



**Womersley Road Knottingley WF11 0DL**  
**Prices From £255,000**

# Womersley Road

Knottingley WF11 0DL

Prices From £255,000

The Duke by Noble Homes, Detached and proud stands this 4 Bedroom Family Home with attached Garage, offering completion later this year or 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's 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



DUKE (PLOT 21 - Size 104 sq.m / 1120 sq. ft.)

GROUND FLOOR	METRIC	IMPERIAL	SECOND FLOOR	METRIC	IMPERIAL
Lounge	3.2m x 5.2m	10'2" x 16'10"	Bedroom 1	7max 3.2m x 4.2m	7max 10'4" x 13'5"
Kitchen/Dining	4.4m x 2.5m	14'2" x 7'2"	Bedroom 2	3.4m x 3.3m	11'2" x 10'7"
			Bedroom 3	2.6m x 4.4m	8'3" x 14'3"
			Bedroom 4	2.6m x 4.2m	8'3" x 13'5"

\*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.



- KEY**  
Phase 1 (3-37) AND Phase 2 (38-54)
- 4 Bedroom semi detached house with driveway parking (Plot 21)
  - 4 Bedroom semi detached house with driveway parking (Plot 22)
  - COACH (plots 23 & 24)
  - 3 Bedroom semi detached house with driveway parking (Plot 25)
  - 3 Bedroom semi detached house with driveway parking (Plot 26)
  - 3 Bedroom semi detached house with driveway parking (Plot 27)
  - 3 Bedroom semi detached house with driveway parking (Plot 28)
  - 3 Bedroom semi detached house with driveway parking (Plot 29)
  - 3 Bedroom semi detached house with driveway parking (Plot 30)
  - 3 Bedroom semi detached house with driveway parking (Plot 31)
  - 3 Bedroom semi detached house with driveway parking (Plot 32)
  - 3 Bedroom semi detached house with driveway parking (Plot 33)
  - 3 Bedroom semi detached house with driveway parking (Plot 34)
  - 3 Bedroom semi detached house with driveway parking (Plot 35)
  - 3 Bedroom semi detached house with driveway parking (Plot 36)
  - 3 Bedroom semi detached house with driveway parking (Plot 37)
  - 3 Bedroom semi detached house with driveway parking (Plot 38)
  - 3 Bedroom semi detached house with driveway parking (Plot 39)
  - 3 Bedroom semi detached house with driveway parking (Plot 40)
  - 3 Bedroom semi detached house with driveway parking (Plot 41)
  - 3 Bedroom semi detached house with driveway parking (Plot 42)
  - 3 Bedroom semi detached house with driveway parking (Plot 43)
  - 3 Bedroom semi detached house with driveway parking (Plot 44)
  - 3 Bedroom semi detached house with driveway parking (Plot 45)
  - 3 Bedroom semi detached house with driveway parking (Plot 46)
  - 3 Bedroom semi detached house with driveway parking (Plot 47)
  - 3 Bedroom semi detached house with driveway parking (Plot 48)
  - 3 Bedroom semi detached house with driveway parking (Plot 49)
  - 3 Bedroom semi detached house with driveway parking (Plot 50)
  - 3 Bedroom semi detached house with driveway parking (Plot 51)
  - 3 Bedroom semi detached house with driveway parking (Plot 52)
  - 3 Bedroom semi detached house with driveway parking (Plot 53)
  - 3 Bedroom semi detached house with driveway parking (Plot 54)

Not for scale  
So if dotted lines are approximate and are subject to final build  
Allotted area includes all garages, driveways, garden plots and 300sq.m.  
Plot layout, road patterns, trees and landscaping are indicative only, and may alter during construction.

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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.



## DUKE (PLOT 21 - Size 104 sq.m / 1120 sq. ft.†)

GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.2m x 5.2m	10'3" x 16'10"
Kitchen/Dining	4.4m x 2.9m	14'3" x 9'3"

SECOND FLOOR	METRIC	IMPERIAL
Bedroom 1	*max 3.2m x 4.2m	*max 10'4" x 13'5"
Bedroom 2	3.4m x 3.3m	10'10" x 10'5"
Bedroom 3	2.6m x 4.4m	8'3" x 14'1"
Bedroom 4	2.6m x 4.2m	8'3" x 13'5"

†Maximum measurement / Minimum measurement.

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