

Womersley Road

Knottingley WF11 0DL

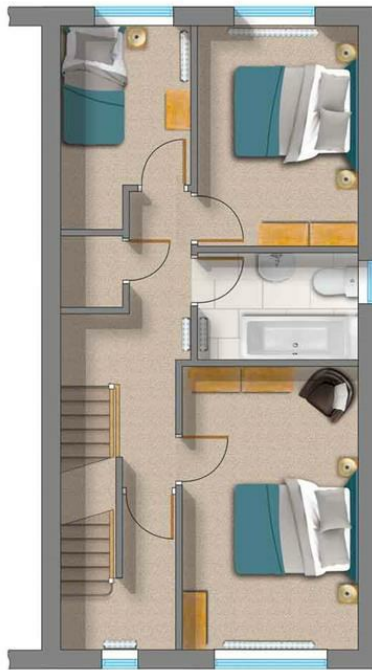
Prices From £240,000

A small selection is currently available of these Noble Homes 2.5 storey Semi-Detached 1,345 sq ft 4 Bedroom Family Homes, offering completions by request between now, and into early 2024. We also offer some attractive incentives today, with the very popular one being Part Exchange for this type of property. Please ask for further details and let see if we can get you moving into your new Noble Home in the coming months. Show rooms are now open.

- FULLY FITTED FLOORING
- INCLUSIVE OF WHITE GOODS
- READY FOR OCCUPATION
- DEPOSIT ASSISTANCE AVAILABLE
- PART EXCHANGE OPTION



Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



ARCHDUKE (PLOT 28 - Size 124 sq.m. / 1345 sq. ft.†)

GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	METRIC	IMPERIAL		METRIC	IMPERIAL		METRIC	IMPERIAL
Lounge/Dining	.....*max 5.4m x 4.8m	.....*max 17'4" x 15'6"	Bedroom 2	.....4.5m x 2.8m	.....14'7" x 9"	Bedroom 1	.....*max 5.8m x	.....*max 4.8m x
Kitchen	.....4.5m x 2.8m	.....14'9" x 8'11"	Bedroom 3	.....3.5m x 2.6m	.....11'4" x 8'3"	Bedroom 4	.....*max 3.3m x 2.1m	.....*max 10'5" x 7'

†*Maximum measurement / Minimum measurement.

All room sizes are approximate and only for a guide and should not be used for carpet measurements. Whilst it is our intention to build as shown, measurements are taken off early planning/working drawings so are subject to change. All furnishings and fittings shown, including wardrobes, kitchens and bathroom fittings and layouts, are purely for illustrative purposes, as changes can occur once build commences. Please ask for complete clarity upon reservation and during specification process.

Crookes	245 Crookes, Sheffield S10 1TF	T: 0114 266 8365
Hillsborough	82 Middlewood Road, Sheffield S6 4HA	T: 0114 231 6055
Stocksbridge	462 Manchester Road, Sheffield S36 2DU	T: 0114 287 0112

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