

Measure us up

Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range	Legacy Range	Signature Range
Telephone, data & tv points included	•	•	•	•
PV Panels (Quantity & position will vary plot by plot)	•	•	•	•
Waste Water Heat Recovery (except Ripon)	•	•	•	•
Safety & Security				
Hi-security multi-point door locking system to front entrance	•	•	•	•
External light fitting to front entrance (& utility on signature)	•	•	•	•
6ft privacy fencing to rear gardens	•	•	•	•
Smoke & Carbon Monoxide alarm	•	•	•	•
Security alarm	•	•	•	•
Security locks to windows (where applicable)	•	•	•	•
Kitchen				
Laminate Worktops	•	•	•	Silestone
Smeg Oven / 60cm hob / 60 cm extractor / Gas Hob	•	•	Induction Hob	•
2x Miele Ovens / 90 cm hob / 90cm extractor / Induction Hob	•	•	•	•
Franke Athena Mixer Tap & Tectonite Sink	•	•	•	Stainless Steel Sink with Silestone
Integrated Smeg Fridge with Ice Box	•	•	•	•
Smeg 70/30 Frost Free Fridge Freezer	•	•	•	•
Integrated Dishwasher	•	•	Neff	Miele
Integrated Wine Cooler	•	•	•	•
Electrical				
Chrome Downlights (Where Applicable)	White Downlights	•	•	•
Brushed Chrome Switches & sockets	•	•	•	•
7kw EV charger	•	•	•	•
Plumbing & Heating				
Weather Compensator	•	•	•	•
Electric effect or actual log burning stove	•	•	•	•
Combination Boiler system (Cylinder to Haxby, Swinton & Signature Range)	•	•	•	•
Fitted vanity unit & illuminated mirror to bathroom	•	•	•	•
White towel rails to washrooms	•	•	•	•
Thermostatic Universal shower mixer and sliding rail kit	•	•	•	•
Villeroy & Boch Sanitary ware	•	•	•	•
External tap	•	•	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en-suites)	•	•	•	•
Piped underfloor heating system to full ground floor	•	•	•	•
General				
Carpet flooring	•	•	•	Upgraded Carpets
Laminate flooring to Kitchen / Dining	•	•	•	Tiled Floors
Floor tiling to Washrooms (& Hallway to Signature)	•	•	•	•
Oak Veneer Doors	•	•	•	•
Electric sockets and light(s) in garage (Where Applicable)	•	•	•	•
Bi-fold Doors	French Doors	•	•	•
Turfed & Landscaping to Front Garden	•	•	•	•
Turfed Rear Garden with 100mm Border & Gate	•	•	•	•
Oak Handrail and White Painted Spindles to Staircase	•	•	•	•
Wardrobes to Bedroom 1	•	•	•	•
Fitted Toilet roll holders	•	•	•	•
Roller Style Garage doors (Where Applicable)	•	•	•	Remote Control Operation

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 shown as a two-dimensional drawing which 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. Affordable housing locations are indicative and subject to change, and the tenure mix of the development is subject to change. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor. MUJ/FM/2025_V1