



# Hebble Brook View

HALIFAX

IT'S YOUR HOME,  
HAVE IT YOUR WAY

All Mandale homes feature a high standard specification of the very best quality. We also appreciate that everyone is different, so you can also choose from an extensive range of upgrade options to personalise your home.

## Hallway/stairs



- Chrome downlights
- Choice of flooring
- Matting to entrance

## W/C

- White sanitaryware with vanity unit & chrome mixer tap
- Choice of Vinyl floor coverings
- Choice of standard Camaro flooring
- Choice of tiled splashback
- Chrome downlights
- Chrome heated towel warmer
- Choice of full or half height tiling

## Kitchen/dining area

- Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers
- Upgraded kitchen doors
- Laminate worktops with 100mm upstands
- Upgraded granite/quartz/conglomerate worktops with 100mm upstands
- Cutlery drawer
- Integrated stainless steel fan assisted single oven
- Integrated double oven
- Gas hob
- Ceramic hob
- Induction hob
- Glass splashback
- Stainless steel chimney hood
- Granite/Quartz/conglomerate splashback behind hob\* only available with granite/quartz worktops
- Integrated dishwasher
- Integrated fridge freezer

- Single composite bowl and drainer
- Integrated washer/dryer
- Integrated microwave
- Choice of chrome mixer tap
- Chrome downlights
- Under unit lighting
- Plinth lighting
- Choice of vinyl floor coverings
- Choice of standard Camaro flooring
- Choice of ceramic flooring

## Living Room

- Digital TV point
- Choice of flooring

## Principal Bathroom

- Shower bath with glass screen
- White sanitaryware & vanity unit with chrome mixer tap
- Mirrored storage wall unit
- Chrome towel warmer
- Chrome downlights
- Shaver socket
- Tiling to floor
- Choice of vinyl floor coverings
- Half height tiling to all walls or full height tiling to two walls
- Ceramic tiling to wet area and splashbacks only
- Choice of upgraded ceramic floor and wall tiles

## Bedroom 1

- Digital TV point
- Choice of flooring
- Choice of fitted wardrobes



## All other bedrooms

- Digital TV point
- Choice of flooring
- Wardrobes

## En-suite

- Shower with glass doors
- White sanitaryware with vanity unit and chrome mixer tap
- Mirrored storage wall unit
- Chrome towel warmer
- Chrome downlights
- Shaver socket
- Tiling to floor
- Choice of vinyl floor coverings
- Half height tiling to all walls or full height tiling to two walls
- Ceramic tiling to wet area and splashbacks only
- Choice of upgraded ceramic floor and wall tiles

## Internal

- White painted doors
- Oak style doors
- Ceilings finished in white and walls finished with turtle dove throughout
- Staircase - white painted softwood
- Staircase - oak handrail and spindles, softwood painted newel posts
- Skirting and architrave
- Gas central heating and radiators
- Loft and exterior wall insulation
- Intruder alarm
- Smoke detectors
- White sockets and switches
- Chrome sockets and switches
- Digital TV aerial
- FTTP internet facility



## External

- Front courtesy light
- Rear courtesy light
- Outside tap to garden
- Weatherproof socket
- 1800mm close boarded fence between plots
- Front of house landscaped to meet planning requirements
- Double glazed windows
- Double glazed French doors to rear
- Double glazed bi-fold doors to rear
- Rotavated rear garden
- Electric roller shutter garage door (if applicable to plot)
- Turf to rear
- Electric vehicle charging point

## Housetype Key



The Pecan



The Hickory



The Alder

- Indicates items included as standard. Some items may be available as upgrades, for more information speak to your Sales Advisor.