

# The *YORK* (Plots 32 - 37)

## 2 Bedroom Semi-Detached Home

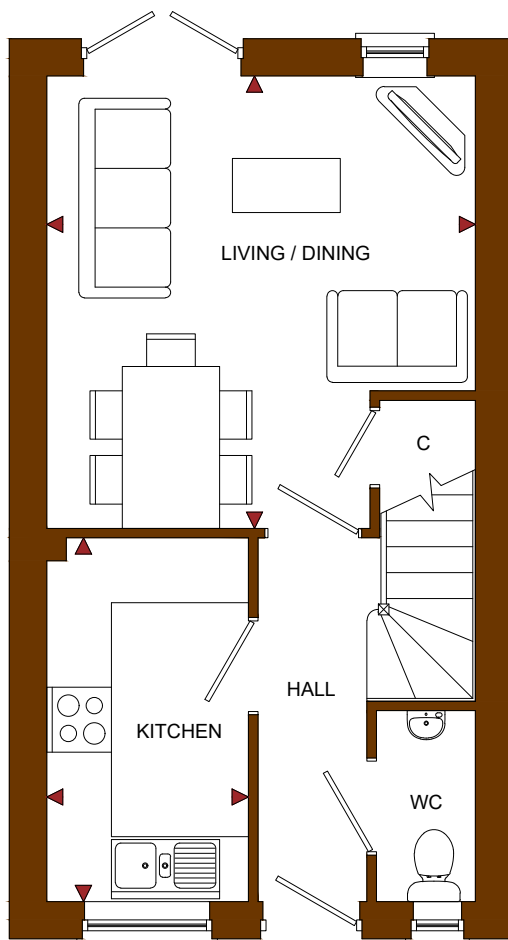


This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels. Our sales representative will be happy to discuss the external finish on any specific plot with you.

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ROOM	IMPERIAL / "	METRIC / mm
Living / Dining	13' 0" x 13' 9"	3970 x 4190mm
Kitchen	6' 2" x 11' 1"	1868 x 3368mm



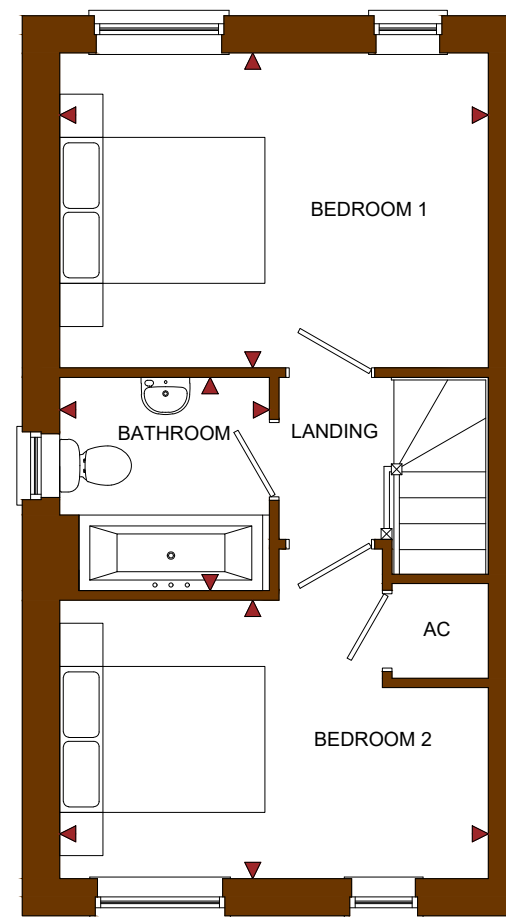
GROUND FLOOR

**TOTAL FLOOR AREA**  
653ft<sup>2</sup> / 60.7m<sup>2</sup>

# Faraday Gardens

Madley, Herefordshire, HR2 9PJ

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	13' 0" x 9' 7"	3970 x 2917mm
Bedroom 2	13' 0" x 8' 6"	3970 x 2578mm
Bathroom	6' 5" x 6' 6"	1943 x 1975mm



FIRST FLOOR

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We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE, and may vary on site. Please do not use this information for purchase of furnishings and furniture.

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# **Faraday Gardens**

Madley, Herefordshire, HR2 9PJ

## Key Features/Included Specification

- Low Cost Home - Subject to Herefordshire Council Criteria
- Choice of Kitchens and Laminate Worktops
- Choice of Wall Tiles to Kitchen & Bathrooms
- White Low Energy LED Downlighters to Kitchen & Bathroom
- Built Under Single Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood
- Worcester Bosch Energy Efficient Condensing Combination Boiler
- Downstairs WC
- Storage Cupboard to Living Room
- Living / Dining Room with French Doors to Secure Rear Garden
- 6 Panel Internal Doors with Chrome Ironmongery
- Softwood Staircase
- Family Bathroom with Over Bath Shower & Shower Screen
- Twyford Sanitaryware & Bristan Taps to Bathroom
- Landscaped Front Garden
- Paved Patio Area to Rear Garden
- Off Road Parking
- Wiring for Electric Car Charging Point
- Wiring for Security System
- 10 Year LABC Structural Guarantee
- No Management Company, Therefore No Management Company Fees

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