



YORKSHIRE  
COUNTRY PROPERTIES

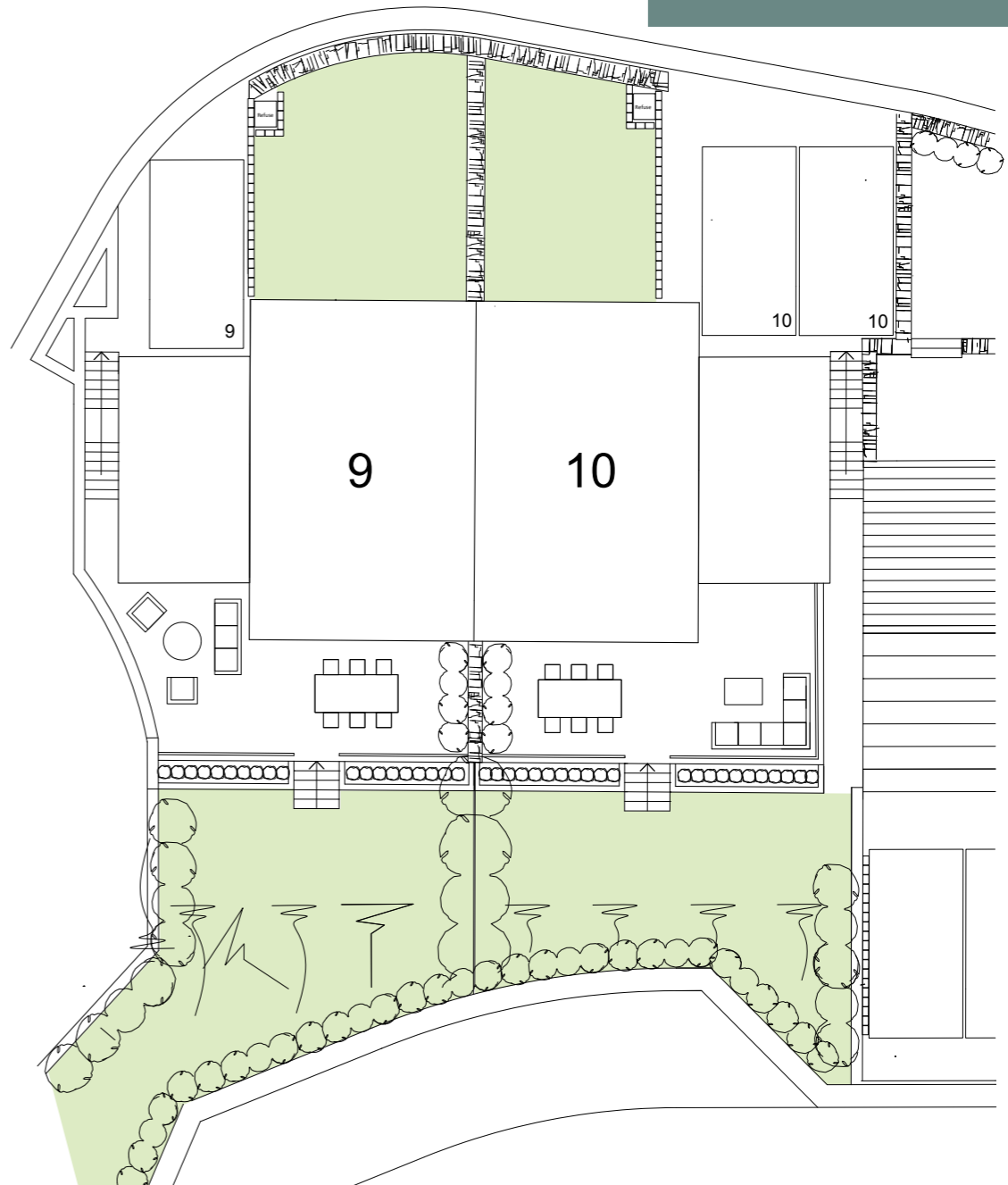
**PLOT 9 & 10  
THE HOLME,  
MIRY LANE,  
NETHERTHONG**



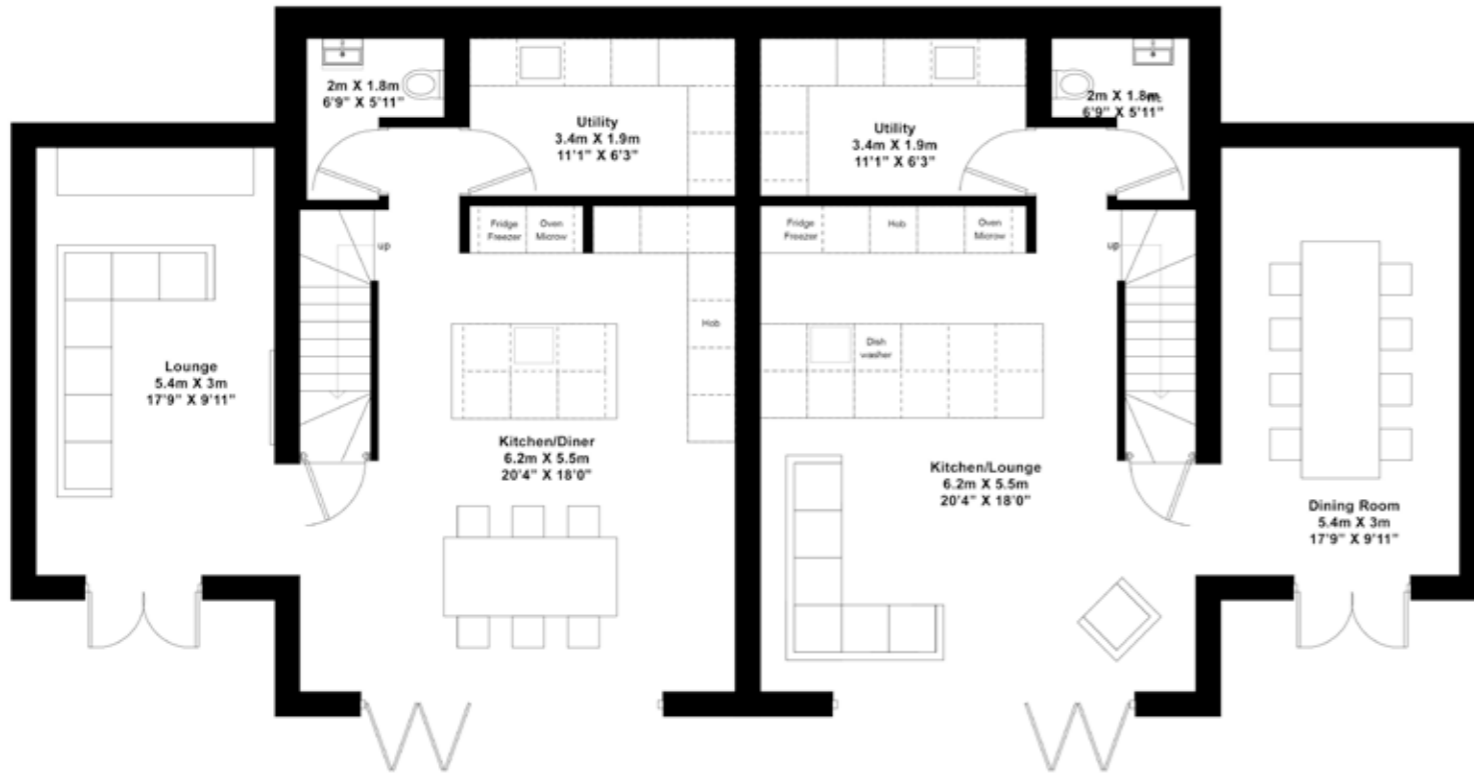


PLOTS 9 & 10

**PLOTS 9 & 10 THE HOLME,  
PLANS**



**PLOTS 9 & 10 THE HOLME,  
FLOOR PLANS &  
DIMENSIONS**



PLOT 9

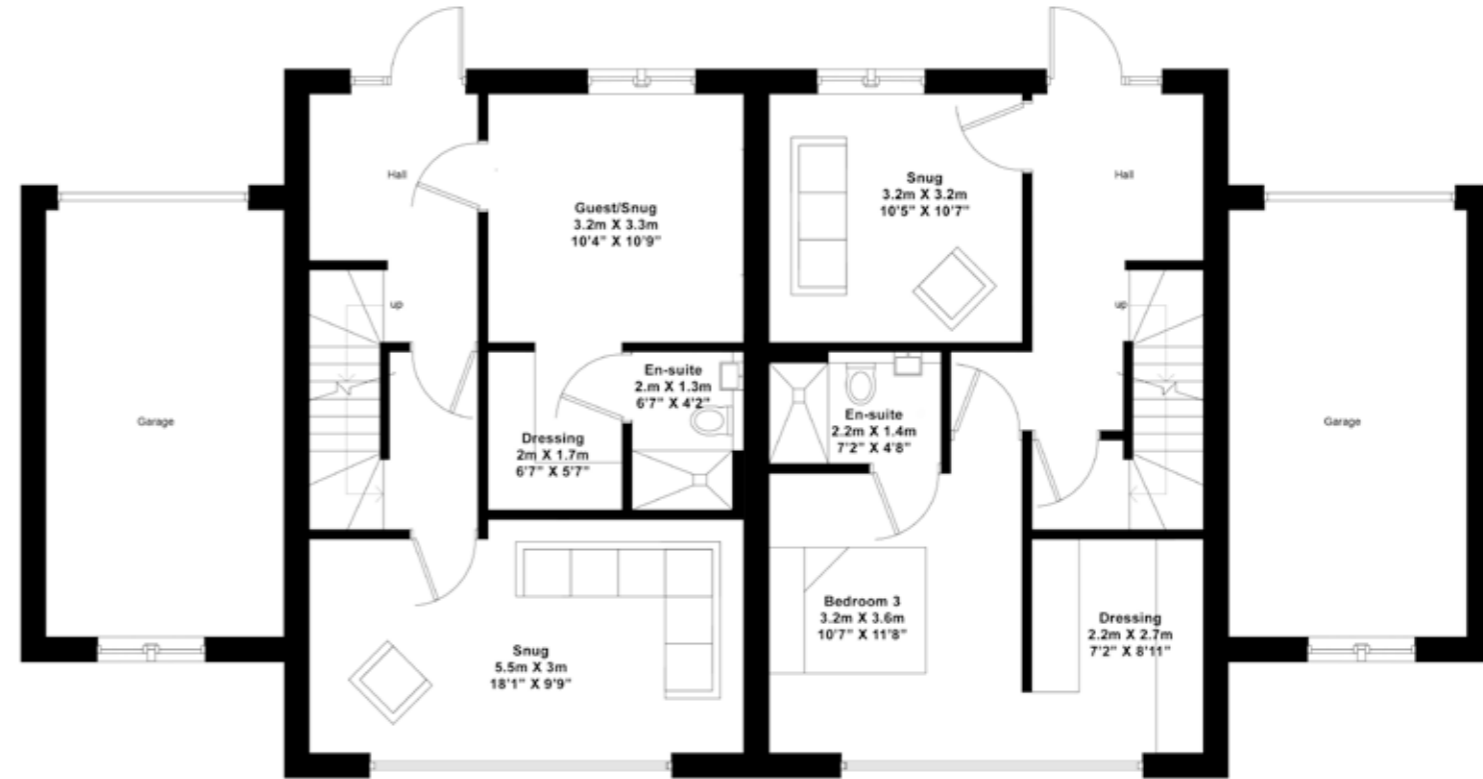
PLOT 10

**GROUND FLOOR PLAN**

64 sq m (684 sq ft) All dimensions shown are approximate.

Choice of layout subject to site programme

**PLOTS 9 & 10 THE HOLME,  
FLOOR PLANS &  
DIMENSIONS**



PLOT 9

PLOT 10

**FIRST FLOOR PLAN**

47 sq m (500 sq ft) All dimensions shown are approximate.

Choice of layout subject to site programme

# PLOTS 9 & 10 THE HOLME, FLOOR PLANS & DIMENSIONS

TOTAL PER PLOT:  
157 sq m  
(1685 sq ft)



PLOT 9

PLOT 10

## SECOND FLOOR PLAN

47 sq m (500 sq ft) All dimensions shown are approximate.

Choice of layout subject to site programme





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

A stylish and deceptively spacious family home in a prime position on this exclusive development. These impressive three/four bedroom homes offer the buyer a unique opportunity to bespoke both the look and feel of your property including the internal room layout options (see floorplans options).

### Layout one:

Enter the property on the first floor into a spacious entrance hall, impressive guest suite with adjoining dressing area and en suite shower room. Additionally, on this level and located off the hallway is an separate lounge/sitting room extending to approximately 18ft x 10ft. With full height ceiling to floor windows and an impressive Juliet balcony this well designed room creates the opportunity to appreciate the superb long distance views across the valley.

Access down the stairs into a spectacular open plan kitchen/diner, this modern space boasts a high specification kitchen and fittings throughout linking through to a sociable snug/lounge to the side. The modern bi fold doors leading out onto to the extensive patio area and south facing rear garden making this the perfect area for entertaining. Also, at this level a seperate utility room and w/c.

Second floor comprises a sizeable master suite with large en suite shower room, two further bedrooms and a family bathroom.

### Layout two:

Enter the property on the first floor into a spacious entrance hallway. Direct access into a versatile space suitable for a variety of uses such as snug, home-office, playroom. Again at this level the hallway leads to a feature bedroom at the front of the house with en-suite, dressing room and modern floor to ceiling high windows taking advantage of the spectacular valley views.

Access down to stairs to the impressive open-plan kitchen/diner - as per layout one.

Second floor comprises large master bedroom suite with dressing area and large en suite shower room, bedroom two with fitted wardrobes and a family bathroom.



Externally these fantastic properties are built in our signature authentic Yorkshire Stone. Both options offering good sized landscaped gardens to the rear with natural stone terraces. Plot 9 is situated next to woodland/nature zone and has all the benefits of this tranquil setting. Both properties offer off street parking to the front (subject to chosen plot and layout). Throughout your unique journey in creating your dream home, we can offer a host of options/upgrades on these plots, please ask for more details.

## 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

Wall tiling by Porcelanosa

Flooring - tiles by Porcelanosa - In a choice of colours

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

Wall tiling by Porcelanosa

Flooring - tiles by Porcelanosa

### EN-SUITE - SECOND FLOOR

Quality sanitary ware - Enclosed shower unit - slim shower tray with glass door

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 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

