



THE LANGHAM

Number of Bedrooms: 3

Number of Bathrooms: 1

Type: Semi-detached

Designers comments

A very attractive home that has real kerb appeal. A wonderful open plan kitchen and dining space opens out to the rear garden meaning the "outside in" ethos makes this a fabulous home. A large lounge and storage room make this a very well equipped home. There are 3 well proportioned bedrooms and house bathroom accessed from an attractive staircase.

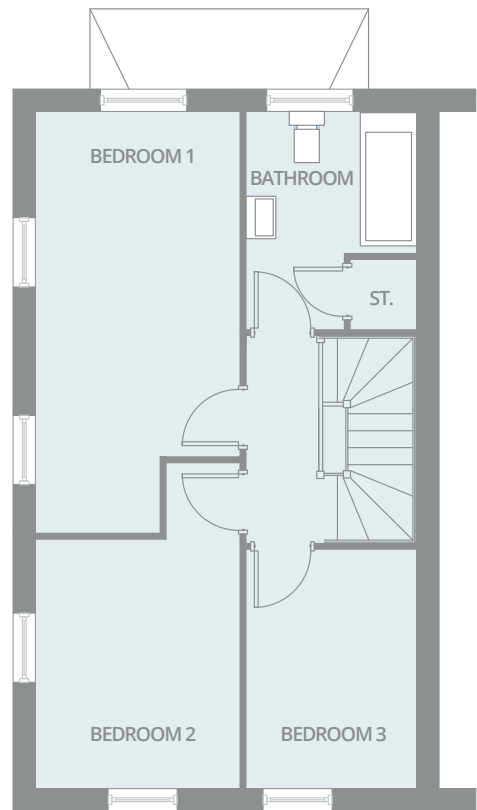
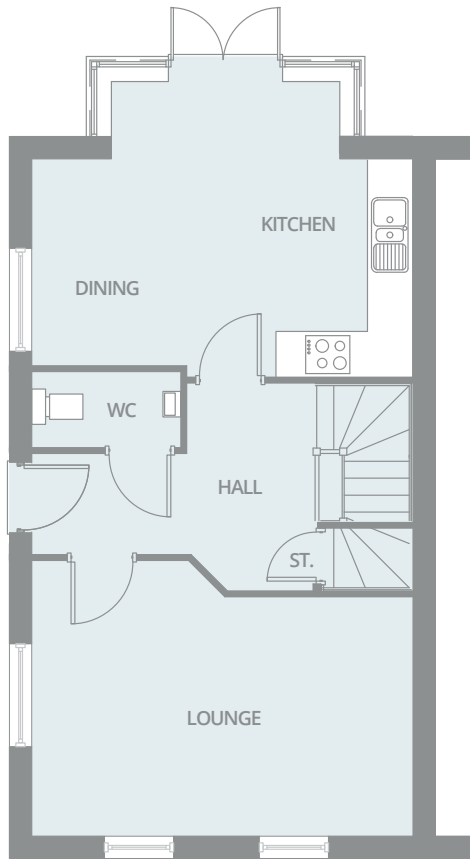
Riva Homes

Sales enquiries 0113 818 7840 or email info@rivahomes.co.uk

WI House, Unit C, Nepshaw Lane South, Leeds, LS27 7JQ

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GROUND FLOOR PLAN

Kitchen Living	3835 x 4950	12'4" x 16'2"
Lounge	3550 x 4950	11'6" x 16'2"
WC	950 x 1900	3'1" x 6'2"
Hall Store	800 x 1100	2'6" x 3'6"

FIRST FLOOR PLAN

Bedroom 1	2625 x 5475	8'6" x 17'9"
Bathroom	2200 x 2800	7'2" x 9'1"
Bedroom 2	2625 x 4215	8'6" x 13'8"
Bedroom 3	2200 x 3075	7'2" x 10'

The floor plans depict a typical layout for this home design. For exact details, designs and dimensions including finishes please speak to our sales advisors. Measurements allow for a + or - 50mm tolerance - no materials whatsoever are to be ordered from this plan. Refer to our standard terms & conditions which can be found at rivahomes.co.uk

SPECIFICATION

External Features

- High performing energy efficient composite doors - upgraded euro locks
- Energy efficient uPVC glazing
- External Light
- Garage Power and Light (plot specific)
- External Tap
- Rear turf & front landscaping (see plot particulars)
- Fencing

Heating

- Energy efficient A rated gas boilers
- Pressurised water cylinders

Internal Features

- Full alarm system
- Smooth ceilings
- Hardwood veneered doors
- Electronic smoke detectors
- Centralised energy efficient filtered air and heat recovery system

Bathrooms

- Villeroy & Boch sanitaryware
- Designer chrome taps
- Porcelanosa Tiles
- Chrome towel rails
- Tiled floor

Kitchen

- Choice of contemporary kitchens - worktops and matching upstands
- Zanussi Gas hob
- Zanussi Cooker Hood
- Zanussi Single Electric Oven (3 bedroom homes)
- Zanussi Double Electric Oven (4 bedroom homes)
- Zanussi Fridge Freezer
- Stainless Steel Monobloc Tap

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