

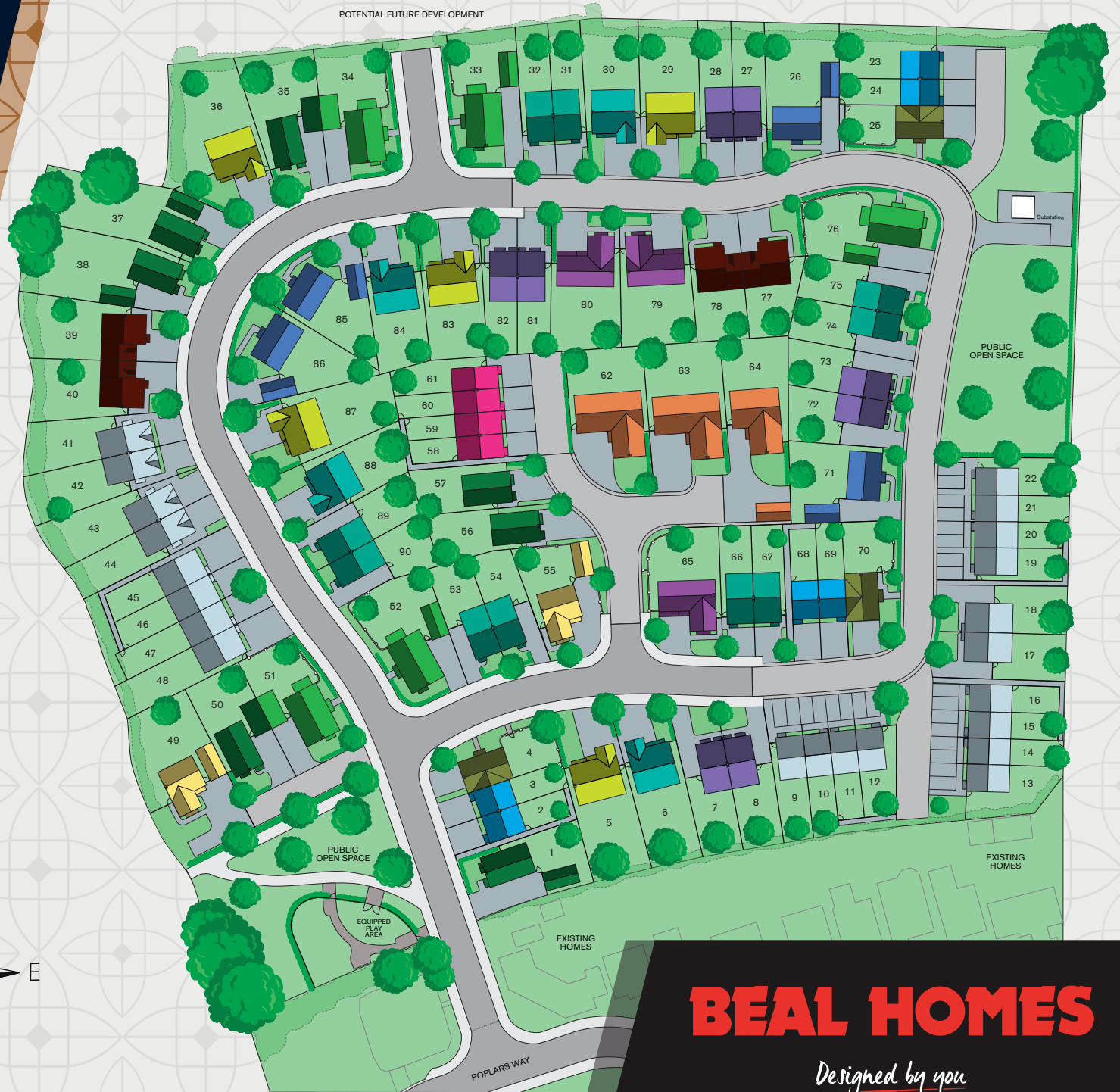


# ST MARY'S VIEW

BEVERLEY

## HOUSETYPE KEY

-  THORNTON  
4 bedroom home
-  HAXBY  
4 bedroom home
-  SWAINBY  
4 bedroom home
-  HILTON  
4 bedroom home
-  HACKNESS  
3 bedroom home
-  LEVISHAM  
3 bedroom home
-  BUTTERWICK  
3 bedroom home
-  DALBY  
3 bedroom home
-  MALHAM  
3 bedroom home
-  RIPON  
3 bedroom bungalow
-  DALTON  
3 bedroom home
-  ROXYBY  
3 bedroom home
-  TRIBECA  
2 bedroom home
-  GRAMERCY  
2 bedroom home
-  Affordable homes



# BEAL HOMES

*Designed by you*

# Measure us up

Included in the price of a Beal Home as standard:



**ST MARY'S VIEW**  
BEVERLEY

	Interior Design Options	Technology	Safety & Security	Kitchen	Electrical	Plumbing & Heating	General	Energy Efficiency Ratings
Legacy Range								
The Thornton	✓	✓	✓	✓	✓	✓	✓	B
The Haxby	✓	✓	✓	✓	✓	✓	✓	B
The Swainby	✓	✓	✓	✓	✓	✓	✓	B
The Hilton	✓	✓	✓	✓	✓	✓	✓	B
The Ripon	✓	✓	✓	✓	✓	✓	✓	B
Aspire Range								
The Hackness	✓	✓	✓	✓	✓	✓	✓	B
The Levisham	✓	✓	✓	✓	✓	✓	✓	B
The Butterwick	✓	✓	✓	✓	✓	✓	✓	B
The Dalby	✓	✓	✓	✓	✓	✓	✓	B
The Malham	✓	✓	✓	✓	✓	✓	✓	B
First Step Range								
The Dalton	✓	✓	✓	✓	✓	✓	✓	B
The Roxby	✓	✓	✓	✓	✓	✓	✓	B
The Tribeca	✓	✓	✓	✓	✓	✓	✓	B
The Gramercy	✓	✓	✓	✓	✓	✓	✓	B

Interior Design Options	Technology	Safety & Security	Kitchen	Electrical	Plumbing & Heating	General
Private appointment at the Design Lounge						
Floor plan layout options						
Bespoke kitchen design service						
Choice of emulsion wall colours						
Extensive selection of Porcelanosa ceramic wall tiles available - please refer to your sales executive for the tiled areas						
Sky dish and a digital TV & radio aerial						
Telephone points to lounge, bedroom 1, and study (where applicable)						
Data / TV 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 alarm						
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 laminate worktops						
Neff oven and 60cm gas hob with 60cm extractor						
Neff oven and 60cm induction hob with 90cm extractor						
Range of Tectonite sinks						
Integrated Neff fridge with ice box						
Neff integrated dishwasher						
Chrome downlights to bathroom / en-suite / cloakroom / kitchen & utility						
White downlights to bathroom, cloakroom and kitchen						
Shaver socket above bathroom / en-suite hand basins						
Brushed chrome switches and sockets						
Dual-zoned heating system with separate thermostat						
Combination boiler system						
White towel rails to washrooms						
Soft-close toilet seats						
The most recently controlled shower over bath (family bathroom), and in en-suite (where applicable)						
Villeroy & Boch sanitary ware						
External tap						
Thermostatic valves fitted to all radiators (except hallway / bedroom 1 / bathroom / en-suite / cloakroom)						
Carpet flooring to all rooms (except washrooms / kitchen / utility)						
Laminate flooring to kitchen / dining areas						
Ceramic floor tiling to bathroom / en-suite / cloakroom						
Electric sockets and light(s) in garage (where applicable)						
Bi-fold doors (please refer to your sales executive for further details)						
Turfed front garden						
Turfed rear garden (up to 150m <sup>2</sup> and with 100mm border)						
Contemporary paving included to hallway, lounge, landing and bedroom 1						
Staircase includes oak handrail and white painted spindles						
Roller style garage doors						
Garage floor and internal walls painted (where applicable)						

Very energy efficient - lower running costs

A	92+
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

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.



**BEAL HOMES**



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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor. MUP/SMV08/2021

Designed by you