



THE LANGHAM

Riva Homes

Number of Bedrooms: 3 **Number of Bathrooms:** 1
Type: Semi-Detached

Designers comments

The Langham is a unique and larger than average 3 bedroom home. Designed with the appearance of a detached home, the double fronted style has a grand first impression with lots of kerb appeal. The ground floor has a modern open plan layout with large kitchen and aluminium bi-fold doors opening out to the garden making this perfect for inside outside living, made even better by being South Facing. The large lounge has lots of natural light making it light and warm. The first floor has 3 great bedrooms and large house bathroom.



— THE OLD —
FIRE STATION

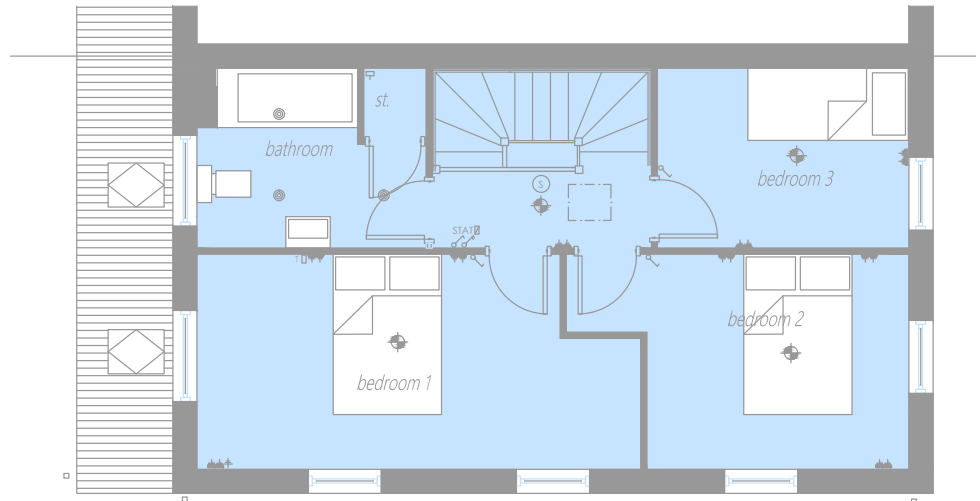
Sales enquiries 0113 818 7840 or email info@rivahomes.co.uk
WI House, Unit C, Nepshaw Lane South, Leeds, LS27 7JQ

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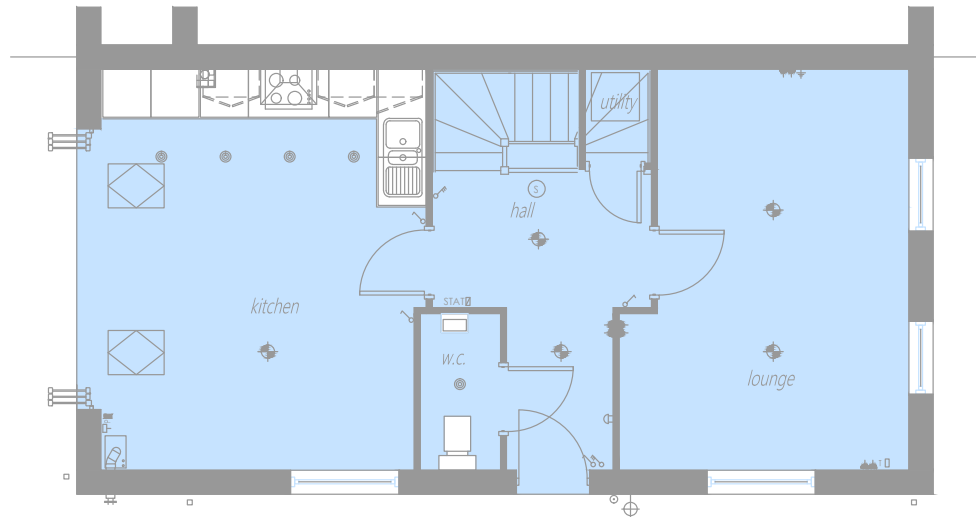
First Floor

bedroom 1	2850 x 4920 9'3" x 16'1"
bedroom 2	2600 x 4000 8'5" x 13'1"
bedroom 3	2180 x 3250 7'1" x 10'6"
bathroom	2600 x 2740 8'5" x 8'9"



Ground Floor

lounge	4920 x 3940 16'1" x 12'9"
kitchen	3770 x 4850 12'3" x 15'9"
lobby	1920 x 2330 6'3" x 7'6"



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 brochure.

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Specification

External Features

High performance energy/efficient
Composite doors
Energy efficient
External Light
Garage Power & Light (plot specific)
External Tap
Front and Rear Turf
Fencing

Heating

Energy efficient A rated gas boiler
Pressurised Water Cylinder (plot specific)
Dual zone heating system

Internal Features

Full alarm system
Hardwood veneered doors
Electronic smoke detectors

Bathrooms

Contemporary sanitaryware
Designer chrome taps
Porcelanosa Tiles
Chrome towel rails
Tiled floors
Tiled bath panels

Kitchens

Choice of contemporary kitchens
Choice of worktops and upstands
Zanussi Gas Hob
Zanussi Cooker Hood
Zanussi Electric Double Oven
Zanussi Fridge Freezer
Stainless Steel Monobloc tap

- Phone Point
- ▶ TV Aerial
- ⚡ Double Power Socket (Low Level)
- ⚡ Double Power Socket (High Level)
- ⊕ Pendant Ceiling Light Fitting
- Ceiling Spot Light
- ⊕ External Lantern Light Fitting
- ⊖ Shaver Socket

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