Measure us up

Included in the price of a Beal Home as standard:

Thonock Vale
GAINSBOROUGH

	Interior Design Options				Technology			Safety & Security								Kitchen							Electrical			Plumbing & Heating							General											Energy Efficiency Ratings
	Private appointment at the Design Lounge	Floor plan layout options	Bespoke kitchen design service	Extensive selection of 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 and study (where applicable)	Data / TV points to lounge and study (where applicable)	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	70/30 frost free fridge freezer	Neff integrated dishwasher	Chrome downlights to bathroom / en-suite / cloakroom / kitchen & utility	White downlights to bathroom, cloakroom and kitchen	Brushed chrome switches and sockets	Dual-zoned heating system with separate thermostat	Combination boiler system. (Cylinder to the Carlton, Haxby & Canterbury)	White towel rails to washrooms	Soft-close toilet seats	Thermostatically controlled shower over bath (family bathroom), and in en-suite (where applicable)	Villeroy & Boch sanitaryware	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	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 150m² and with 100mm border)	Contemporary coving 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)	
Legacy Range																																													
The Carlton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Thornton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Haxby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Swainby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Hilton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
Aspire Range																																													
The Castleton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Hackness	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Dalby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Malham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
First Step Range																																													
The Dalton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓					✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					B
The Roxby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓					✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					B
The Gramercy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓					✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					B

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.

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2022 HOME BUILDERS FEDERATION

housebuilder Awards HIGHLY COMMENDED 2021

What House? AWARDS 2021 BRITISHVOLT GOLD WINNER

What House? AWARDS 2021 BRITISHVOLT SILVER WINNER

insider Property Industry Awards YORKSHIRE 2021 WINNER Housebuilder of the Year 2017, 2018, 2020 & 2021

YPA 2020 YORKSHIRE PROPERTY AWARDS 2020 WINNER

Yorkshire Residential Property Awards 2019 & 2016 WINNER

Yorkshire Evening Post MAIL BUSINESS AWARDS 2016 WINNER

BEAL HOMES
Designed by you

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

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. MUU/TV07/2022