

# SPECIFICATION

## HALFPENNY LANE

HALFPENNY LANE, KNARESBOROUGH,  
HG5 0NS



S P A C E

HOMES

## External

Brickwork	Marshall Redbridge Stock or Kensington Stock
Roof tile	Wienerberger Sandtoft Dual Calderdale Edge (Dark Grey or Rustic)
Heads & Cills	215mm Arches Brick Soldiers
Windows	White UPVC (Cottage to Front, Plain to Rear)
Door (front)	Composite Door (Varying Colours)
Door (rear)	UPVC Patio / French Doors
Canopy	Flat or Apex GRP
Garage Door	N/A
Turf (front)	Amenity Grass & Shrub Planting
Turf (rear)	Optional Upgrade. Please speak to our sales consultant for more information
Light (front)	Palin Photocell

## Internal

Doors	Premdor 5 Panel Vertical Semi-Solid NFR Door
Door handles	Frisco Monza Matt Chrome
Ironmongery	Frisco Monza Matt Chrome
Skirting/architrave	MDF with 6mm off centre V groove splay
Wall colour	Crown Standard White "Covermatt"
Woodwork colour	Crown Trade White Gloss

## Ground Floor WC

Flooring	Optional Upgrade
Toilet	Roca (Laura Range)
Basin	Roca (Laura Range)
Basin tap	Vado (Matrix) Chrome Mixer Tap

## Bathroom

Wall tile	Porcelanosa Tiles (Varying Ranges)
Flooring	Optional Upgrade
Toilet	Roca (Laura Range)
Basin	Roca (Laura Range)
Basin tap	Vado (Matrix) Chrome Mixer Tap
Bath	Premier Single Ended Bath (Shower Over Bath as Standard)
Bath tap	Vado (Matrix) Mixer Deck with Hand Shower Kit
Heated chrome towel rail	Stelrad Straight Chrome Ladder Towel Radiator
Shower Screen	Ideal Connect Bath Screen

## En-Suite

Wall tile	N/A
Flooring	N/A
Shower	N/A
Shower Enclosure	N/A
Toilet	N/A
Basin	N/A
Basin Tap	N/A
Heated chrome towel rail	N/A

<b>Kitchen</b>	
Kitchen choice	Howdens (Varying Ranges - Speak to Sales Consultant)
Worktop	Howdens Laminate
Handles	Various Options (Speak to Sales Consultant)
Splash back	Glass
Tap	Lynstone Brushed Nickel Swan Neck Mixer Tap
Kitchen sink	Lamona Reversible Inset Composite 1.5 Bowl (Grey)
Oven	Electrolux Electric Oven (Single or Double - Housetype Dependant)
Hob	Electrolux Ceramic Hob
Extract	Hotpoint Integrated Cooker Hood (PCT64FLSS)
Integrated Dishwasher	Optional upgrade. Please speak to our sales consultant for more information
Integrated Fridge Freezer	Optional upgrade. Please speak to our sales consultant for more information
Integrated Washing Machine	Optional upgrade. Please speak to our sales consultant for more information
Kitchen/ dining area flooring	Optional upgrade. Please speak to our sales consultant for more information

## **Electrical Fitting**

Switches and sockets	Deta (White)
Consumer unit	Electrium Wylex
Heat alarm	Deta Optical Smoke Alarm (1163)
Smoke alarm	Deta Optical Smoke Alarm (1163)
Downlights	Deta White 150mm Pendant Set
Extract fans	Envirovent
Positive Input Ventilation (PIV)	Envirovent

## **Mechanical Fitting**

Boiler	Ideal Logic Combi
Radiators	Stelrad Compact
Thermostat/Programmer	Horstmann C-Stat Programmable Room Thermostat

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