

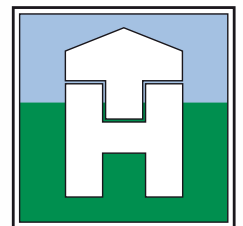


Shepherd's Croft

HIGH STREET, SNAINTON

4 x 4 Bedroom Houses

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HOMES**
(YORKSHIRE) LIMITED



Registered developer

Shepherd's Croft

High Street, Snainton

- A new development of four traditionally styled executive 4 bedroom family homes, built in natural stone.
- Spacious well-appointed houses with gardens to front and rear.
- Off-street parking with detached brick-built garage.
- Views across the Vale of Pickering.
- Easy walking distance to village amenities and main bus route.

Room Sizes

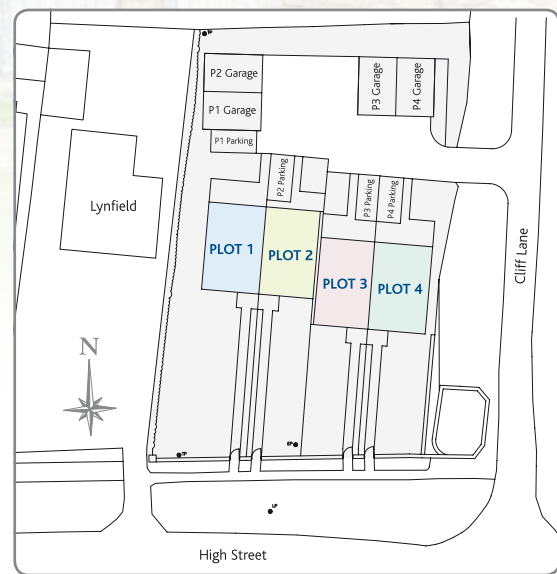
	METRIC	IMPERIAL
Living Room	3.5 x 5.2	11'5" x 17'
Dining Kitchen	5.5 x 3.2	18' x 10'5"
Cloaks/WC	1.8 x 2.2	5'10" x 7'2"
Family Bathroom	2.5 x 2.2	8'2" x 7'2"
Bedroom 1 (Plots 1 & 2)	4.5* x 5.8*	14'9" x 19'3"
Bedroom 1 (Plots 3 & 4)	4.5 x 4.9*	14'9" x 16'
Ensuite (Plots 3 & 4 only)	2.9 x 1.5	9'6" x 4'11"
Store (Plots 3 & 4 only)	1.4 x 1.5**	4'7" x 4'11"
Bedroom 2	2.9 x 4.7	9'6" x 15'5"
Bedroom 3	2.9 x 3.7	9'6" x 12'1"
Bedroom 4	2.5 x 3.2	8'2" x 10'5"

*max. dimensions **actual size TBC

the sizes are for approx. guide only and may vary.

In irregular-shaped rooms, max. room dimensions are given.

Site Plan



Specifications

Hallway

- Pendant light fitting
- Electric point
- Smoke detector

Cloaks

- Modern white WC with soft close seat
- White wash hand basin with tiled splashback
- Extract fan and light fitting

Dining/Kitchen

- Modern quality fitted kitchen with laminate worktops includes fan-assisted electric oven, gas hob, chimney extract and integrated fridge/freezer. Integrated full size dishwasher and integrated automatic washing machine.
- Halogen or similar lighting
- Multiple electric points
- Heat detector

Living Room

- Pendant light fitting
- Numerous electric points
- TV point
- Telephone point

Bedroom 1

- Pendant light fitting
- Numerous electric points
- TV point
- Telephone point

Bedroom 2

- Pendant light fitting
- Numerous electric points
- TV point

Bedroom 3

- Pendant light fitting
- Numerous electric points
- TV point

Bedroom 4

- Pendant light fitting
- Numerous electric points
- TV point

Family Bathroom

- Modern white bathroom suite with over-bath shower and glass screen
- Soft-close WC
- Chrome towel warmer
- Fully tiled walls and floors
- Halogen or similar lighting

Ensuite (Plots 3 & 4 Only)

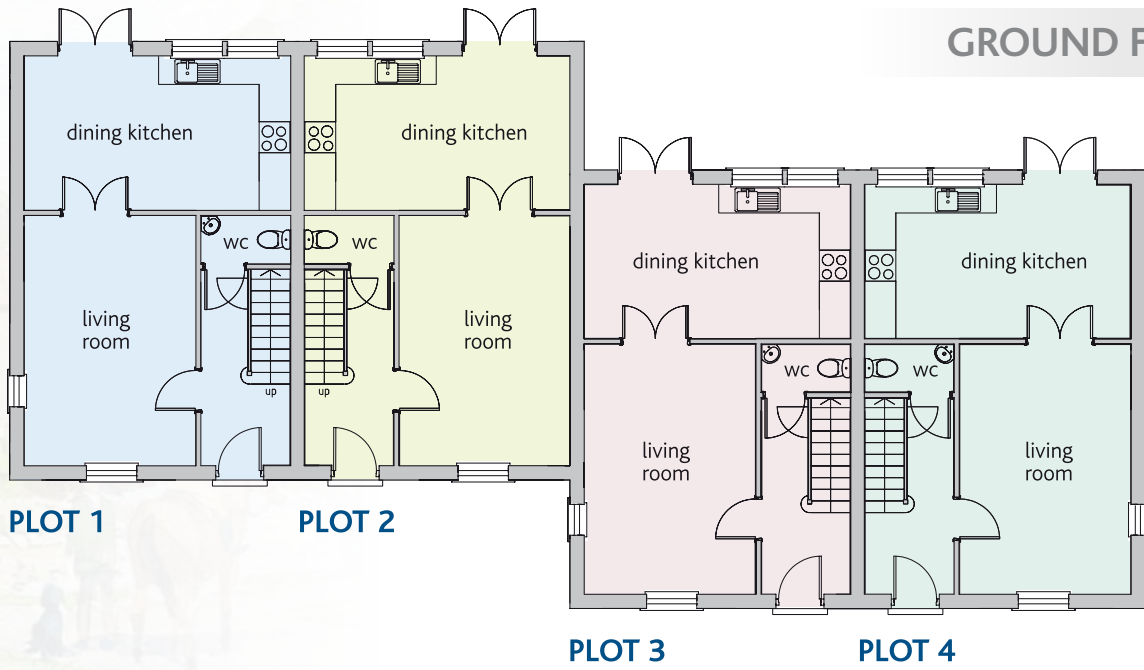
- Contemporary white washbasin and soft-close WC
- Modern shower cubicle
- Chrome towel warmer
- Fully tiled walls and floors
- Halogen or similar lighting

General

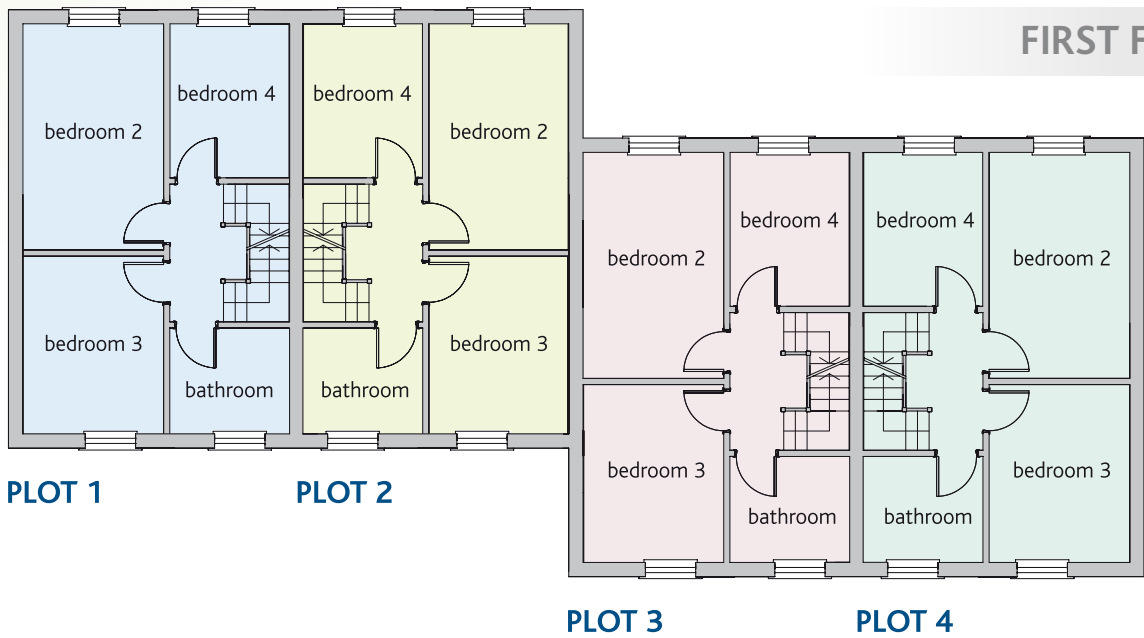
- Gas boiler central heating with a conventional radiator system
- All windows to be uPVC double glazed units
- Plot comes with single garage and parking space at the rear.

IMPORTANT: This preliminary information pack is based upon basic information available at an early stage in the development of the site. We therefore reserve the right to improve/alter and amend our plans and specification as we see fit. It is likely that the eventual sales brochure for the site will include greater detail which can be relied upon with more certainty.

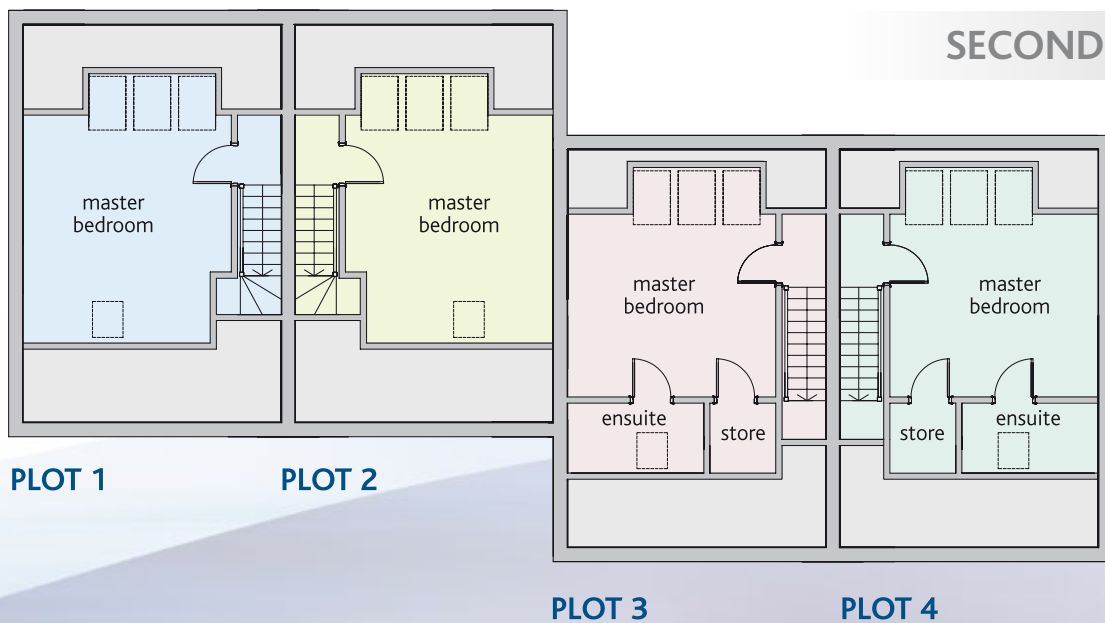
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