

Greenwell Park

Garforth





Greenwell Park

Garforth

A taste of local life

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**Bovis
Homes** 



Welcome to Greenwell Park

This exciting new development in the bustling West Yorkshire town of Garforth, provides easy access to the M1 and A1 (M) and less than 10 miles from the vibrant city of Leeds.

Greenwell Park is just off the A63 Selby Road and a few minutes from Garforth town centre with its shops, cafes, restaurants, pubs and supermarkets. On the outskirts there's also a retail park and garden centre.

You'll find schools, medical facilities, a library plus Garforth boasts its own community choir and two brass bands. There are leisure and fitness centres, a skatepark, indoor play centres and many sports clubs. For theatres, cinema, nightclubs and shopping arcades, take a trip to nearby Leeds.

Leeds is just 8 miles from Garforth via Selby Road. You can join the M1 at Junctions 46 or 47, for the A1 (M) to North Yorkshire and it's less than an hour's drive to the beautiful

Yorkshire Dales National Park. Head eastwards on the A64 for the county city of York, 23 miles away.

For train travel, Garforth has two railway stations which run services to Leeds, York, Selby and Hull, with links to the popular coastal resorts of Blackpool and Scarborough. Buses run to Leeds where you can also pick up trains for London, Liverpool, Manchester and Edinburgh. If going abroad, the Leeds Bradford Airport is about a 30-minute drive.



The perfect position

Education for everyone

Strawberry Fields is the nearest primary school to Greenwell Park, just half a mile away. Also within easy reach are St. Benedict's Catholic Primary, Ninelands Primary and Green Lane Primary schools.

Garforth academy caters for 11-18 year olds. For children over 16 it provides a variety of A-Levels, vocational and apprenticeship

courses. Nearby is Leeds University, ranked in the top 75 in the world, is renowned for the quality of its research and teaching and offers Undergraduate, Masters and Research degrees.

For students with a love of entertainment, SLP College in Garforth has an Ofsted rating of Outstanding for its education in the performing arts.



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built-in wardrobes and if you have a preference of flooring, you can select from our diverse range that includes luxurious carpets, ceramics and vinyl.

Pick up a **Select** brochure from a sales consultant today to find an extensive list of items available, including:

- Quartz worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours – with **Select**.



Purchase assistance schemes

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

| | |
|---|---|
| Smooth Move | Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees! |
| Home Exchange | With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees. |
| Recommend a Friend | Do you know someone who is planning to move? Why not tell them about Bovis Homes? If they go on to buy from us, we'll give you £500 as a thank you! |
| Armed Forces TRINITY | Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence. |
| Deposit Unlock  | With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000! |

Scan me
for directions



Greenwell Park

Selby Road, Garforth

LS25 1LF

01138 686903

Cover photograph of Garforth. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Yorkshire region

Suite 2/3 Ground Floor, 1175 Thorpe Park, Century Way, Leeds LS15 8ZB. Telephone: 01132 044 400

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Greenwell Park

Garforth






2 bedroom home

-  The Holly
-  Sage Home 

3 bedroom home


-  The Rowan
-  The Hazel
-  The Cypress
-  The Spruce
-  Sage Home 
-  Sage Home 


4 bedroom home

-  The Aspen
-  The Willow
-  The Alder
-  The Maple
-  The Briar
-  The Mulberry

5 bedroom home

-  The Lime

-  Affordable housing

 Sage Homes
built by Bovis Homes

bcp bin collection point
ss substation
v visitor space





The Holly

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Holly

2 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 4.74 x 3.25 | 15' 7" x 10' 8" |
| Living room | 3.72 x 3.67 | 12' 2" x 12' 0" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 3.59 x 3.20 | 11' 10" x 10' 6" |
| Bedroom 2 | 4.74 x 3.39 | 15' 7" x 11' 2" |

The Holly | X204 02 Garforth |

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* Windows apply to selected plots only.
Please see sales consultant for further details.

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ldr | larder |
| h | hob | ffzs | fridge freezer space |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | ◀ ▶ | measuring points |

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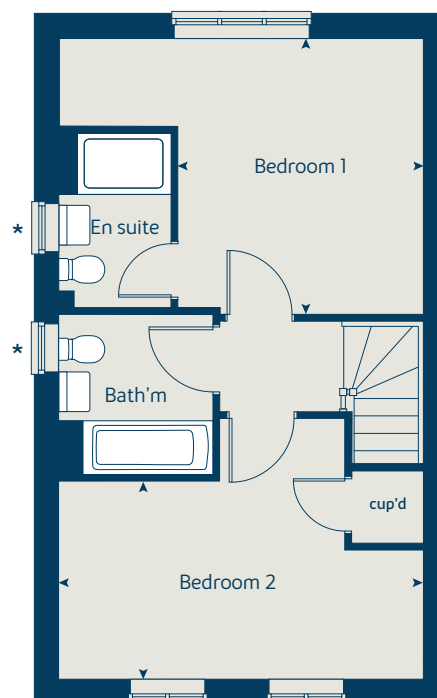
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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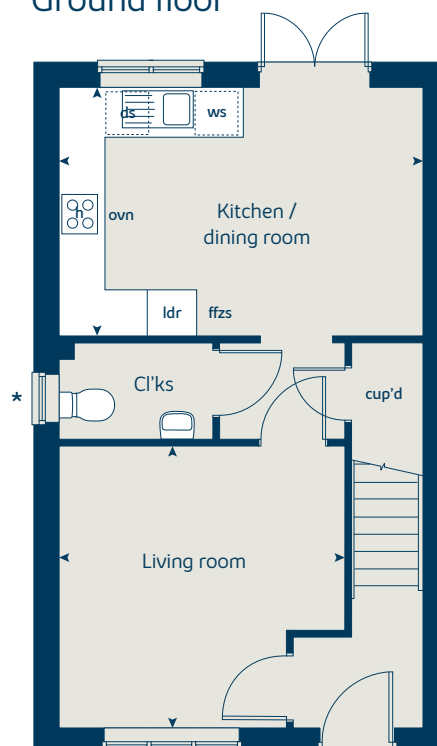
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First floor



Ground floor





The Hazel

3 bedroom home

bovishomes.co.uk

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Homes** 

The Hazel

3 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 5.19 x 2.99 | 17' 0" x 9' 10" |
| Living room | 4.17 x 3.66 | 13' 8" x 12' 0" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.54 x 3.29 | 11' 7" x 10' 9" |
| Bedroom 2 | 2.95 x 2.72 | 9' 8" x 8' 11" |
| Bedroom 3 | 3.48 x 2.15 | 11' 5" x 7' 1" |

The Hazel | X305 03 Garforth |

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| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

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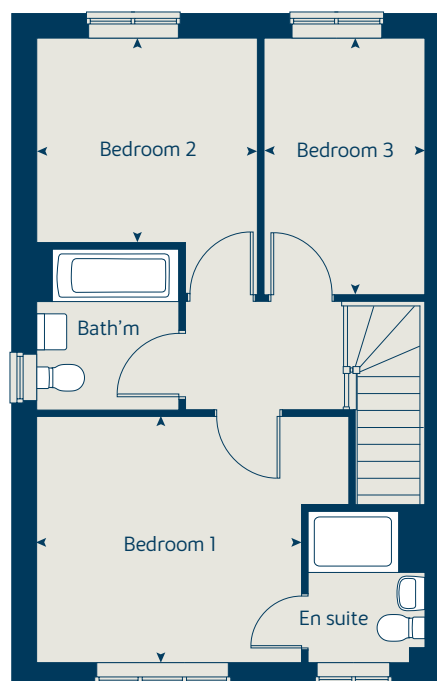
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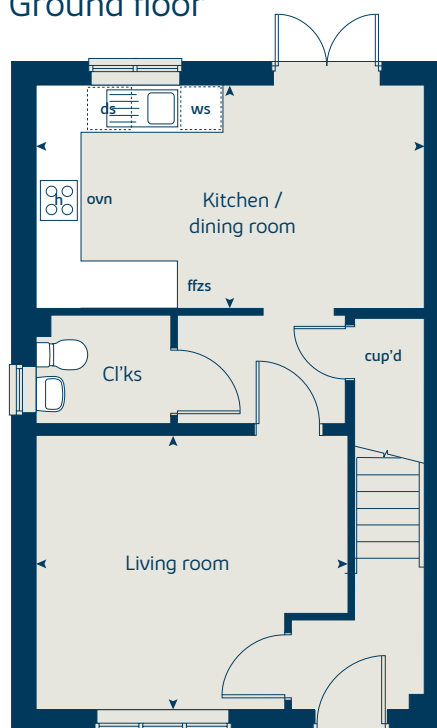
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First floor



Ground floor





The Rowan

3 bedroom home

bovishomes.co.uk

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Homes** 

The Rowan

3 bedroom home

| Ground floor | metres | feet / inches |
|----------------------|-------------|-----------------|
| Kitchen | 2.85 x 2.46 | 9' 4" x 8' 1" |
| Living / dining room | 5.49 x 5.19 | 18' 0" x 17' 0" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.68 x 3.57 | 12' 1" x 11' 9" |
| Bedroom 2 | 2.97 x 2.44 | 9' 9" x 8' 0" |
| Bedroom 3 | 3.54 x 2.13 | 11' 7" x 7' 0" |

The Rowan | X306 01 Garforth |

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Please see sales consultant for further details.

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | < > | measuring points |
| ws | washing machine space | | |

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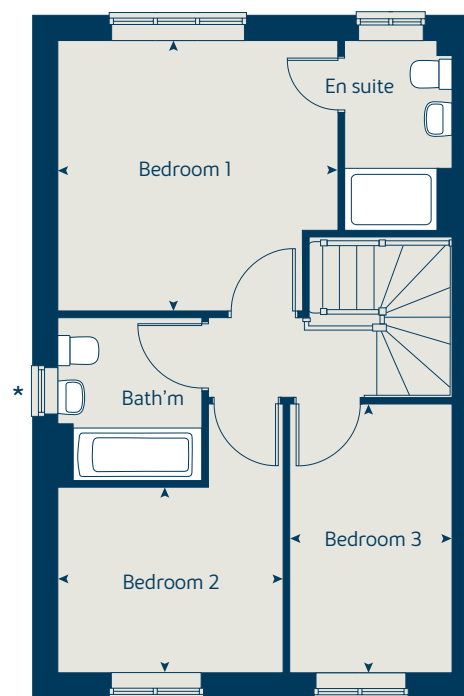
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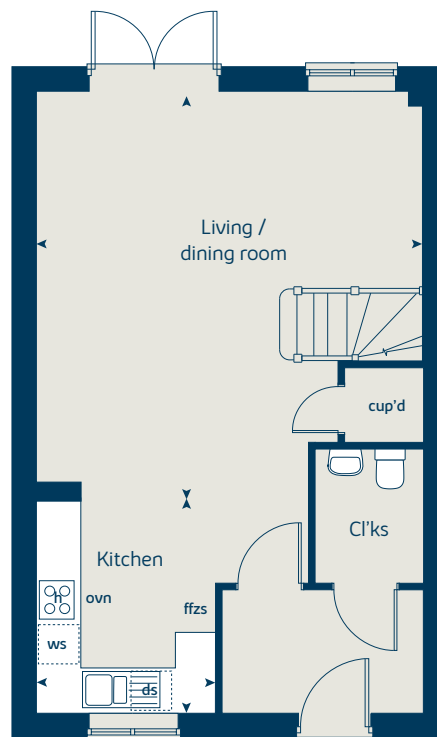
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First floor



Ground floor





The Spruce

3 bedroom home

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Homes** 

The Spruce

3 bedroom home

| Ground floor | metres | feet / inches |
|--------------|-------------|------------------|
| Kitchen | 2.69 x 2.69 | 8' 10" x 10' 4" |
| Dining area | 3.14 x 2.36 | 10' 4" x 7' 9" |
| Living room | 5.53 x 3.32 | 10' 11" x 18' 2" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 2.91 x 3.33 | 9' 8" x 10' 11" |
| Bedroom 2 | 3.59 x 3.26 | 11' 10" x 10' 9" |
| Bedroom 3 | 3.63 x 2.17 | 11' 11" x 7' 2" |

The Spruce | X307 (IF) 01 Spruce |

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Please see sales consultant for further details.

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

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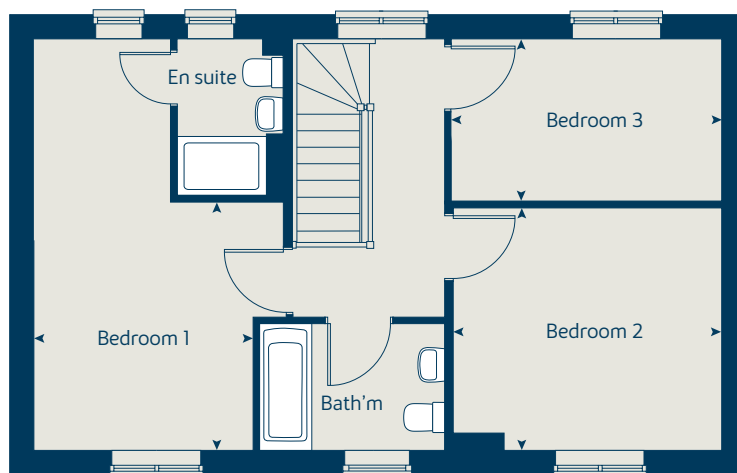
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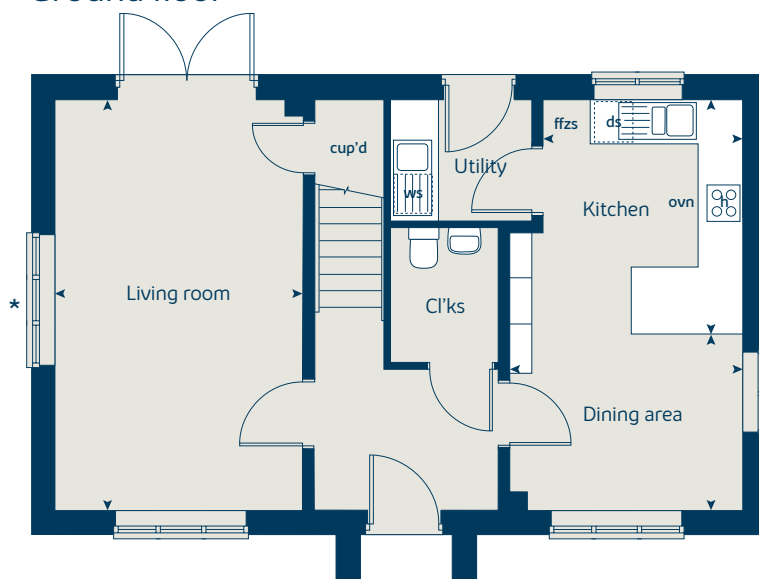
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First floor



Ground floor





The Cypress

3 bedroom home

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Homes** 

The Cypress

3 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 5.52 x 3.13 | 18' 2" x 10' 3" |
| Living room | 4.40 x 3.40 | 11' 2" x 14' 6" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.10 x 3.27 | 10' 9" x 13' 6" |
| Bedroom 2 | 3.27 x 2.82 | 10' 9" x 9' 3" |
| Bedroom 3 | 2.16 x 2.11 | 7' 1" x 6' 11" |

The Cypress | X308 (IF) 01 Garforth |

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| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

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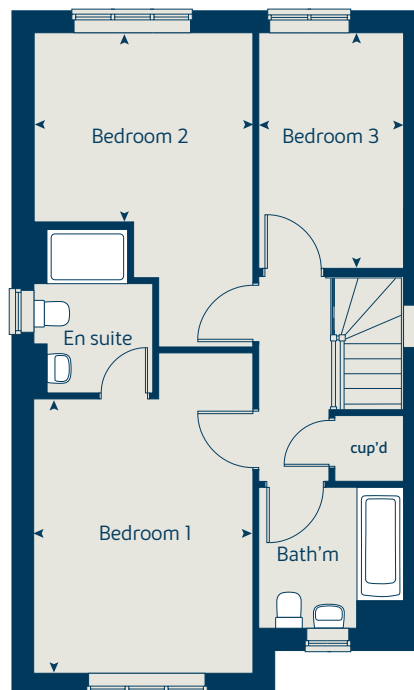
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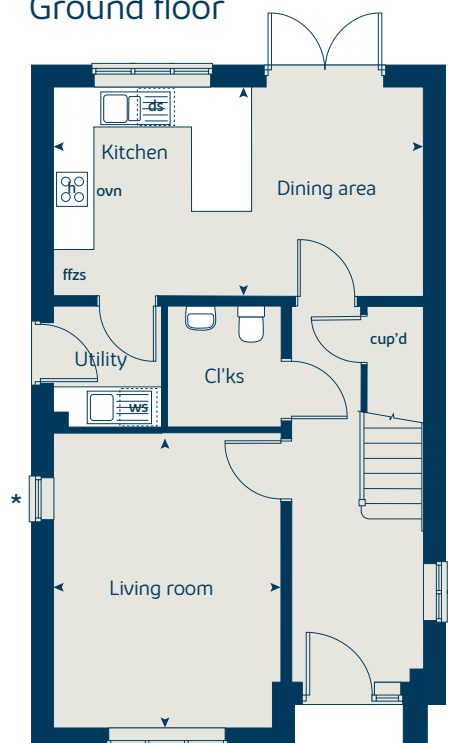
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First floor



Ground floor





The Willow

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 5.97 x 3.77 | 19' 7" x 12' 4" |
| Living room | 4.42 x 3.22 | 14' 6" x 10' 7" |

First floor

| | | |
|-----------|-------------|-------------------|
| Bedroom 2 | 4.89 x 3.33 | 16' 1" x 10' 11" |
| Bedroom 3 | 3.33 x 3.36 | 10' 11" x 11' 10" |
| Bedroom 4 | 2.56 x 2.92 | 8' 5" x 9' 7" |

Second floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.34 x 3.50 | 14' 3" x 11' 6" |
|-----------|-------------|-----------------|

The Willow | X411 01 Garforth |

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* Window applies to selected plots only. Please see sales consultant for further details.

| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ffzr | fridge freezer |
| h | hob | w | wardrobe |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | ◀ ▶ | measuring points |

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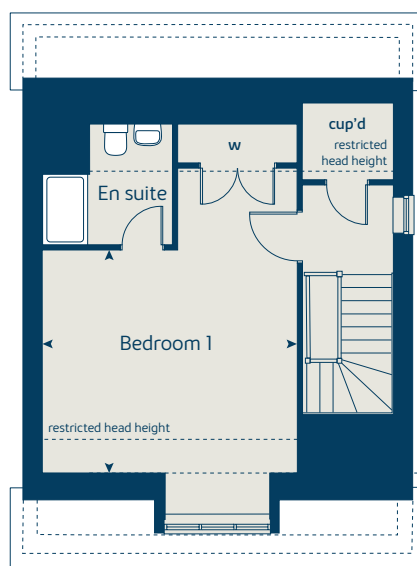
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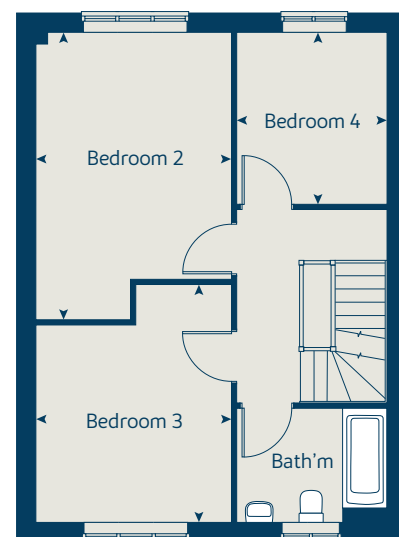
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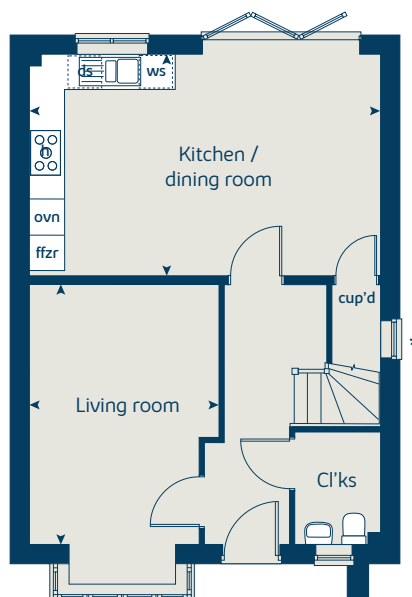
Second floor



First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 7.77 x 3.37 | 25' 6" x 11' 1" |
| Living room | 5.04 x 3.39 | 16' 6" x 11' 1" |
| Study | 2.02 x 2.01 | 6' 8" x 6' 7" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 3.81 x 4.52 | 12' 6" x 14' 10" |
| Bedroom 2 | 3.87 x 3.11 | 12' 8" x 10' 2" |
| Bedroom 3 | 4.07 x 2.42 | 13' 4" x 7' 11" |
| Bedroom 4 | 3.61 x 2.45 | 11' 10" x 8' 1" |

The Aspen | X414 (1F) 01 Garforth |

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| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ldr | larder |
| h | hob | ffzr | fridge freezer |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | ◀ ▶ | measuring points |

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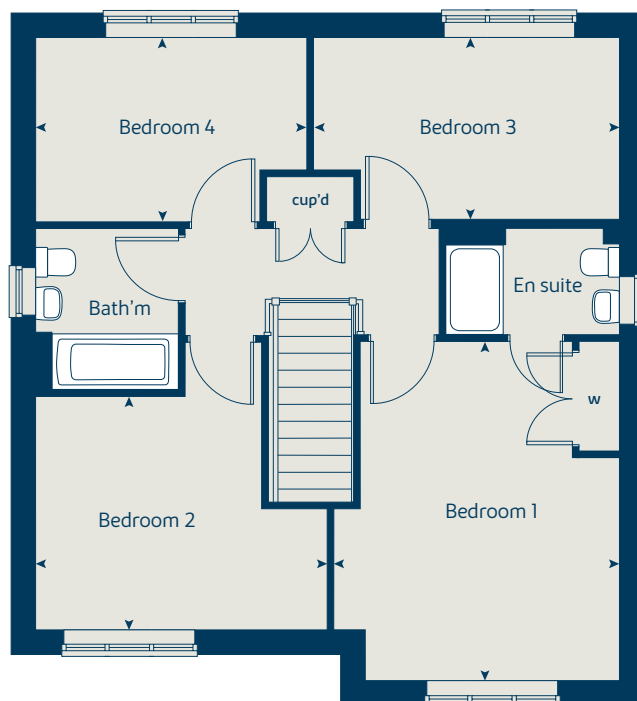
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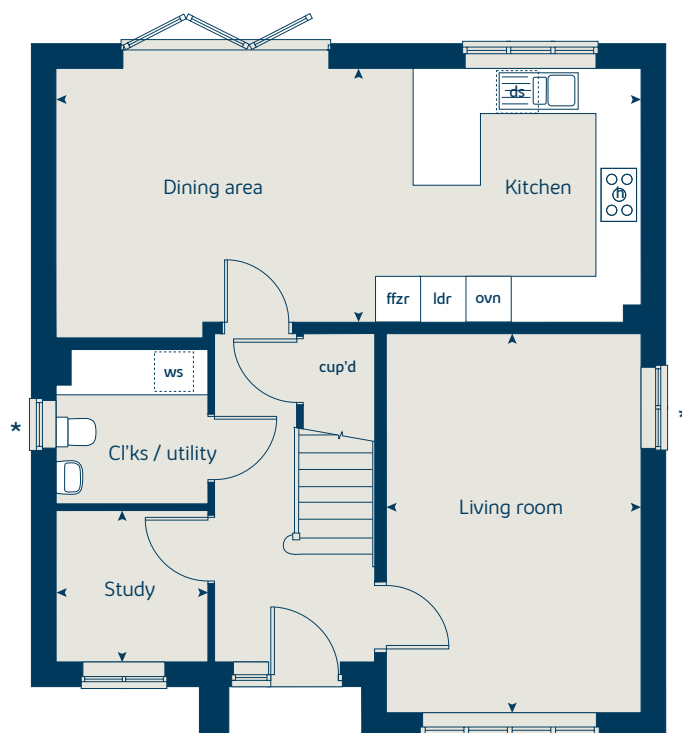
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First floor



Ground floor





The Alder

4 bedroom home

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**Bovis
Homes** 

The Alder

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 8.79 x 3.25 | 28' 8" x 10' 7" |
| Living room | 3.39 x 4.28 | 11' 1" x 14' 1" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.88 x 3.39 | 12' 9" x 11' 1" |
| Bedroom 2 | 4.34 x 3.03 | 14' 3" x 9' 11" |
| Bedroom 3 | 3.79 x 3.03 | 12' 5" x 9' 11" |
| Bedroom 4 | 3.35 x 3.13 | 11' 0" x 10' 3" |

The Alder | X415 01 Garforth |

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| | | | |
|-----|-----------------------|-------|--------------------|
| ovn | oven | ldr | larder |
| h | hob | ffzr | fridge freezer |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | cyl | hot water cylinder |
| w | wardrobe | < > | measuring points |

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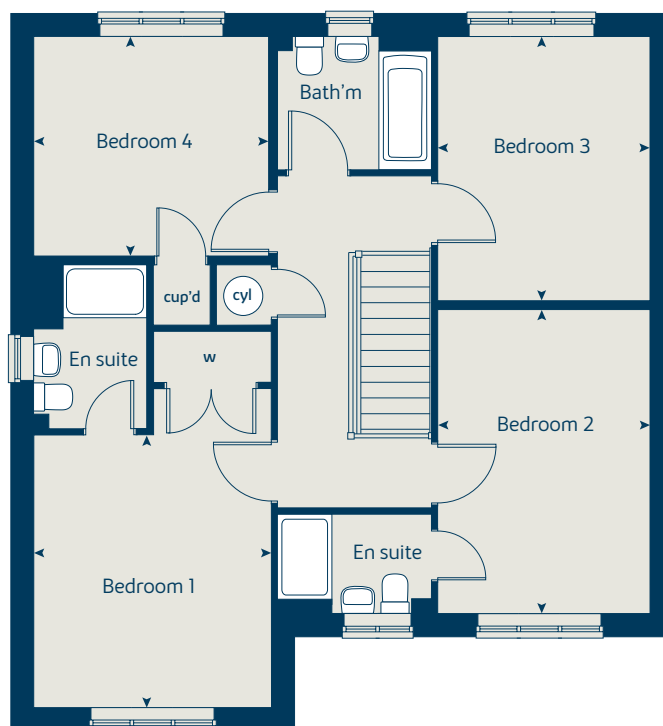
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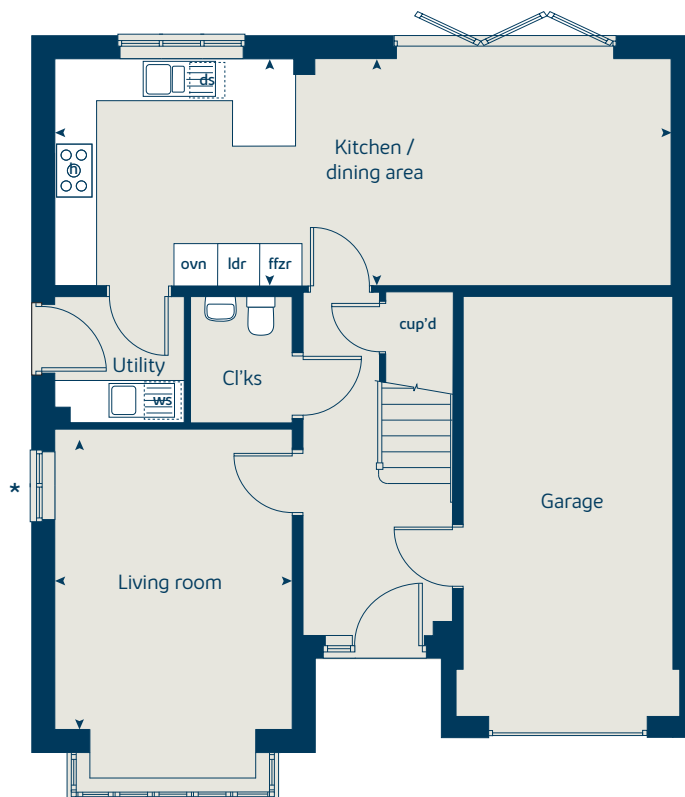
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First floor



Ground floor





The Maple

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Maple

4 bedroom home

| Ground floor | metres | feet / inches |
|----------------------|-------------|------------------|
| Kitchen | 3.50 x 3.81 | 11' 6" x 12' 6" |
| Family / dining area | 7.29 x 3.03 | 23' 11" x 9' 11" |
| Living room | 4.50 x 3.50 | 14' 9" x 11' 6" |
| Study | 2.50 x 2.29 | 8' 3" x 7' 6" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 3.50 x 3.60 | 11' 6" x 11' 10" |
| Bedroom 2 | 3.57 x 3.70 | 11' 8" x 12' 1" |
| Bedroom 3 | 2.90 x 4.17 | 9' 6" x 13' 8" |
| Bedroom 4 | 2.90 x 2.95 | 9' 6" x 9' 8" |

The Maple | X416 01 Garforth |

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| | | | |
|-----|-----------------------|-------|--------------------|
| ovn | oven | cyl | hot water cylinder |
| h | hob | ffzr | fridge freezer |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | ◀ ▶ | measuring points |
| w | wardrobe | | |

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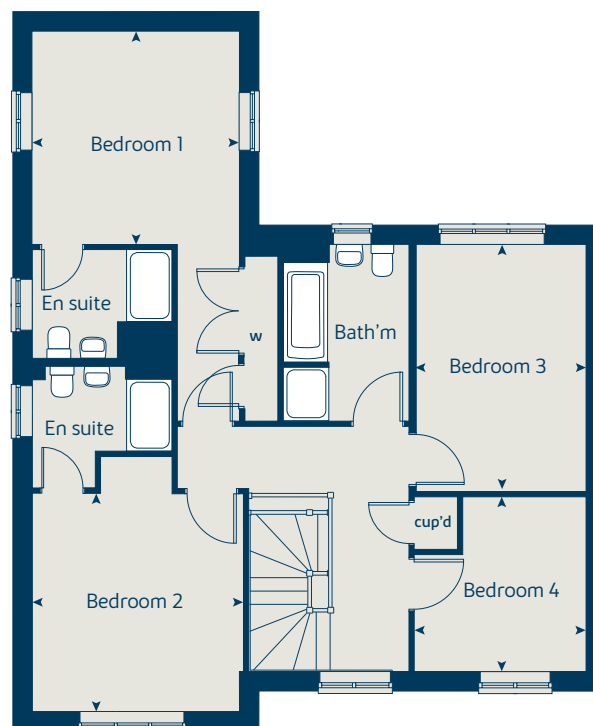
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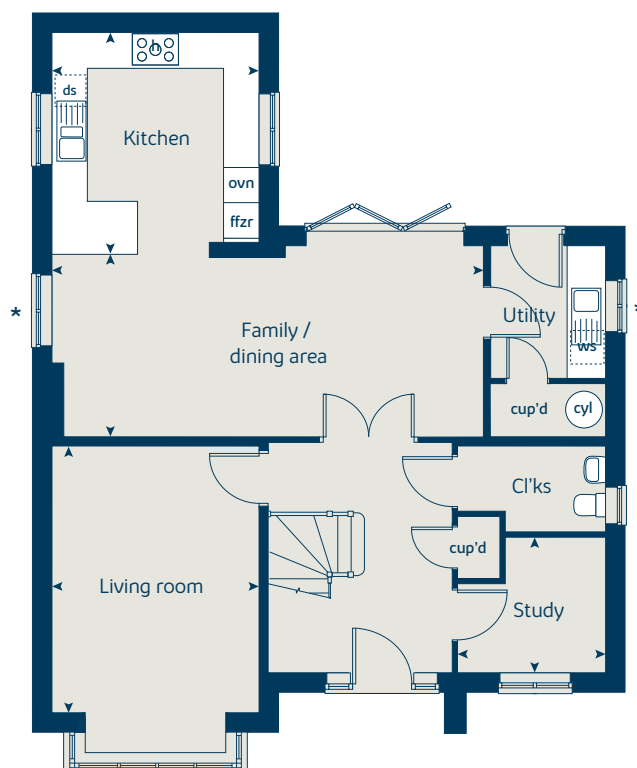
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DS04122 / 05.24

First floor



Ground floor





The Briar

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Briar

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|------------------|
| Kitchen / dining area | 8.11 x 3.50 | 26' 7" x 11' 6" |
| Living room | 3.07 x 5.76 | 10' 1" x 18' 11" |
| Study | 3.07 x 2.20 | 10' 1" x 7' 3" |

First floor

| | | |
|-----------|-------------|------------------|
| Bedroom 1 | 3.11 x 5.12 | 10' 3" x 16' 10" |
| Bedroom 2 | 3.11 x 3.86 | 10' 2" x 12' 8" |
| Bedroom 3 | 3.11 x 4.12 | 10' 2" x 13' 6" |
| Bedroom 4 | 3.11 x 2.86 | 10' 3" x 9' 5" |

The Briar | X417 Garforth |

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| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ffzr | fridge freezer |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | w | wardrobe |
| ws | washing machine space | ◀ ▶ | measuring points |
| ldr | larder | | |

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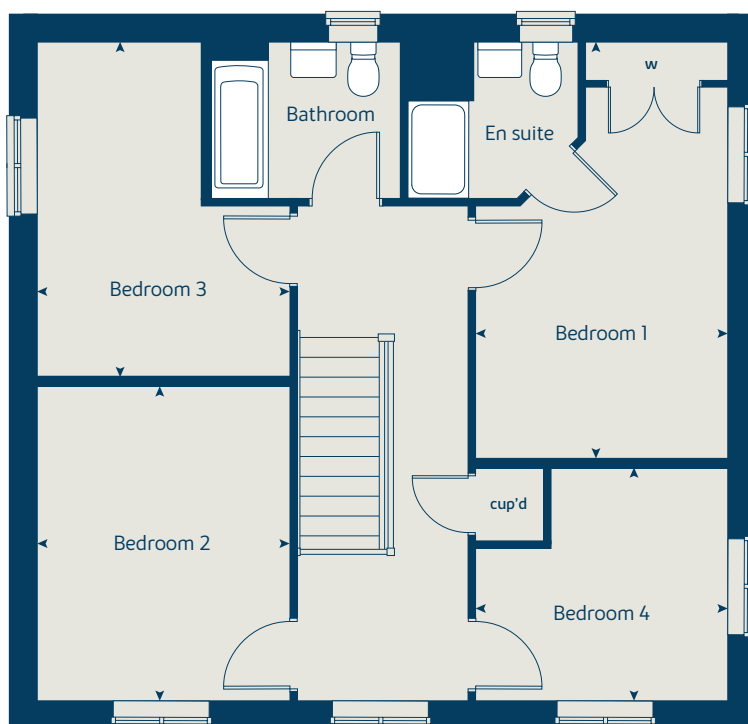
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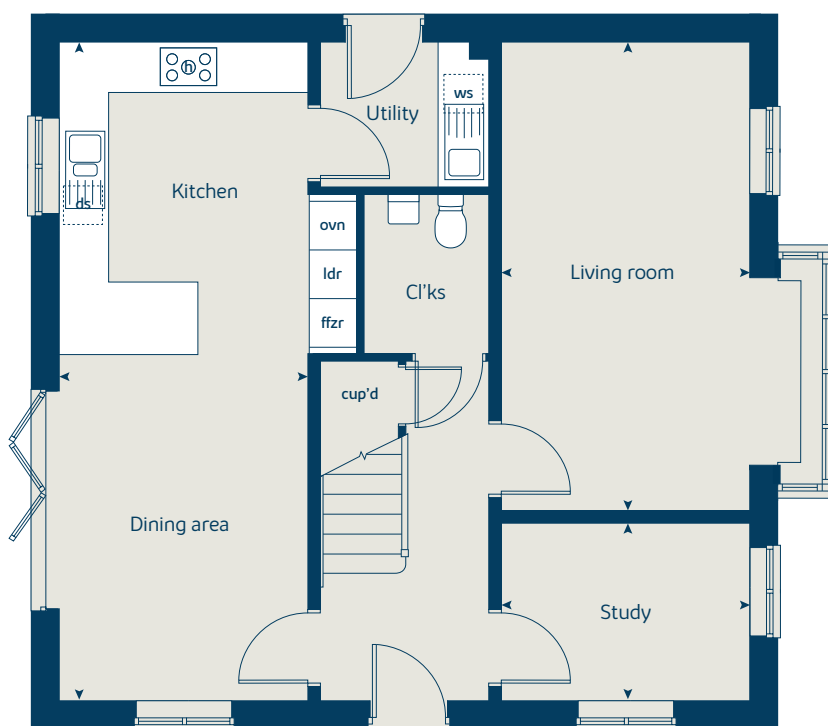
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DS04122 / 05.24

First floor



Ground floor





The Mulberry

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Mulberry

4 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 8.17 x 2.92 | 26' 10" x 9' 7" |
| Living room | 3.72 x 4.69 | 12' 3" x 15' 5" |
| Study | 2.35 x 3.43 | 7' 8" x 11' 3" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.72 x 3.35 | 12' 3" x 11' 0" |
| Bedroom 2 | 3.67 x 3.43 | 12' 0" x 11' 3" |
| Bedroom 3 | 4.32 x 2.95 | 14' 2" x 9' 8" |
| Bedroom 4 | 3.76 x 2.57 | 12' 4" x 8' 5" |

The Mulberry | X418 Garforth |

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| | | | |
|-----|-----------------------|-------|------------------|
| ovn | oven | ffzr | fridge freezer |
| h | hob | w | wardrobe |
| ds | dishwasher space | cup'd | cupboard |
| ws | washing machine space | ◀ ▶ | measuring points |
| ldr | larder | | |

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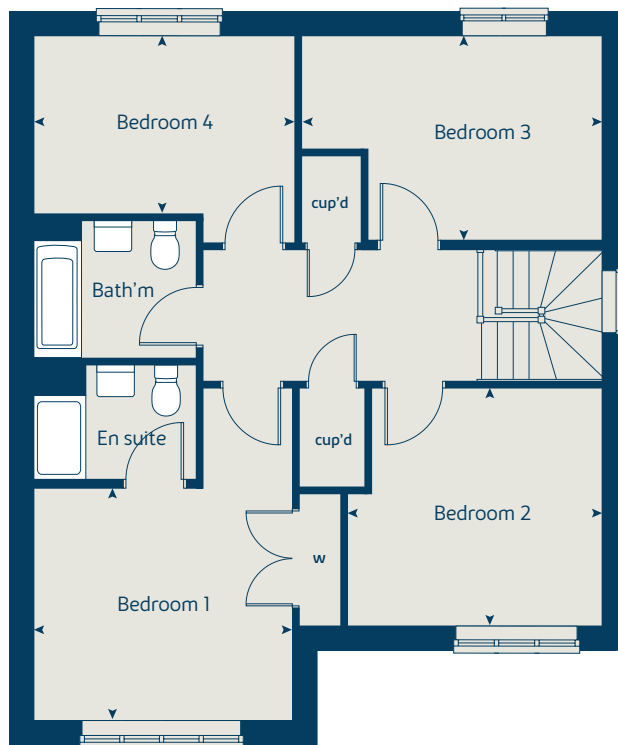
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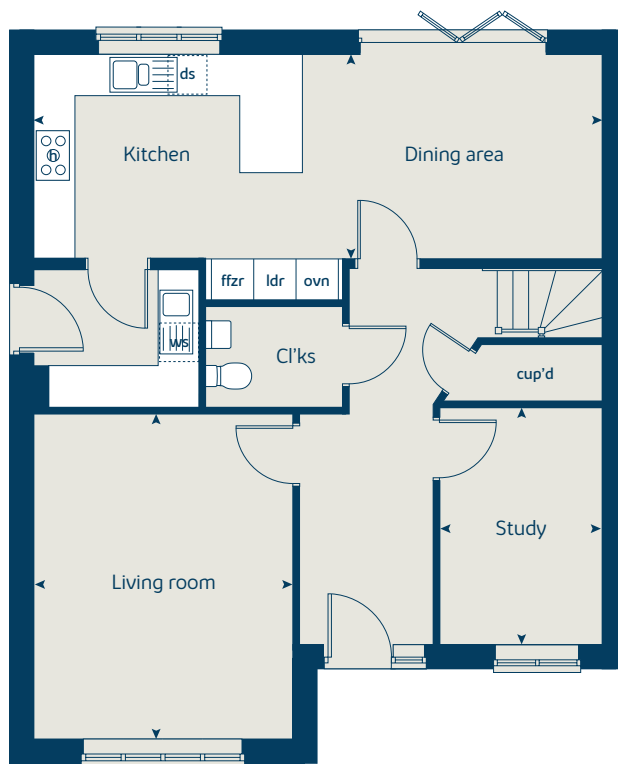
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First floor



Ground floor





The Lime

5 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Lime

5 bedroom home

| Ground floor | metres | feet / inches |
|-----------------------|-------------|------------------|
| Kitchen / dining area | 7.71 x 3.60 | 25' 3" x 11' 10" |
| Living room | 5.39 x 3.86 | 17' 8" x 12' 8" |
| Dining room | 3.86 x 2.78 | 12' 8" x 9' 1" |
| Study | 3.58 x 2.55 | 11' 9" x 8' 4" |

First floor

| | | |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.05 x 3.75 | 13' 4" x 12' 4" |
| Bedroom 2 | 4.05 x 3.52 | 13' 4" x 11' 7" |
| Bedroom 3 | 3.26 x 3.24 | 10' 9" x 10' 7" |
| Bedroom 4 | 3.55 x 2.26 | 11' 8" x 7' 5" |
| Bedroom 5 | 2.86 x 2.64 | 9' 5" x 8' 8" |

The Lime | X520 (IF) 01 Garforth |

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* Window applies to selected plots only. Please see sales consultant for further details.

| | | | |
|------|-----------------------|-------|--------------------|
| ovn | oven | cyl | hot water cylinder |
| h | hob | w | wardrobe |
| dw | dishwasher | cup'd | cupboard |
| ws | washing machine space | ldr | larder |
| ffzr | fridge freezer | ◀ ▶ | measuring points |

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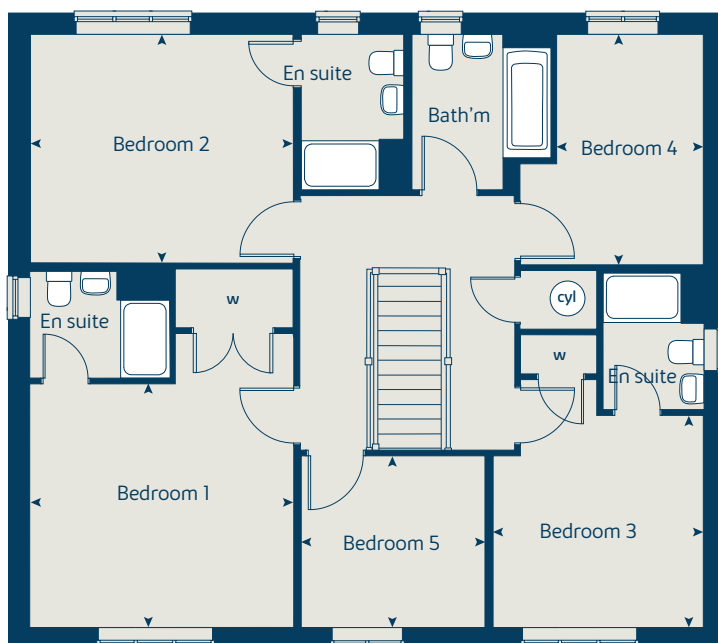
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First floor



Ground floor





Greenwell Park

Garforth

Specification

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**Bovis
Homes** 

Greenwell Park

Garforth

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

Kitchen

| | 2 bedroom The Holly | 3 bedroom The Rowan The Hazel The Cypress The Spruce | 4 bedroom The Aspen The Willow The Alder The Maple The Briar The Mulberry | 5 bedroom The Lime |
|---|------------------------|--|---|-----------------------|
| Choice of Standard fitted kitchen (doors and worktops) | ■ | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | |
| Choice of Premium fitted kitchen (doors and worktops) | | | | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | ■ | | | |
| Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap | | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility | | | ■ ■ ■ ■ | ■ |
| Hotpoint hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood | ■ | ■ ■ ■ ■ | | |
| Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood | | | ■ ■ ■ ■ ■ ■ | |
| Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood | | | | ■ |
| LED under-unit flexible strip lighting | | | | ■ |
| Fridge / freezer space | ■ | ■ ■ ■ ■ | | |
| Integrated (Indesit) 50 / 50 fridge freezer <i>Please speak with your sales consultant for further details</i> | | | ■ ■ ■ ■ ■ ■ | ■ |
| Dishwasher space | ■ | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | |
| Integrated (Indesit) dishwasher | | | | ■ |
| Space for washing machine with plumbing and electrics in utility | | | ■ ■ ■ ■ ■ ■ | ■ |
| Space for washing machine with plumbing and electrics in kitchen | ■ | ■ ■ | ■ | |

Bathrooms and en suite(s)

| | | | | |
|--|---|---------|-------------|---|
| Ideal Standard contemporary white I. Life sanitaryware | ■ | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | ■ |
| Close coupled WC to cloakroom | ■ | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | ■ |
| Low profile shower tray with glass enclosure | ■ | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | ■ |
| Walk in shower in en suite to selected bedrooms | | | ■ ■ ■ ■ | ■ |
| Choice of standard Porcelanosa wall tiling (splashback, 600mm over bath, and full-height to shower cubicle)* | ■ | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | |
| Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, 450mm over bath, and full-height to shower cubicle)* | | | | ■ |
| Chrome bezel LED bulkhead to bathroom and en suite(s) | ■ | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | ■ |
| Chrome towel warmer in bathroom and en suite(s) | | | ■ ■ ■ ■ ■ ■ | ■ |
| Water waste heat recovery system <i>Please speak with your sales consultant for further details</i> | ■ | ■ ■ ■ ■ | ■ ■ ■ ■ ■ ■ | ■ |

Bedrooms

| | | | | | | |
|---|--|--|--|--|-------------|---|
| Built-in wardrobe(s) to bedroom 1 (with rail) | | | | | ■ ■ ■ ■ ■ ■ | ■ |
|---|--|--|--|--|-------------|---|



2 bedroom Sage Home

Homes 59 & 60



Sage
Homes

built
by

Bovis
Homes



2 bedroom Sage Home

Homes 59 & 60

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 4.74 x 3.25 | 15' 7" x 10' 8" |
| Living room | 3.72 x 3.67 | 12' 2" x 12' 0" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 3.59 x 3.26 | 11' 9" x 10' 8" |
| Bedroom 2 | 4.74 x 2.57 | 15' 6" x 8' 5" |

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

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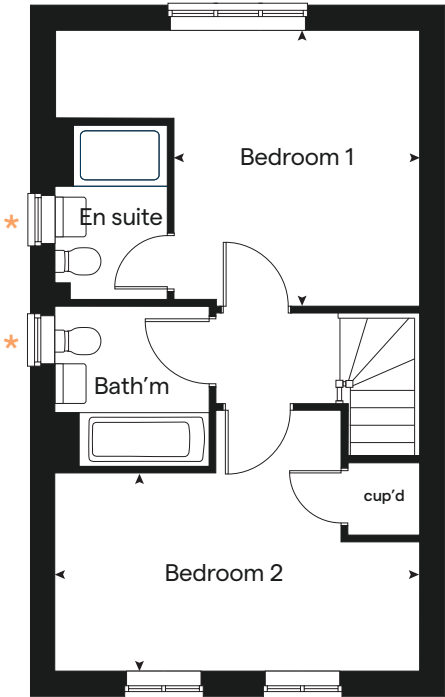
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* Windows apply to selected plots only.
Please see sales consultant for further details.

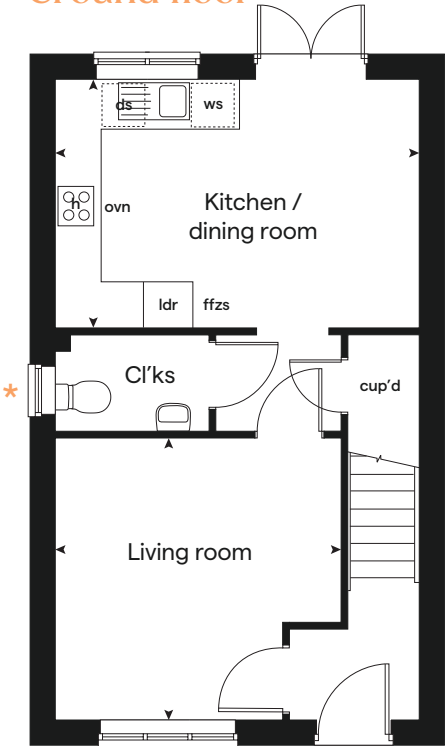
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First floor



Ground floor





3 bedroom Sage Home

Home 57



built
by



3 bedroom Sage Home

Home 57

| Ground floor | metres | feet / inches |
|-----------------------|-------------|-----------------|
| Kitchen / dining room | 5.19 x 2.99 | 17' 0" x 9' 10" |
| Living room | 4.17 x 3.68 | 13' 8" x 12' 1" |

| First floor | metres | feet / inches |
|-------------|-------------|-----------------|
| Bedroom 1 | 3.54 x 3.28 | 11' 7" x 10' 9" |
| Bedroom 2 | 2.95 x 2.72 | 9' 8" x 8' 11" |
| Bedroom 3 | 3.48 x 2.15 | 11' 5" x 7' 1" |

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

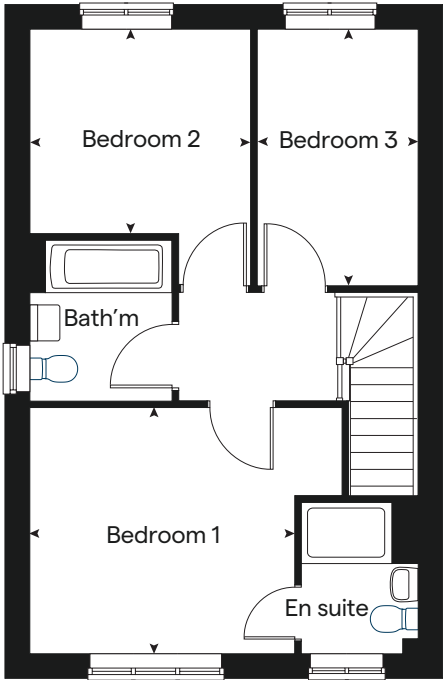
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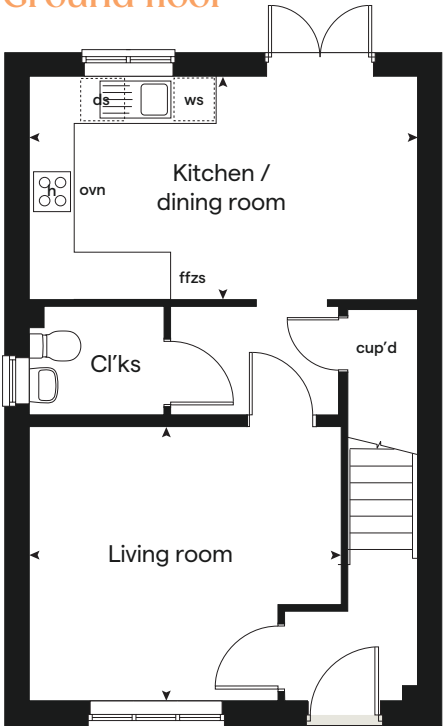
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First floor



Ground floor





3 bedroom Sage Home

Home 56



built
by



3 bedroom Sage Home

Home 56

| Ground floor | metres | feet / inches |
|----------------------|-------------|-----------------|
| Kitchen | 3.07 x 2.46 | 10' 1" x 8' 1" |
| Living / dining room | 5.24 x 5.19 | 17' 2" x 17' 0" |

| First floor | | |
|-------------|-------------|-----------------|
| Bedroom 1 | 3.68 x 3.57 | 12' 1" x 11' 9" |
| Bedroom 2 | 2.97 x 2.44 | 9' 9" x 8' 0" |
| Bedroom 3 | 3.54 x 2.13 | 11' 7" x 7' 0" |

| | | | |
|-----|-----------------------|-------|----------------------|
| ovn | oven | ffzs | fridge freezer space |
| h | hob | cup'd | cupboard |
| ds | dishwasher space | ◀ ▶ | measuring points |
| ws | washing machine space | | |

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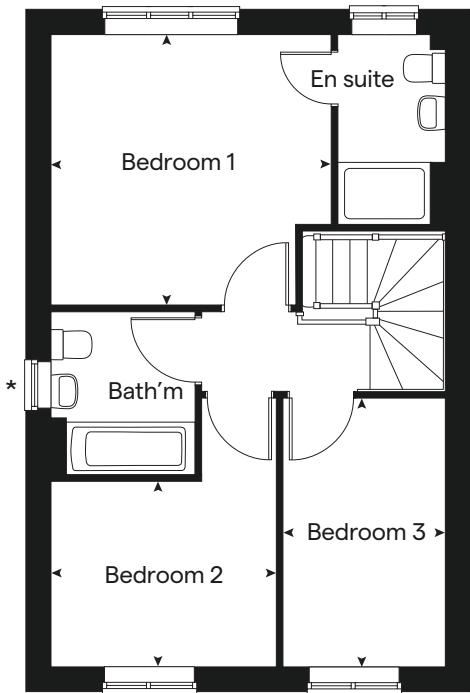
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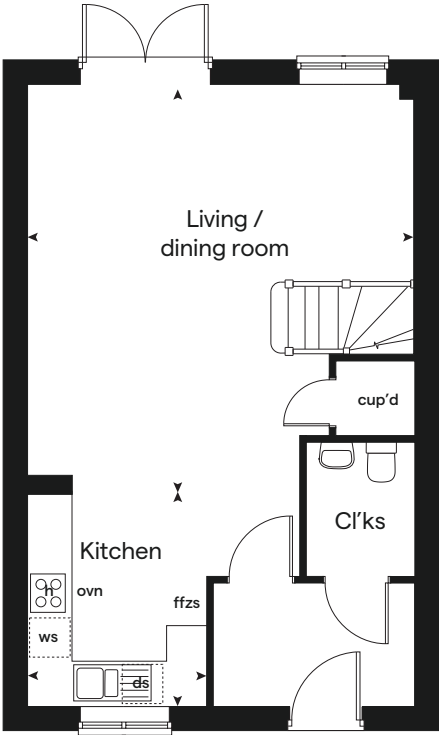
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First floor



Ground floor





Greenwell Park

Garforth

Specification



built
by



Greenwell Park

Garforth

Use this guide to see what features are included in your new home.



Kitchen

| | | | |
|--|---|---|---|
| Symphony Konzept range kitchen with laminate worktop | ■ | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | ■ | ■ | ■ |
| Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood | ■ | ■ | ■ |
| White pendant light holder | ■ | ■ | ■ |
| Fridge / freezer space | ■ | ■ | ■ |
| Dishwasher space | ■ | ■ | ■ |
| Space for washing machine with plumbing and electrics in kitchen | ■ | ■ | ■ |

Bathrooms and en suite(s)

| | | | |
|---|---|---|---|
| Ideal Standard contemporary white I. Life sanitary ware | ■ | ■ | ■ |
| Ideal Standard close coupled WC to cloakroom | ■ | ■ | ■ |
| Low profile shower tray with glass enclosure in en suite | ■ | ■ | ■ |
| Bath and WHB mixer tap | ■ | ■ | ■ |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)* | ■ | ■ | ■ |
| White batten light holder | ■ | ■ | ■ |
| Water waste heat recovery system | ■ | ■ | ■ |

■ Fitted as standard - included in the property
* Subject to stage of construction

Doors and Windows

| | | | |
|---|---|---|---|
| Front door with multi-point security locking system and security chain | ■ | ■ | ■ |
| PVCu double glazing to windows | ■ | ■ | ■ |
| Double glazed PVCu French doors | ■ | ■ | ■ |
| Internal doors to be ladder door style pre-primed with Brass Satin finish handles | ■ | ■ | ■ |
| Paving outside French door and path to rear - please refer to specific plot layouts | ■ | ■ | ■ |

General

| | | | |
|---|---|---|---|
| PV solar panels | ■ | ■ | ■ |
| White painted walls and smooth white ceilings | ■ | ■ | ■ |
| TV point to lounge and family room (where applicable) | ■ | ■ | ■ |
| Master telephone socket to lounge | ■ | ■ | ■ |
| Ideal combi-boiler with Honeywell heating control and room thermostat(s) | ■ | ■ | ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ | ■ | ■ |
| Contemporary lantern to front door and wiring only to the rear door | ■ | ■ | ■ |
| Mains wired smoke detectors with battery back-up | ■ | ■ | ■ |
| Battery powered Carbon Monoxide detector (wall mounted) | ■ | ■ | ■ |
| Enclosed fenced rear garden, and garden gate (where applicable) | ■ | ■ | ■ |
| NHBC Buildmark choice cover | ■ | ■ | ■ |
| First two years' customer service support from Bovis Homes | ■ | ■ | ■ |

2 bedroom
Homes 59 & 60
3 bedroom
Home 56
Home 57

2 bedroom
Homes 59 & 60
3 bedroom
Home 56
Home 57

The specification shown is correct at the time of production. Sage Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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