

# MILLSIDE LAKES

HIGHT STREET. ASKERN, DN6 0AA

## STANDARD SPECIFICATIONS

	THE ROBIN	THE KIRKSTALL	THE HEPWORTH	THE BRIMHAM	THE EMLEY	THE HOWARD	THE CLIFFORD	THE HARLOW	THE RYDALE	THE BARLEY	THE ROSEBERRY	THE INGLETON	THE WENTWORTH	THE PRIORY
<b>KITCHEN</b>														
NHBC BUILDMARK 10 YEAR WARRANTY	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>KITCHENS</b>														
CONTEMPORARY FITTED KITCHEN MANUFACTURED BY WREN WITH A CHOICE OF FRONTALS (SUBJECT TO BUILD STAGE).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LAMINATE WORKTOP WITH UPSTAND TO WALL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STAINLESS STEEL ONE AND A HALF BOWL SINK AND MIXER TAP.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STAINLESS STEEL SINGLE BOWL AND TAP TO UTILITY.													✓	✓
STAINLESS STEEL 4 RING GAS HOB WITH GLASS SPLASHBACK.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
STAINLESS STEEL CHIMNEY HOOD.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SINGLE BUILT-IN FAN OVEN.	✓	✓	✓			✓	✓							
DOUBLE BUILT-IN FAN OVEN.				✓	✓			✓	✓	✓	✓	✓	✓	✓
INTEGRATED FRIDGE / FREEZER.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
INTEGRATED DISHWASHER.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PLUMBING AND ELECTRICS OR WASHER / DRYER.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ENERGY EFFICIENT DOWNLIGHTS TO CEILING.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UNDER CUPBOARD LIGHTING.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WHITE SOCKETS AND SWITCHES.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>BATHROOMS</b>														
WHITE CONTEMPORARY BATHROOM SUITE.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SOFT CLOSE TOILET SEATS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LEVER OPERATED MIXER TAP TO BASIN AND CONCEALED BATH VALVE FILLER.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BAR STYLE CHROME SHOWER MIXER VALVE.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ENERGY EFFICIENT DOWNLIGHTERS TO CEILING.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HALF HEIGHT TILING TO ALL WALLS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FULL HEIGHT TILING TO BATH WHERE SHOWER IS APPLICABLE.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CHROME HEADED TOWEL RAIL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SHAVER SOCKET (WHERE ENSUITE NOT APPLICABLE).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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<b>EN-SUITE</b>														
WHITE CONTEMPORARY BATHROOM SUITE.							✓	✓	✓	✓	✓	✓	✓	✓
SOFT CLOSE TOILET SEATS.							✓	✓	✓	✓	✓	✓	✓	✓
TWIN OUTLET THERMOSTATIC SHOWER.							✓	✓	✓	✓	✓	✓	✓	✓
LOW PROFILE SHOWER TRAY WITH STAINLESS STEEL FRAMED CLEAR GLASS ENCLOSURE.							✓	✓	✓	✓	✓	✓	✓	✓
ENERGY EFFICIENT DOWNLIGHTERS TO CEILING.							✓	✓	✓	✓	✓	✓	✓	✓
HALF HEIGHT TILING TO ALL WALLS.							✓	✓	✓	✓	✓	✓	✓	✓
FULL HEIGHT TILING TO SHOWER CUBICAL.							✓	✓	✓	✓	✓	✓	✓	✓
CHROME HEATED TOWEL RAIL.							✓	✓	✓	✓	✓	✓	✓	✓
SHAVER SOCKET.							✓	✓	✓	✓	✓	✓	✓	✓
<b>CLOAKS</b>														
WHITE CONTEMPORARY W/C & SINK.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SOFT CLOSE TOILET SEATS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TILE SPLASHBACK.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ENERGY EFFICIENT DOWNLIGHTERS TO CEILING.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CHROME HEATED TOWEL RAIL.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>DECORATIVE</b>														
WHITE FINISHED SPINDLES, NEWELS & HANDRAIL TO STAIRCASES.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WHITE FINISHED SKIRTING BOARDS AND ARCHITRAVES.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WHITE 5 PANEL COTTAGE STYLE DOORS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
POLISHED CHROME DOOR HANDLES.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SMOOTH FINISH CEILINGS, PAINTED IN WHITE EMULSION.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WALLS PAINTED IN WHITE EMULSION.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FITTED WARDROBE TO MASTER BEDROOM.										✓				
<b>FLOOR COVERINGS</b>														
VINYL TO KITCHEN/DINING.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
VINYL TO CLOAKS, BATHROOM & ENSUITE.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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<b>HEATING</b>														
GAS CENTRAL HEATING THROUGHOUT.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IDEAL BOILER.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WHITE RADIATORS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>ELECTRICAL</b>														
MAINS WIRED (WITH BATTERY BACK UP) SMOKE AND CARBON MONOXIDE DETECTOR.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
POWER AND LIGHTING TO GARAGE (WHERE PLOTS HAVE GARAGES).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV SOCKET TO LOUNGE, KITCHEN AND BEDROOMS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PHONE SOCKET TO LOUNGE AND MASTER BEDROOM.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
DOWNLIGHTS TO KITCHEN AND ALL WET ROOMS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EV CHARGER.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PHOTO VOLTAIC SOLAR PANELS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PORCH LIGHT WITH ENERGY EFFICIENT LED BULB.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>EXTERIOR</b>														
DOUBLE GLAZED PVCU WINDOWS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
DOUBLE GLAZED ALUMINIUM BI-FOLD DOORS TO PATIO.													✓	✓
COMPOSITE FRONT ENTRANCE DOOR.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HALF ROUND GUTTERS AND DOWNPIPES IN BLACK.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCU FASCIA'S, SOFFITS AND GUTTERS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MULTI-POINT DOOR LOCKING SYSTEM TO FRONT AND REAR DOORS.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UP-AND-OVER STEEL GARAGE DOOR (WHERE PLOTS HAVE GARAGES).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HOUSE NUMBERS READY FITTED.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
DOOR BELL READY.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>LANDSCAPING</b>														
LANDSCAPING TO FRONT GARDEN (WHERE APPLICABLE).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1800MM FULL BOUNDARY FENCING (BOUNDARY WALL DEPENDING ON PLOT LOCATION).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓