



GRAND PRINCESS III (PLOT 13 - Size: 102 sq. m. / 1106 sq. ft. *)

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
METRIC	IMPERIAL	METRIC	IMPERIAL	METRIC	IMPERIAL
Lounge	13.97' x max 13'	Bedroom 2	max 8'5" x 9'10"	Bedroom 1	max 5m x max 3.6m / max 16'2" x max 11'9"
Kitchen	3.2m x 2.1m / 10'1" x 7'3"	Bedroom 3	3.2m x 2.8m / 10'1" x 9'2"		
Dining Room	3.2m x 2.8m / 10'1" x 9'	Bedroom 4	3.2m x 2.1m / 10'1" x 6'8"		

*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.



Womersley Road Knottingley WF11 0DL
Prices From £210,000

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A decent selection of plots is currently available of these Noble Homes 2.5 storey Semi-Detached 1,106 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 £10,000 Deposit Assistance 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



KEY

Phase 1 (3-37) AND Phase 2 (38-54)

- ARCHDUKE** (plots 27, 28, 48 & 49)
4 bedroom semi detached house with driveway parking.
1345 sq. ft.
- COUNT** (plots 3, 23 & 24)
3 bedroom semi detached house with driveway parking.
869 sq. ft.
- DAME** (plots 44 & 45)
2 bedroom semi detached house with driveway parking.
671 sq. ft.
- DAME II** (plots 50 & 51)
3 bedroom semi detached house with driveway parking.
904 sq. ft.
- DUKE** (plots 21, 52)
4 bedroom detached house with integral garage.
1120 sq. ft.
- GRAND PRINCESS** (plots 5, 13, 14, 15, 16, 25, 26, 29, 30, 31, 32, 34, 36, 38, 39, 53, 54)
4 bedroom semi detached with driveway parking.
1106 sq. ft.
- GRAND PRINCESS II** (plots 46 & 47)
4 bedroom semi detached with integral garage.
1245 sq. ft.
- MARQUESS** (plots 4, 42 & 43)
3 bedroom semi detached with driveway parking.
889 sq. ft.
- PRINCE** (plots 7, 8, 9, 10, 11, 12, 17, 18, 19)
4 bedroom terrace house with allocated parking (plots 7-12) and single driveway plus allocated parking (plots 17-19).
1076 sq. ft.
- PRINCE IV** (plots 22, 33, 37)
4 bedroom detached or semi detached house. Plots 22 and 33 have driveway parking. plot 37 has a detached garage.
1136 sq. ft.
- SQUIRE** (plots 40 & 41)
2 bedroom quad house with allocated parking.
615 sq. ft.
- VICEROY** (plot 20)
4 bedroom detached house with driveway parking.
1193 sq. ft.
- VICEROY II** (plot 35)
4 bedroom detached house with driveway parking.
1191 sq. ft.

Not to Scale.
Sq. Ft quoted sizes are approximate and are subject to final finished build.
All house sizes exclusive of garages. Approximate garage sizes are 200 sq. ft
Plot layout, road, pathways, trees and landscaping are indicative only, and may alter during construction.

Noble Homes
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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.



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	METRIC	IMPERIAL		METRIC	IMPERIAL		METRIC	IMPERIAL
Lounge	4.8m x *max 4m	15'9" x *max 13'	Bedroom 2	*min 2.6m x 3m	*min 8'5" x 9'10"	Bedroom 1	*max 5m x *max 3.6m	*max 16'2" x *max 11'9"
Kitchen	3.2m x 2.1m	10'1" x 7'3"	Bedroom 3	3.2m x 2.8m	10'1" x 9'2"			
Dining Room	3.2m x 2.8m	10'1" x 9'	Bedroom 4	3.2m x 2.1m	10'1" x 6'6"			

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