



- KEY**
Phase 1 (3-37) AND Phase 2 (38-54)
- PRINCESS (plots 37, 38, 40 & 41)
2 bedroom semi-detached house with driveway parking, 114 sq. ft.
 - COUNT (plots 3, 23 & 24)
2 bedroom semi-detached house with driveway parking, 88 sq. ft.
 - SAUND (plots 4 & 5)
2 bedroom semi-detached house with driveway parking, 87 sq. ft.
 - SAUND (plots 30 & 31)
2 bedroom semi-detached house with driveway parking, 87 sq. ft.
 - SAUND (plots 32, 33)
2 bedroom semi-detached house with integral garage, 102 sq. ft.
 - GRAND PRINCESS (plots 13, 14, 15, 16, 25, 26, 29, 30, 31, 32, 34, 36, 38, 39, 33, 46)
4 bedroom semi-detached house with driveway parking, 138 sq. ft.
 - GRAND PRINCESS (plots 4 & 41)
4 bedroom semi-detached house with integral garage, 138 sq. ft.
 - ANARCHIST (plots 4, 42 & 43)
2 bedroom semi-detached house with driveway parking, 88 sq. ft.
 - PRINCE (plots 1 & 6, 20, 10, 12, 12, 16, 19)
4 bedroom terrace house with allocated parking (plots 7-12) and single driveway (plots 13-16) or detached garage, 105 sq. ft.
 - PRINCE (plots 22, 28, 37)
4 bedroom detached or semi-detached house, Plot 22 and 37 have driveway parking and 37 has a detached garage, 138 sq. ft.
 - SQUARE (plots 45 & 47)
2 bedroom house with allocated parking, 85 sq. ft.
 - VICEROY (plot 25)
2 bedroom detached house with driveway parking, 101 sq. ft.
 - VICEROY (plot 36)
2 bedroom detached house with driveway parking, 101 sq. ft.



ARCHDUKE (PLOT 28 - Size 124 sq.m. / 1345 sq. ft.)

	GROUND FLOOR		FIRST FLOOR		SECOND FLOOR			
	METRIC	IMPERIAL	METRIC	IMPERIAL	METRIC	IMPERIAL		
Lounge/Dining	..... 7max 5.4m x 4.8m	..... 7max 17'4" x 15'6"	Bedroom 2	..... 4.2m x 2.8m	..... 14'7" x 9'	Bedroom 1	..... 7max 5.8m x 7max 4.8m	..... 7max 19' x 7max 15'7"
Kitchen	..... 4.5m x 2.8m	..... 14'9" x 9'11"	Bedroom 3	..... 3.5m x 2.6m	..... 11'4" x 8'2"			
			Bedroom 4	..... 7max 3.3m x 2.1m	..... 7max 10'5" x 7'			

Not to Scale
 1) If quoted sizes are approximate and are subject to final finished build.
 2) House size includes all garages. Approximate garage size see 205 sq. ft.
 3) Plot layout, road, pathways, trees and landscaping are indicative only, and may alter during construction.

Noble Homes
 JACKSONS LANDING
 WOMERSLEY ROAD, KNOTTINGLEY WF11 0DL
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*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 may not reflect the finished build. All measurements must include windows, doors, built-in wardrobes, kitchen and bathroom fixtures and fittings. All measurements are taken off early planning/working drawings so may not reflect the finished build.

Womersley Road Knottingley WF11 0DL
Prices From £260,000



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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	.....*max 4.8m x
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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