

# CAMMACK BUILDERS



## FARNDALE

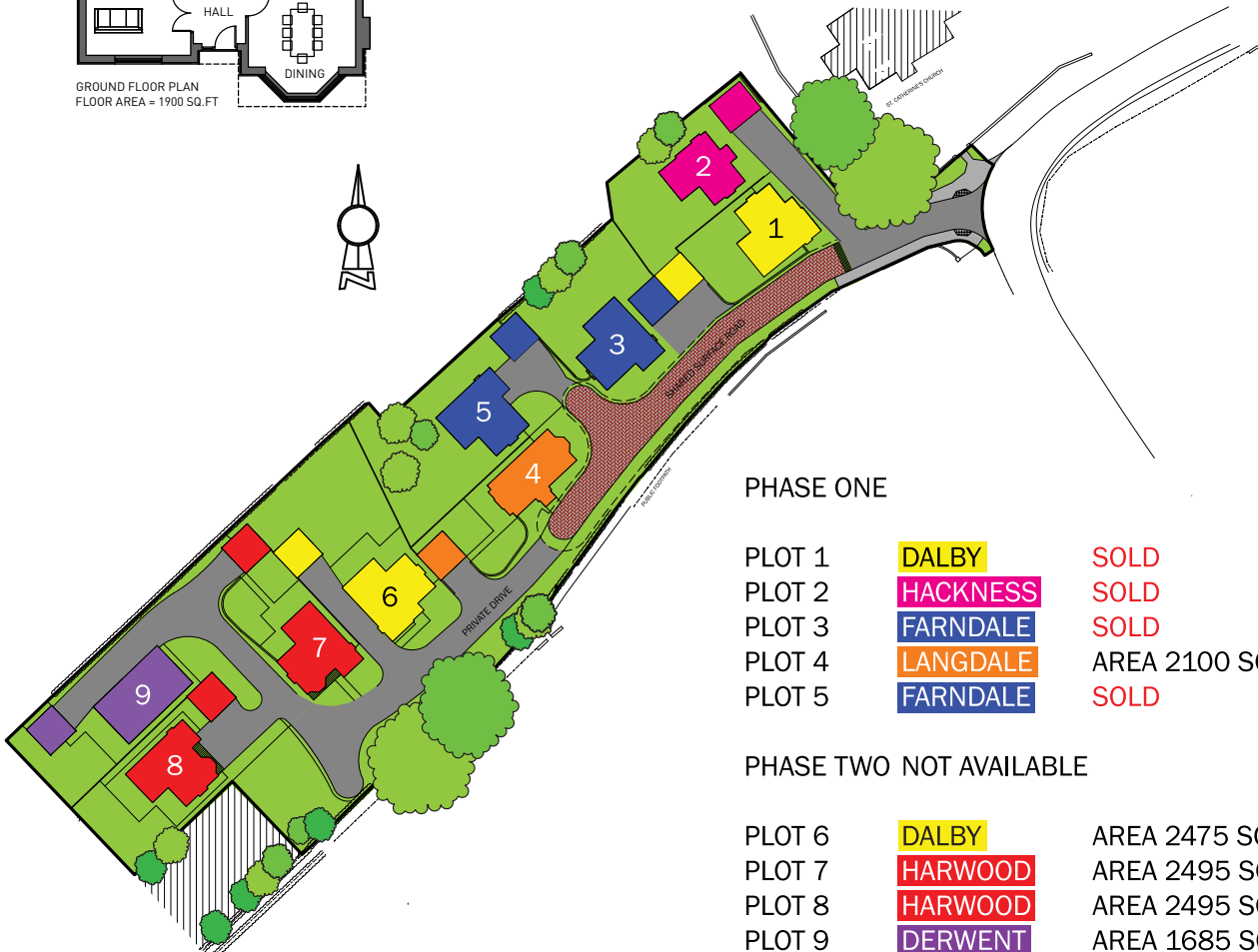
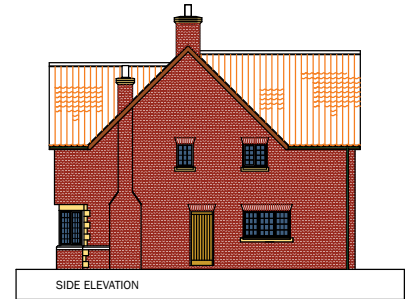
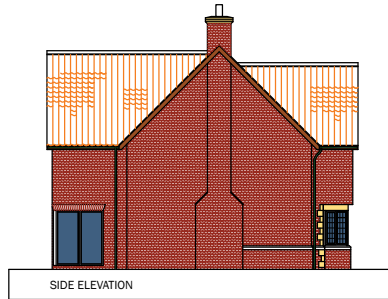
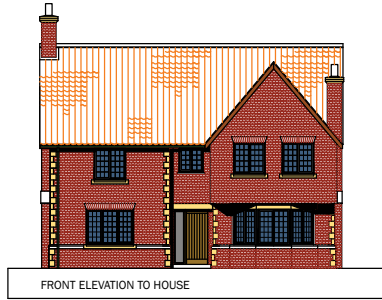
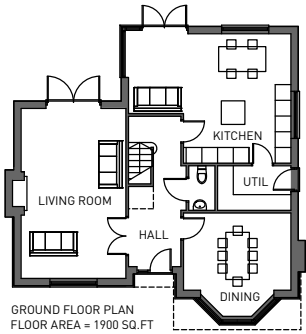
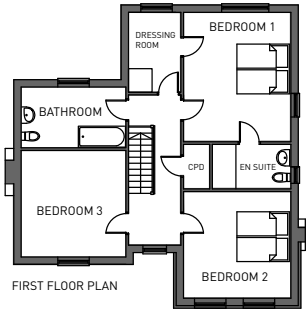
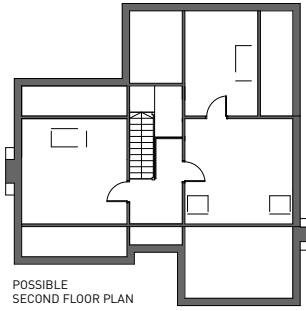
## ARRAM ROAD, PLOT 3

CAMMACK BUILDERS

UNIT ONE ENTERPRISE PARK BECK VIEW BEVERLEY EAST YORKSHIRE HU17 0JT  
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# FARNDALE

## ARRAM ROAD, PLOT 3



### PHASE ONE

PLOT 1	<b>DALBY</b>	SOLD
PLOT 2	<b>HACKNESS</b>	SOLD
PLOT 3	<b>FARNDALE</b>	SOLD
PLOT 4	<b>LANGDALE</b>	AREA 2100 SQ/FT
PLOT 5	<b>FARNDALE</b>	SOLD

### PHASE TWO NOT AVAILABLE

PLOT 6	<b>DALBY</b>	AREA 2475 SQ/FT
PLOT 7	<b>HARWOOD</b>	AREA 2495 SQ/FT
PLOT 8	<b>HARWOOD</b>	AREA 2495 SQ/FT
PLOT 9	<b>DERWENT</b>	AREA 1685 SQ/FT

## ARRAM ROAD, PLOT 3

### Specification

We specialise in the luxury, detached housing market and it is our policy to ensure quality and satisfaction with great regard to obtaining sales through personal recommendation.

This property will be built to an extremely high specification rarely seen in new dwellings today covered by a ten year NHBC guarantee together with insurance.

The following specification refers to Plot 3 drawing for illustrative purpose only.  
To all works below for the price of £435,000.

#### Ground Floor

Spacious central Entrance Hall with stairs to first floor. Cloakroom, Lounge, Dining Room, Breakfast, Kitchen, Utility and Double Garage.

#### First Floor

Master Bedroom with en-suite Bathroom and Dressing Room. Bedroom 2, Bedrooms 3, Bathroom, Cylinder Cupboard and Landing.

#### Second Floor

Bedroom 4, Bedroom 5 and en-suite, Landing and en-suite bathroom.

### General Specification

Brick Built	In a York Handmade facing brick with a 100mm insulated cavity and thermal block inner leaf.
Windows	Timber double glazed window frames.
External Doors	Solid Oak front door with high security locking. Hardwood half glazed back door
Internal Doors	Ground floor in Oak with satin chrome handles. First and second floor 6 panelled in white satin chrome fitments.
Skirting	5" Moulded Skirting and 3" matching Architraves.
Flooring	Solid ground floors with boarded flooring on first and second floor
Central Heating	Gas Boiler and under floor heating to ground floor, radiators to first and second floor to heating engineer's design and room temperature requirements with thermostats to each radiator. Boiler in utility
Bathrooms	Bathroom and en-suites to be chosen by Client within the agreed budget of £5,000.00
Kitchen / Utility	Good quality kitchen units. Appliances included in the price: range cooker, stainless steel extractor and hood, integrated dishwasher and fridge freezer. All fitted to a choice of colour and layout within the allowed budget of £18,475.00
Electrical	Advanced Specification giving ample electrical sockets, lights, TV Points, External Lighting, Garage lights and sockets. (ie. To NHBC room Specification and requirement).
Fireplace	An allowance of £1000 fitted to Lounge.
Coving	Coving to ground and first floor rooms.
Wall Tiling	Bathroom part tiled and second floor ensuite all tiles based on £25/m2 Main ensuite fully tiled Kitchen part tiled above worktop Cloakroom splash back over hand basin only.
Internal Decoration	All woodwork 3 coats of white paint, all ceilings in white walls in magnolia emulsion paint
Security Systems	A keypad coded control panel with infrared sensors in main rooms. Door contacts to front and back doors.
Telephone	Cables are run underground.
Terrestrial/Satellite & Radio	Sky Digital satellite dish Digital wideband TV aerial Stereo, digital (DAB) radio aerial Terrestrial/Satellite TV points are fitted in the lounge, kitchen, Master bedroom and second bedroom. TV, satellite receiver and radio not included.
Gardens	Front and rear gardens are turfed, rear gardens have 6'0" (1.8m) close boarded fence. Natural stone paving and paths, block set drive.
Services	Mains services are connected including water, gas, electricity and Foul drainage.

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