



**JACKSON'S LANDING**  
WOMERSLEY ROAD, KNOTTINGLEY



- KEY**  
Phase 1 (3-37) AND Phase 2 (38-54)
- PRINCESS (plots 37, 38, 40 & 41)  
4 bedroom semi-detached house with driveway parking  
154 sq. ft.
  - COUNT (plots 3, 23 & 24)  
2 bedroom semi-detached house with driveway parking  
88 sq. ft.
  - SAGE (plots 4 & 42)  
2 bedroom semi-detached house with driveway parking  
87 sq. ft.
  - SAGE 1 (plots 50 & 51)  
2 bedroom semi-detached house with driveway parking  
87 sq. ft.
  - SAGE (plots 39, 32)  
2 bedroom detached house with integral garage  
102 sq. ft.
  - GRAND PRINCESS (plots 13, 14, 15, 16, 25, 26, 29, 30, 31, 32, 34, 36)  
4 bedroom semi-detached with driveway parking  
156 sq. ft.
  - GRAND PRINCESS (plots 4 & 41)  
4 bedroom semi-detached with integral garage  
152 sq. ft.
  - GRAND PRINCESS (plots 42 & 43)  
2 bedroom semi-detached with driveway parking  
88 sq. ft.
  - PRINCE (plots 4 & 6, 20, 19, 22, 32, 33, 34, 35)  
4 bedroom terrace house with allocated parking (plots 7-12) and  
driveway parking (plot 37) or detached garage  
113 sq. ft.
  - PRINCE 1 (plots 22, 23, 37)  
4 bedroom detached or semi detached house, Plot 22 and 33  
have driveway parking, plot 37 has a detached garage  
113 sq. ft.
  - SAGE (plots 43 & 44)  
2 bedroom semi-detached house with allocated parking  
87 sq. ft.
  - VICEROY (plot 25)  
2 bedroom detached house with driveway parking  
117 sq. ft.
  - VICEROY 1 (plot 38)  
2 bedroom detached house with driveway parking  
134 sq. ft.

**Noble Homes**  
JACKSON'S LANDING  
WOMERSLEY ROAD, KNOTTINGLEY WF11 0DL  
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Not to Scale  
sq. ft. quoted here are approximate and are subject to final finished build.  
All house sizes exclusive of porches. Approximate garage sizes are 200 sq. ft.  
Plot layout, road, pathways, trees and landscaping are indicative only, and may alter during construction.

**Womersley Road Knottingley WF11 0DL**  
**Prices From £225,000**



# Womersley Road

Knottingley WF11 0DL

Prices From £225,000

## THE GRAND PRINCESS

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.

- ONE OF THE FOLLOWING INCENTIVES:-
- FITTED FLOORING & WHITE KITCHEN GOODS OPTION
- DEPOSIT ASSISTANCE OPTION
- PART EXCHANGE OPTION



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

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
	METRIC		METRIC		METRIC
Lounge	4.8m x 4.6m	Bedroom 2	3.2m x 3.6m	Bedroom 1	3.6m x 3.6m
Kitchen	3.2m x 2.2m	Bedroom 3	3.2m x 2.5m	Bedroom 4	3.2m x 2.5m
Dining Room	3.2m x 2.8m	Bedroom 4	3.2m x 2.5m		

\*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, kitchen 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.



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.



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

GROUND FLOOR	METRIC	IMPERIAL	FIRST FLOOR	METRIC	IMPERIAL	SECOND FLOOR	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"			

†\*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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