



YORKSHIRE  
COUNTRY PROPERTIES

**PLOT 9 & 10  
THE HOLME,  
MIRY LANE,  
NETHERTHONG**

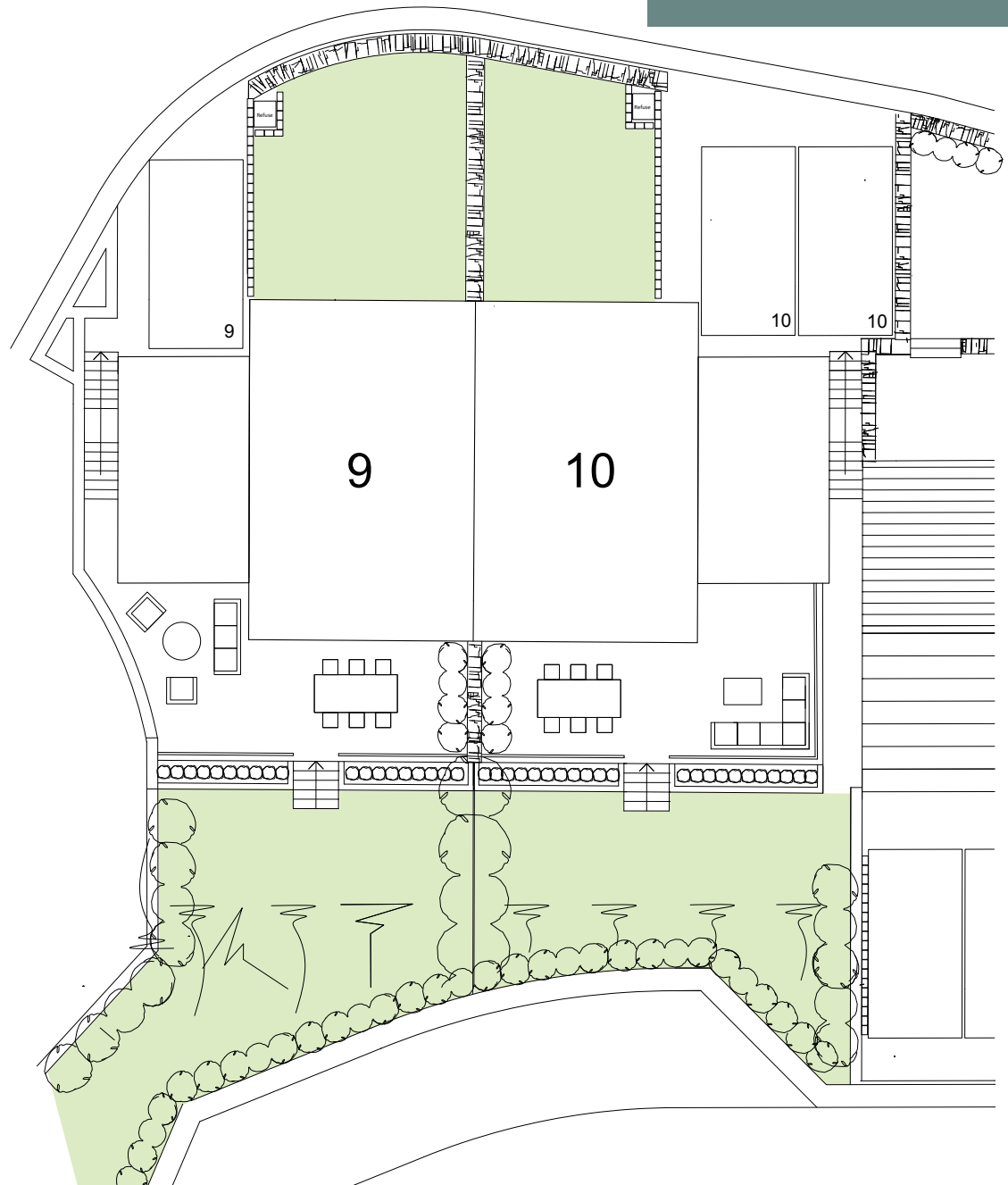






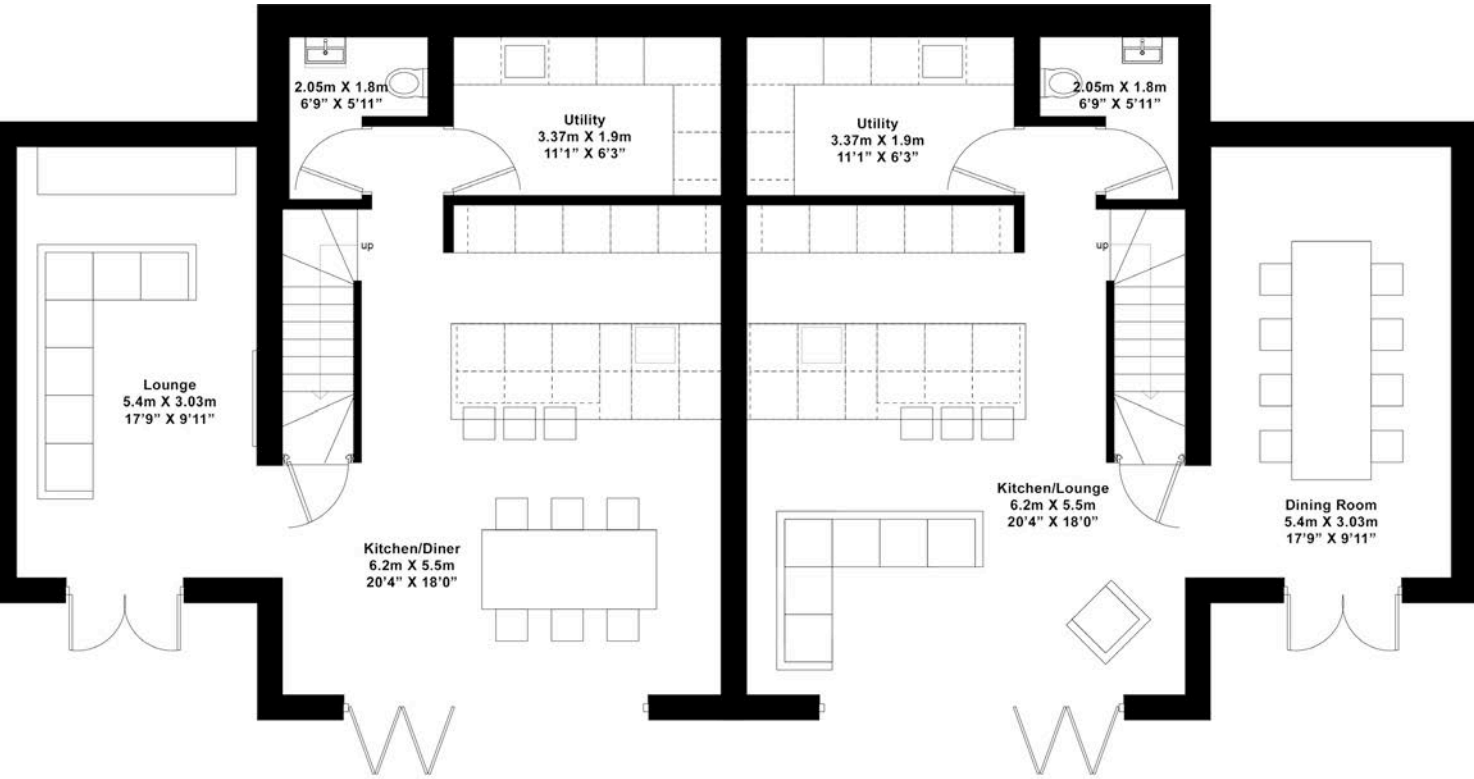
PLOTS 9 & 10

PLOTS 9 & 10 THE HOLME,  
PLANS





PLOTS 9 & 10 THE HOLME,  
FLOOR PLANS &  
DIMENSIONS



PLOT 9

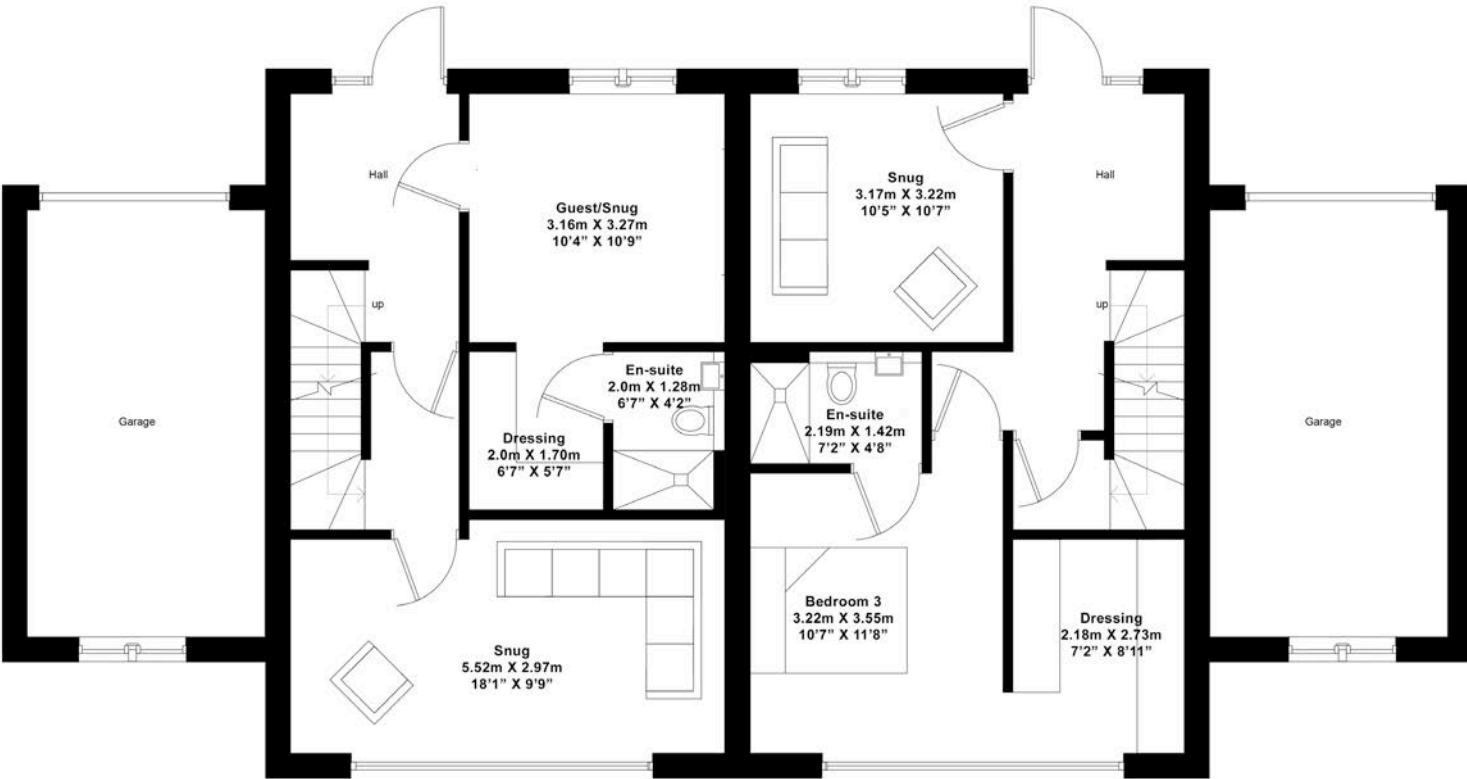
PLOT 10

GROUND FLOOR PLAN

63.5 sqm (683.5 sq ft)

Choice of layout subject to site programme

PLOTS 9 & 10 THE HOLME,  
FLOOR PLANS &  
DIMENSIONS



PLOT 9

PLOT 10

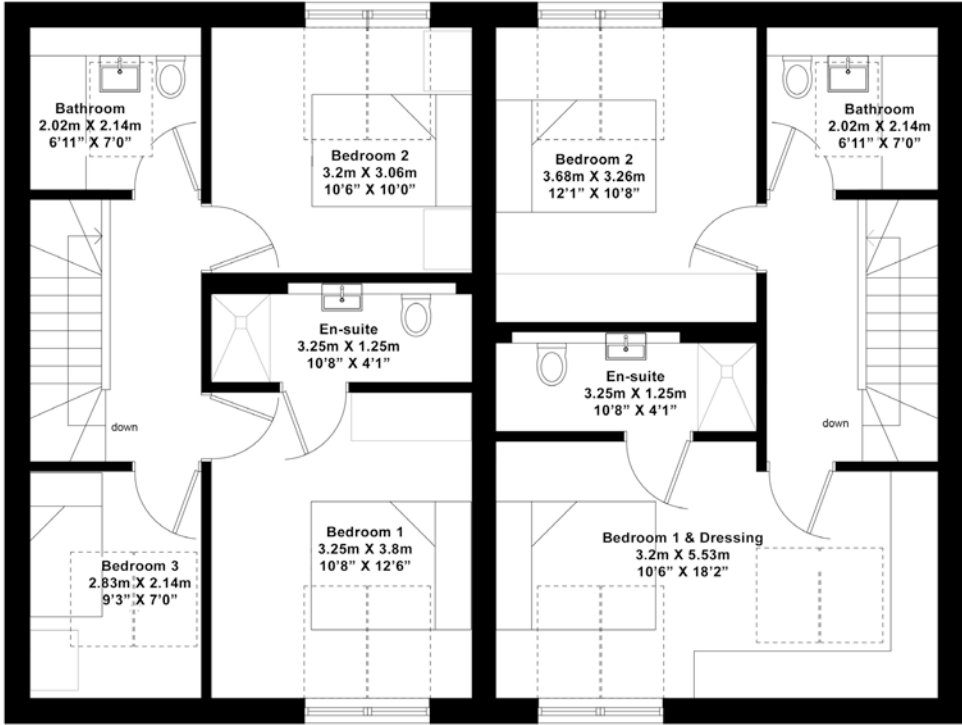
FIRST FLOOR PLAN

46.5 sqm (500.5 sq ft)

Choice of layout subject to site programme

PLOTS 9 & 10 THE HOLME,  
FLOOR PLANS &  
DIMENSIONS

TOTAL PER PLOT:  
156.5 sqm  
(1684.5 sq ft)



PLOT 9

PLOT 10

SECOND FLOOR PLAN

46.5 sqm (500.5 sq ft)

Choice of layout subject to site programme







## PLOTS 9 & 10 THE HOLME, INTERIORS & SPECIFICATIONS



### THE HOLME

#### Plot 9

An impressive 3/4 bedroom family home forming part of this exclusive development. This superb and individual property offers deceptively generous and stylish accommodation comprising of a large open plan kitchen living space including lounge, dining area with bi-fold doors leading to landscaped terrace and garden area. Adjoining utility room and WC also occupy part of the ground floor living space.

First Floor features main entrance hall from parking area and landscaped drive, garage, snug / guest suite, bathroom, lounge enjoying fantastic views.

Second Floor offering master bedroom with fitted wardrobes, en-suite, two further bedrooms and luxury house bathroom.

#### Plot 10

An impressive 3 bedroom family home forming part of this exclusive development. This superb and individual property offers deceptively generous and stylish accommodation comprises of a large open plan kitchen living space including dining area, lounge with bi-fold doors leading to landscaped terrace and garden area. Adjoining utility room and WC also occupy part of the ground floor living space.

First Floor features the main entrance hall from parking area and landscaped drive, garage, snug, bedroom suite comprising of large open plan bedroom including dressing area and en-suite, enjoying fantastic views.

Second Floor offering large master bedroom suite including dressing room and en-suite, one further double bedroom and luxury house bathroom.





PLOTS 9 & 10 THE HOLME,  
INTERIOR SPECIFICATION

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.

Smart home controlled HIVE heating system
Internal Doors - Suffolk styled door with a choice of finish: white, oak or grey
Contemporary handrail in timber or stainless steel
Switches and Sockets - 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 - Luxury hard covering with a choice of finish/carpet throughout in a choice of colours
First floor - Luxury hard covering with a choice of finish/carpet throughout in a choice of colours
Second floor - Carpet in a choice of colours
KITCHEN
Modern or shaker style designer kitchens
Silestone' worktop and up-stands
APPLIANCES
AEG double oven with induction hob
Integrated Fridge/Freezer
Integrated microwave
Integrated dishwasher
Kitchen taps by hot water' award winning Quooker - PRO3 Fusion Square/Flex Chrome

UTILITY
High and low level units with space for appliances
Sink and drainer
MAIN BATHROOM
Contemporary wall tiling by Porcelanosa - full tile in a choice of colour
Flooring - tiles by Porcelanosa - In a choice of colours
Gloss vanity unit - In a choice of colours
Quality sanitary ware - Shower over bath with glass screen
Towel rail
Mirror
EN-SUITE - FIRST FLOOR
Quality sanitary ware - Enclosed shower unit - slim shower tray with glass door
Contemporary wall tiling by Porcelanosa
Flooring - tiles by Porcelanosa
EN-SUITE - SECOND FLOOR
Quality sanitary ware - Enclosed shower unit - slim shower tray with glass door
Contemporary wall tiling by Porcelanosa
Flooring - tiles by Porcelanosa

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.

PLOTS 9 & 10 THE HOLME,  
EXTERNAL SPECIFICATION

W.C / CLOAKS
Toilet and wash basin finished to a high spec as standard
MASTER BEDROOM
Fitted wardrobes - In a choice of styles
Open shelving and storage in dressing room
BEDROOM 2
Fitted wardrobes - In a choice of styles



EXTERNAL SPECIFICATION
Properties to be constructed from natural tumbled stone
Natural stone roof slates
Contemporary UPVC windows finished externally in heritage grey and white to the interior
All external doors - 4 lever 'secure by design' as standard, with a composite front door
Aluminium Bi-fold doors/UPVC French doors
High quality seamless aluminium guttering, finished to match all external window frames
Natural stone paths and patios (subject to plot layout)
Indian stone terrace to rear (subject to plot layout)
External cold water tap
Landscaped and turfed rear garden
Tegula Setts driveway
Security alarm
Brushed stainless steel external lighting
Electric vehicle charging point (1 per house)
Single attached garage
Electric sectional garage door in stylish grey
Grey painted concrete garage floor



