainless steel

Fully prepared for high speed optical fibre connectivity

FLOOR COVERINGS THROUGHOUT PROPERTY

Ground floor - Garage - Painted concrete

WC & Utility - Karndean Knight Tile/Knight plank in a choice of colours

Gym/Cinema- Karndean Knight Tile/Knight plank in a choice of colours/Carpet

First floor - Kitchen/Diner/hall/cloaks & WC- Karndean Knight Tile/Knight plank in a choice of colours

First floor - Lounge- Karndean Knight Tile/Knight plank in a choice of colours/carpet in a choice of colours

Second floor - Carpet in a choice of colours

KITCHEN

Premium kitchen designed within spacious living area. A choice of styles and finishes available.

APPLIANCES

RangeMaster cooker

Integrated fridge/freezer or American style free standing

Integrated dishwasher by AEG

Double ceramic sink

Kitchen taps by 'hot water' award winning "Quooker" - PRO3 Fusion Square/Flex Chrome

UTILITY

Low level cupboards and work top, with opening for customers stand alone washing machine and dryer - choice of two layouts

Sink & drainer

MAIN BATHROOM

Premium tiled bathroom

Porcelenosa flooring tiles to customers choice

Feature vanity area - In a choice of colours

Spacious shower and separate bath

Towel rail in a choice of finish

EN-SUITE - MASTER

Enclosed spacious shower unit

Premium tiled bathroom - Half tile except shower area which is full tile

Porcelenosa flooring tiles to customers choice

EN-SUITE - 2

Enclosed spacious shower unit

Premium tiled bathroom - Half tile except shower area which is full tile

Porcelenosa flooring tiles to customers choice

W.C / CLOAKS

Toilet and wash basin finished to a high spec

MASTER BEDROOM

Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour

BEDROOM 2

Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour

PLOTS 19, 20, 21 EXTERNAL SPECIFICATION

EXTERNAL SPECIFICATION

Properties to be constructed from natural stone

Natural stone roof slates

Contemporary UPVC windows finished externally in stylish grey and white to the interior

All external doors - 4 lever 'secure by design' as standard, with a composite front door

High quality seamless aluminium guttering, finished to match all external window frames

Natural stone terrace

Aluminium bi-fold doors to the rear of the property

Balcony with sliding doors to front offering fantastic views and extended living space with a composite decking floor

External cold water tap

Landscaped and turfed rear garden, feature terrace framed with sleepers

Tegula Setts driveway

Security alarm

Brushed stainless steel external lighting

Electric vehicle charging point (1 per house)

Double integral garage

Electric sectional garage door in stylish grey

Grey painted concrete garage floor

PLOTS 19, 20, 21 UPGRADES

FOLLOW US ON:



At the start of your journey, our friendly and experienced team warmly welcome you to our marketing suite in Netherthong. You will be able to browse all we have to offer to make your dream home a reality. We are with you every step of the way.

INTERNAL

- Stone wall to kitchen and living room wall
- Timber beams to first floor
- Dividing glass/ oak doors and fixed window panels between kitchen and living
- Oak staircase treads
- Oak joinery to skirtings, architraves, doors
- Upgrades on wardrobes, flooring, finishes in general
- Log burning stove in living room
- Laundry chute
- Under floor heating
- Feature vanity to ensuites

EXTERNAL

- Stone wall stepped planters between terrace and lawn. Sleepers included as standard.
- Planting, lavender, box hedge.
- Outdoor kitchen including external built in fridge, BBQ, storage cupboard.

AUDIO VISUAL

We pride ourselves on integrating tomorrows technology. Our home automation solutions use intuitive touchscreen and SMART technology providing the ultimate in convenience and flexibility for combining Lighting, TV and Audio, Heating & Cooling, Shades & Blinds by using your own iPad, iPhone or custom in-wall touchscreen devices. Create your own theatre, watch TV, access movie collection, play video games and stream films in the comfort of your own home.

Our design team will work with you to create your own desired system tailored to meet your families and household requirements.

Information contained In this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of our developments, may not be accurate in every respect. Photography may not be of actual interiors. All plans shown are not to scale, measurements are for guidance only.

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.



