



JACKSON'S LANDING
WOMERSLEY ROAD, KNOTTINGLEY



- KEY**
Phase 1 (3-37) AND Phase 2 (38-54)
- PRINCE (plots 37, 38, 40 & 41)
4 bedroom semi-detached house with driveway parking.
154 sq. ft.
 - COUNT (plots 3, 23 & 24)
3 bedroom semi-detached house with driveway parking.
88 sq. ft.
 - SAUND (plots 4 & 5)
2 bedroom semi-detached house with driveway parking.
57 sq. ft.
 - SAUND 2 (plots 50 & 51)
2 bedroom semi-detached house with driveway parking.
57 sq. ft.
 - WISE (plots 25, 32)
2 bedroom detached house with integral garage.
107 sq. ft.
 - GRAND PRINCESS (plots 6, 13, 14, 15, 16, 25, 26, 29, 30, 31, 32, 34, 36)
4 bedroom semi-detached with driveway parking.
158 sq. ft.
 - GRAND PRINCESS 2 (plots 4, 42 & 43)
3 bedroom semi-detached with integral garage.
107 sq. ft.
 - GRAND PRINCESS 3 (plots 4, 42 & 43)
3 bedroom semi-detached with driveway parking.
88 sq. ft.
 - PRINCE (plots 7, 8, 9, 10, 11, 12, 13, 16, 19)
4 bedroom terrace house with allocated parking (plots 7-12) and
driveway parking (plot 19) or detached garage (plots 13-15).
 - PRINCE 2 (plots 22, 28, 35)
4 bedroom detached or semi-detached house. Plots 22 and 33
have driveway parking and 27 has a detached garage.
138 sq. ft.
 - SQUARE (plots 45 & 47)
2 bedroom house with allocated parking.
63 sq. ft.
 - VICEROY (plot 28)
2 bedroom detached house with driveway parking.
111 sq. ft.
 - VICEROY 2 (plot 38)
3 bedroom detached house with driveway parking.
194 sq. ft.



Not to Scale
sq. ft. quoted here 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 differ during construction.

Noble Homes
JACKSON'S LANDING
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Womersley Road Knottingley WF11 0DL
Prices From £260,000



Womersley Road

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THE ARCHDUKE

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.

- ONE OF THE FOLLOWING INCENTIVES:-
- FITTED FLOORING & WHITE KITCHEN GOODS OPTION
- DEPOSIT ASSISTANCE OPTION
- 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.¹)

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 4.8m	..... *max 19' x 15'7"
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'			

¹*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.

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Stocksbridge	462 Manchester Road, Sheffield S36 2DU	T: 0114 287 0112

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