

Skipton Properties Sales Specification – Premium

Craven – Emily – Mayfair (Lifetime) – Blenheim

Kitchen and Utility

Units	Group 1 with Oak Effect Interiors
Worktop	25mm Laminate with upstand
Splashback	60cm Stainless Steel splashback
Lighting	Under cabinet lighting
Tap	Brushed Steel swan neck tap HS945
Blenheim Utility Tap	Brushed Steel swan neck tap HS945
Sink	1.5 bowl Inset Stainless Steel Sink ET15
Blenheim Utility Sink	1.5 bowl Inset Stainless Steel Sink ET15
Accessories	Anthracite Plastic Cutlery Tray
Boiler Housing Kitchen	As per kitchen choice
Oven	Electrolux Single Pyrolytic Oven – KOFFP46TX
Hob	Electrolux 60cm Gas Hob KGS6436SX
Extractor	Electrolux 60cm Chimney Hood LFC316X
Fridge Freezer	Electrolux 70/30 Fridge Freezer LNS5LE18S
Dishwasher	Electrolux Full Size Dishwasher KEAF7200L
Washing Machine	Space and plumbing only

Cloakroom

Sink	Villeroy & Boch Hand Basin
Tap	Vernis Blend Single lever basin mixer Tap
Toilet	Villeroy & Boch Toilet

Bathroom

Sink	Villeroy & Boch Half Pedestal Hand Basin
Tap	Vernis Blend Single lever basin mixer Tap
Toilet	Villeroy & Boch Toilet
Bath	Villeroy & Boch
Bath Tap	Vernis Blend 2-hole rim mounted bath mixer
Shaver Socket	White plastic

En-Suite

Sink	Instinct Nuance Wash Hand Basin
Tap	Hansgrohe Logis Single lever basin mixer
Toilet	Instinct Nuance Square Close with Soft Close
Shower	Hansgrohe Vernis Shape 230 ljet EcoSmart Shower with shower screen
Shower Tray	White Resin Tray
Shaver Socket	White plastic

Electrics

Sockets & Switches	White plastic. USB Sockets to kitchen, lounge and bedroom 1
External Socket	Double (Low Level)
Pendant Lights	6 inch pendant
Downlights	Kitchen, Stores and Wet Rooms, White 7.3W as per drawing
External Light Front	Black with bevelled glass, IP44 rated
External Light Side/rear	Motion Sensor Knightsbridge Black Up Down Led
Garage Light	5ft Led Ansell Atled5
Door Bell	Byron Wired Bell in Brushed Nickel
Alarm	Simplisafe Skipton Smart Alarm System
BT and TV Points	As per drawing, white plastic
Fibre	Openreach Fibre (FTTP)
Solar PV	As per elevations drawing
EV Charging Point	7.3KW charging
Extractor Fan	Titon Ultimate dMEV

Heating

Fuel	Gas
Boiler	Ideal Logic ES 30 with combi
Boiler (Mayfair Only)	Ideal Logic ES 35 with combi
Thermostat	Honeywell T4
Towel Radiators	Bathroom and en-suite – Square Chrome – sizes vary
Radiators	Stelrad Henrad Compact

Woodwork

Stairs	White painted closed string staircase
Newels	90mm square softwood
Spindles	40mm chamfered
Handrail	Loaf Style – soft wood with chrome support
Skirting	18mm X 119mm 4mm bevel
Architrave	3” 4mm bevel
Internal Doors	Pre finished oak Mexicana
Ironmongery	Hertings Lever on Rose Satin Chrome

Windows/Doors

Material/Colour	Thin Profile UPVC, Pebble Grey with White Inner with trickle vents
Handles	Chrome
Front / Rear Door	Composite Pebble Grey with glazed panels and spyhole
Lock	3 Point lock enhanced security with security chain
Handles and post box	Centered Chrome
Vision Panel	Clear toughened

Garage

Door	Pebble Grey – Up and over door
Personel Door	Composite Pebble Grey Vision Panels as working drawings

Roofing

Main Tiles	Natural Slate
Porch Tiles	Natural Slate

External Finishes

Build Method	Masonry
Walling	Random Stone
Paths/Patios	900X600 Indian Raj Green
Drives	Modena 50 – Granite stone Plasmor
Gutters/Downpipes	Polypipe Half Round Black
Meter Cabinets	Painted to match windows
External Tap	15mm Brass
Gardens Rear	Topsoil & turf
Gardens Front	As per planning approved landscaping designs

Decoration

Walls / Ceilings	Dulux White Emulsion
Skirts/Arch/Door/ Stairs	White Gloss

Wall Tiling

Cloakroom	Splashback to sink
Bathroom/Ensuite	Splashback to sink, half tiling to bath, full tiling to shower & brushed chrome trim

Please Note

Specification correct at time of print - 3rd December 2025
Skipton Properties Limited reserve the right to amend the specification at any time. Upon reservation, your sales advisor will discuss the specification of your home in detail to allow you to make an informed decision to proceed. We pride ourselves on our high specification however we appreciate you may