

measure us up

Included in the price of a Beal Home as standard:

THE GREENWAYS

GOOLE

PHASE 1 - PLOTS 1-60

	Interior Design Options			Technology			Safety & Security				Kitchen		Electrical		Plumbing & Heating					General					Energy Efficiency Ratings																								
	Private appointment at Selection Studio	Floor plan layout options	Bespoke Kitchen design service	Extensive selection of Porcelanosa ceramic wall tiles available	Broadband Connection Facility	Sky aerial installed and wired for Sky to Lounge	TV points to Lounge and Bedroom 1	Data points to Lounge and Bedroom 1	Hi-security multi-point door locking system to front entrance	External light fitting to front entrance	6ft privacy fencing to rear gardens	Gate to rear garden	Security locks to windows (where applicable)	Contemporary chrome handles fitted to all doors and windows	Smoke alarm	Extensive selection of contemporary and traditional doors and worktops	Neff oven and gas hob with extractor	Neff oven and induction hob with extractor	Neff fridge with ice-box	Neff Integrated dishwasher	Chrome downlights to Bathroom / En-suite(s) / Cloakroom / Kitchen / Utility	White downlights to Bathroom / Cloakroom / Kitchen	Shaver socket to basins in Bathroom/En-suite	Brushed chrome switches and sockets	Dual-zoned heating system with separate thermostat	Pressurised gas central heating system with cylinder	Combination boiler central heating system	White towel rails to washrooms	Chrome towel rails to washrooms	Individual thermostatic valves to all radiators (except Hallway / Bedroom 1)	External tap (in Garage of Appleby)	Energy 'Smart Meter'	Thermostatically controlled shower over bath (Family Bathroom) or separate cubicle in En-suite (except washrooms / kitchen / utility)	Carpet flooring to all rooms	Laminate flooring to Kitchen/Dining Rooms	Ceramic floor tiling to Bathroom/En-suite	Vinyl flooring to Cloakrooms	Ceramic tiling to Cloakrooms	Fire and surround included	Turfed front Garden	Turfed rear Garden up to 150m ²	Topsolled rear Garden	Staircase includes polished oak handrail and white painted spindles	Roller style garage doors (where applicable)	Garage floor and internal walls painted (where applicable)				
<p>Very energy efficient - lower running costs</p> <p>A 92+</p> <p>B 81-91</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>England & Wales EU Directive 2010/31/EU - The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.</p>																																																	
Legacy Range																																																	
The Haxby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B				
The Windsor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B		
Aspire Range																																																	
The Langdale	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		B		
The Hackness	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		B		
The Dalby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		B		
The Levisham II	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		B		
The Butterwick	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		B		
The Malham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		B		
The Pickering	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		B		
First Step Range																																																	
The Greenwich	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B	
The Chelsea	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Tribeca	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Gramercy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Appleby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B

IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale and is a two dimensional drawing therefore does not show land contours and gradients, retaining walls, boundary treatments, landscaping or local authority street lighting. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

