

**AVANT**  
homes



**WELCOME TO MODERN LIVING AT  
FITZWILLIAM GRANGE**

# YOUR BEST LIFE STARTS HERE. READY?



Looking for an exceptional new home in West Yorkshire? Then look no further. Fitzwilliam Grange offers a range of 2, 3, & 4 bedroom homes in Huddersfield designed with style, comfort, and contemporary living in mind.

Each home features chic Bi-Fold doors, exclusive kitchen designs with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Flexible modern spaces tailored to your needs.

As the 11th largest town in the UK, Huddersfield has something to offer for the whole family. From outstanding education for children and university students, to a thriving culture offering sports, theatre, shopping and more!

Discover more with Avant Homes and explore our range of new homes that help people flourish

# OUR PROMISE TO YOU

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.

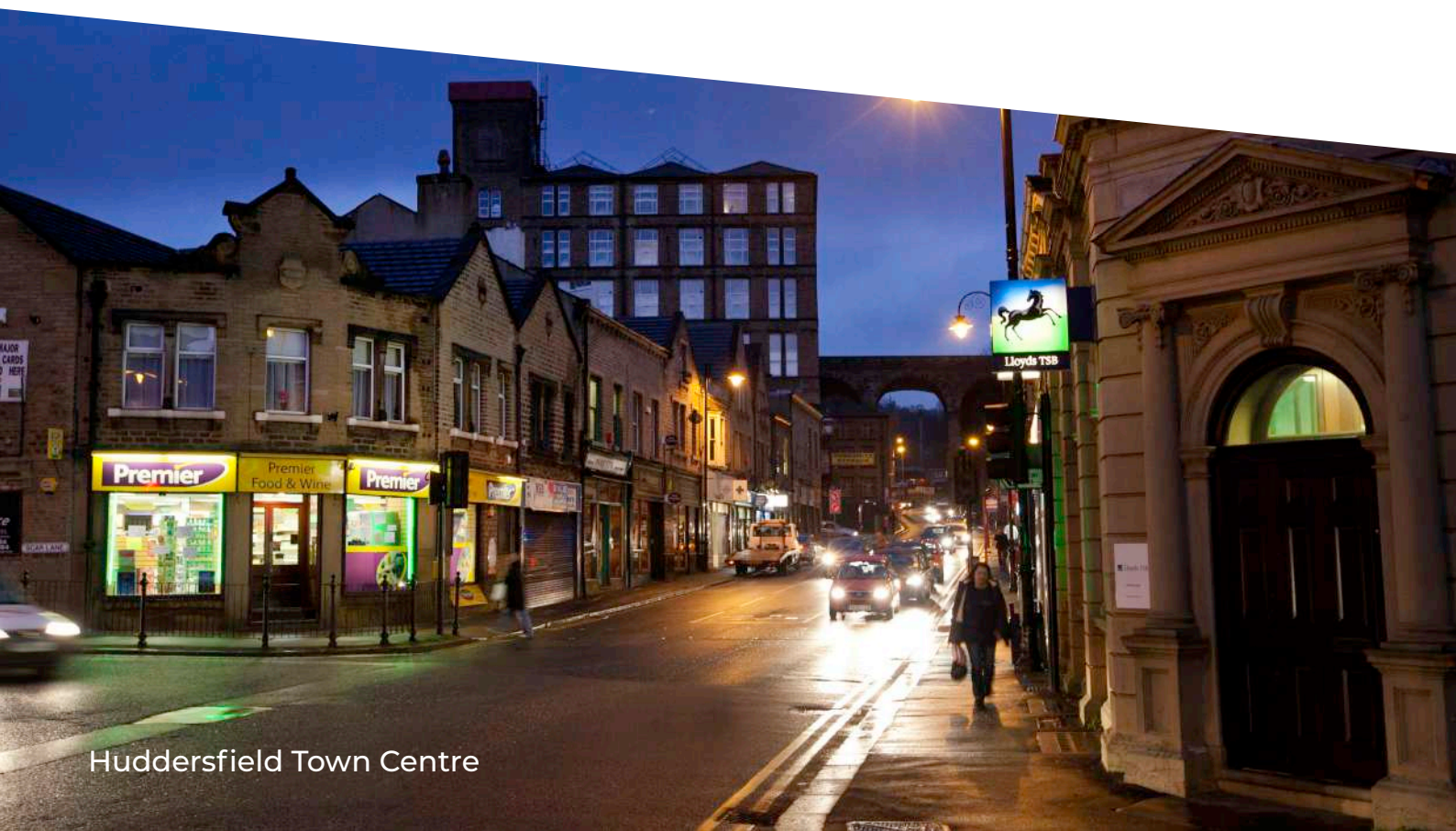


# LIVING IN HUDDERSFIELD

With both the idyllic West Yorkshire countryside and bustling town centre on your doorstep, Fitzwilliam Grange is the perfect location for those looking for new homes for sale in Huddersfield.

Situated in the suburbs of the town centre, quaint Crosland Moor gives residents fantastic amenities and plenty to do. Crosland Moor has a great range of supermarkets, including a Co-op food store and Nisa Local, and with Huddersfield being just two miles away, you can shop all the high-street stores at your leisure.

Living at Fitzwilliam Grange gives you the ideal base to explore the best of the region's great outdoors. Beaumont Park offers greenspace in abundance and scenic walks along the River Holme or take in the views of Crosland Moor – a quintessential slice of West Yorkshire countryside. Blackmoorfoot Reservoir is a 10-minute drive away from the development, where you can stretch your legs and enjoy the stunning walks on offer.



Huddersfield Town Centre

For a taste of the local culture, Huddersfield Art Gallery homes works from renowned artists such as L.S. Lowry, Francis Bacon and Henry Moore. A little further afield is The North Light Centre, an independent art centre with ever-changing exhibits and an on-site café.

There is a great selection of schools near Fitzwilliam Grange. Moor End Academy has an outstanding Ofsted rating, whilst Beaumont Primary Academy and Mount Pleasant Primary are rated good.

The development is in an ideal location for those commuting into Huddersfield and further afield. By car or bus, Blackmoorfoot Road takes you into the heart of the town centre, whilst the A62 is less than half a mile away and provides easy access to the surrounding districts. The M62 is also just a 15-minute drive away, taking you west to Manchester and Liverpool, or east towards Bradford and Leeds.

For those needing to make travel connection by rail, Lockwood station is approximately a 15 minute walk away and can take you into the centre of Huddersfield in under five minutes.



Byram Arcade Shopping Centre



West Yorkshire Countryside



University of Huddersfield

# DEVELOPMENT PLAN



**THE BECKBRIDGE**  
2 bedroom home



**THE HOLBURY**  
4 bedroom home



**THE BECKFORD**  
2 bedroom home



**THE KINTBURY**  
4 bedroom home



**THE BAMPTON**  
3 bedroom home



**THE LATHBURY**  
4 bedroom home



**THE EASTON**  
3 bedroom home



**THE OVERBURY**  
4 bedroom home



**THE FENBRIDGE**  
3 bedroom home



**THE RAMSBURY**  
4 bedroom home



**THE IRTONBRIDGE**  
3 bedroom home



**THE SUBBURY**  
4 bedroom home



**THE KINNERTON**  
3 bedroom home



**THE TROWBRIDGE**  
4 bedroom home



**THE LORTON**  
3 bedroom home



**THE ULBRIDGE**  
4 bedroom home



**THE MEREBRIDGE**  
3 bedroom home



**AFFORDABLE HOUSING**



**THE PAIGNTON**  
3 bedroom home



v Visitors Parking

**THE SEABRIDGE**  
3 bedroom home



\* Starter Homes under the DMS scheme, terms apply.

Plan not to scale.



# THE BECKBRIDGE

## 2 bedroom home

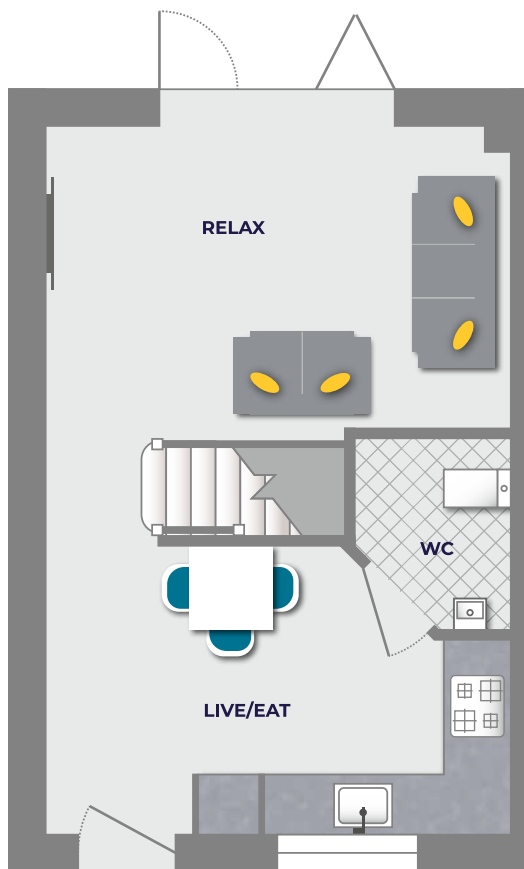
### Ground Floor

Live/Eat	4.47m* x 2.79m*	14'8"* x 9'2"*
Relax	4.47m* x 2.89m**	14'8"* x 9'6"*
WC	1.50m* x 1.86m*	4'11"* x 6'1"*

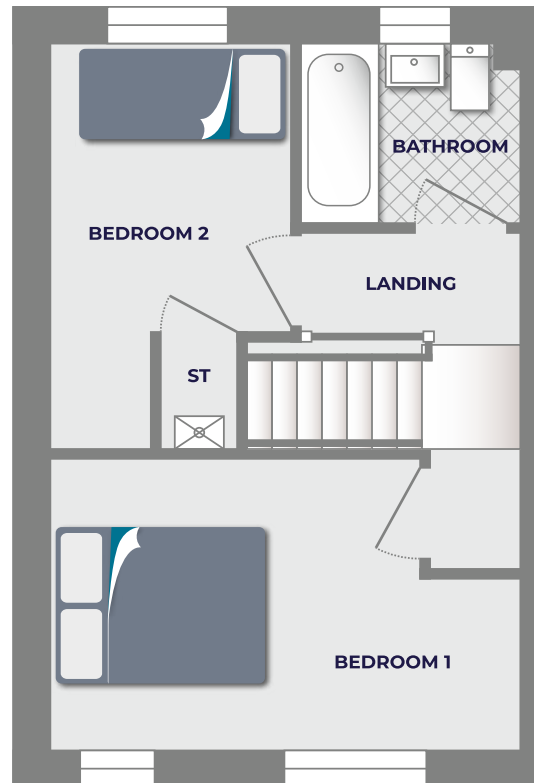
### First Floor

Bedroom 1	4.47m* x 2.79m*	14'8"* x 9'2"*
Bedroom 2	2.30m* x 2.80m**	7'7"* x 9'2"*
Bathroom	2.07m x 1.69m	6'10" x 5'7"

\* Maximum dimensions  
\*\* Minimum dimensions



GROUND FLOOR



FIRST FLOOR



# THE BECKFORD

## 2 bedroom home

### Ground Floor

Live/Eat	4.42m* x 3.13m*	14'6"* x 10'3"*
Relax	4.42m x 2.56m	14'6"* x 8'5"
WC	1.64m x 1.59m	5'5" x 5'3"

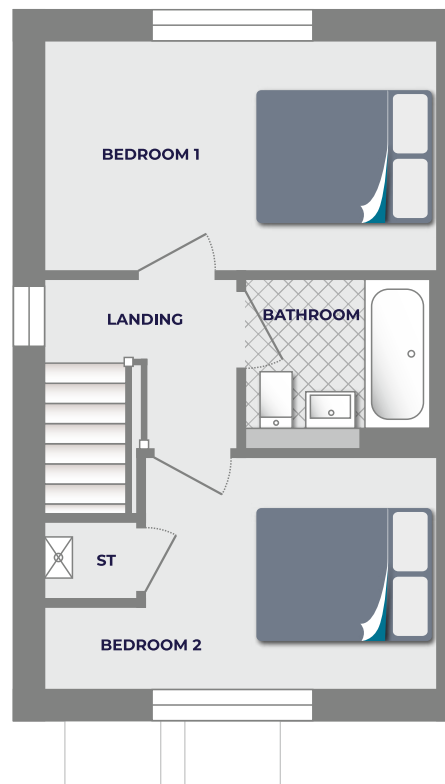
### First Floor

Bedroom 1	4.42m* x 2.61m	14'6"* x 8'7"
Bedroom 2	4.42m* x 2.65m	14'6"* x 8'8"
Bathroom	2.11m x 1.69m	6'11" x 5'7"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE BAMPTON

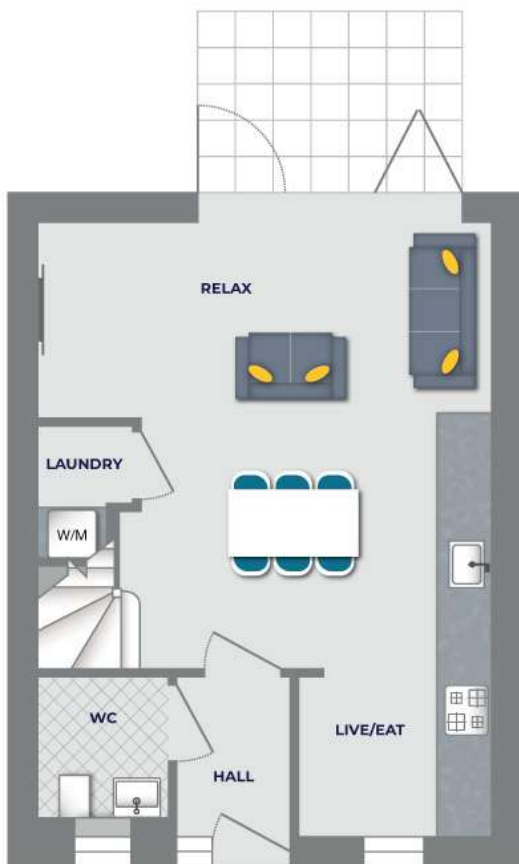
3 bedroom home

## Ground Floor

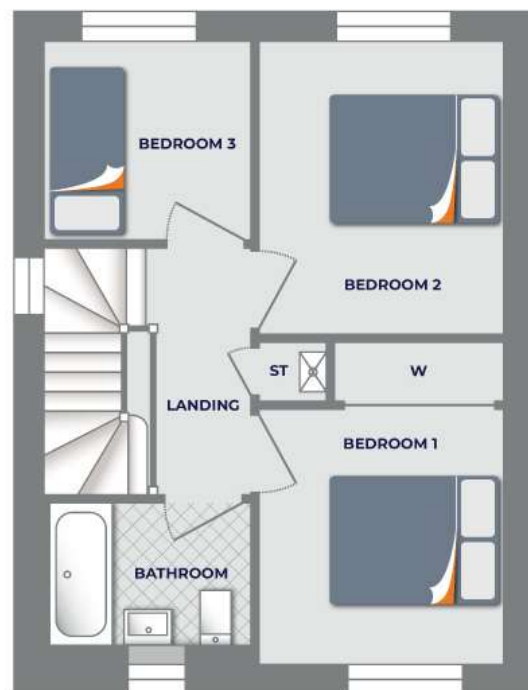
Live/Eat	4.50m x 5.05m*	14'11" x 16'7"
Relax	5.43m x 2.37m*	17'10" x 7'9"
Laundry	1.14m x 1.57m*	3'9" x 5'2"
WC	1.58m x 1.68m	5'2" x 5'6"

## First Floor

Bedroom 1	2.89m x 3.02m**	9'6" x 9'11"
Bedroom 2	2.89m x 3.47m	9'6" x 11'4"
Bedroom 3	2.45m x 2.37m	8'0" x 7'9"
Bathroom	2.39m x 1.69m	7'10" x 5'7"



GROUND FLOOR



FIRST FLOOR

# THE EASTON

## 3 bedroom home

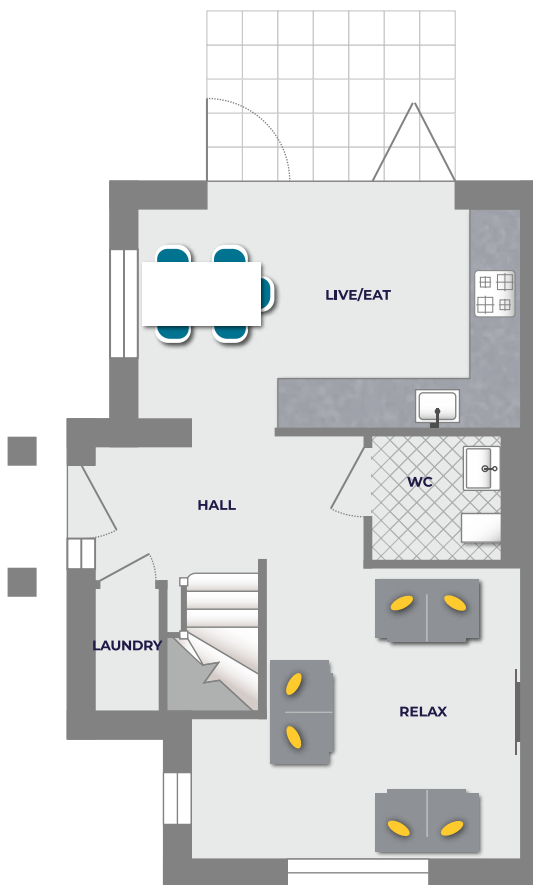
### Ground Floor

Live/Eat	4.87m x 2.66m*	16'0" x 8'9"**
Relax	4.19m* x 3.72m*	13'9"** x 12'2"**
Laundry	0.83m x 1.54m	2'9" x 5'0"
WC	1.64m x 1.59m	5'5" x 5'3"

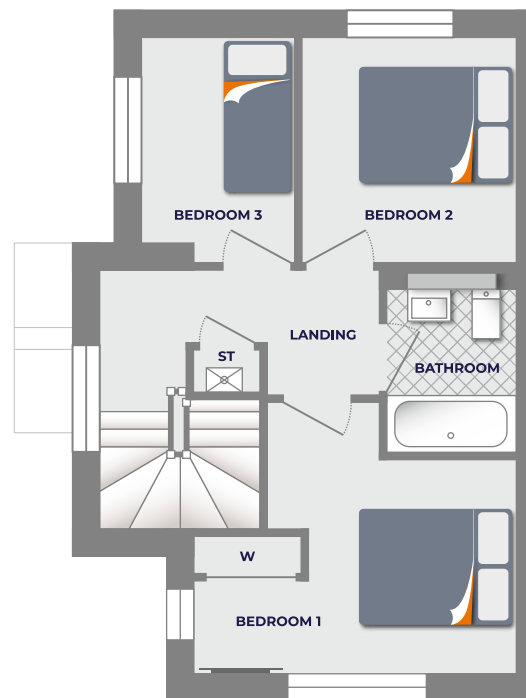
### First Floor

Bedroom 1	4.19m* x 3.54m*	13'9"** x 11'7"**
Bedroom 2	2.79m x 2.94m	9'2" x 9'8"
Bedroom 3	1.98m x 2.94m*	6'6" x 9'8"**
Bathroom	1.70m x 2.12m	5'7" x 6'11"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE FENBRIDGE

## 3 bedroom home

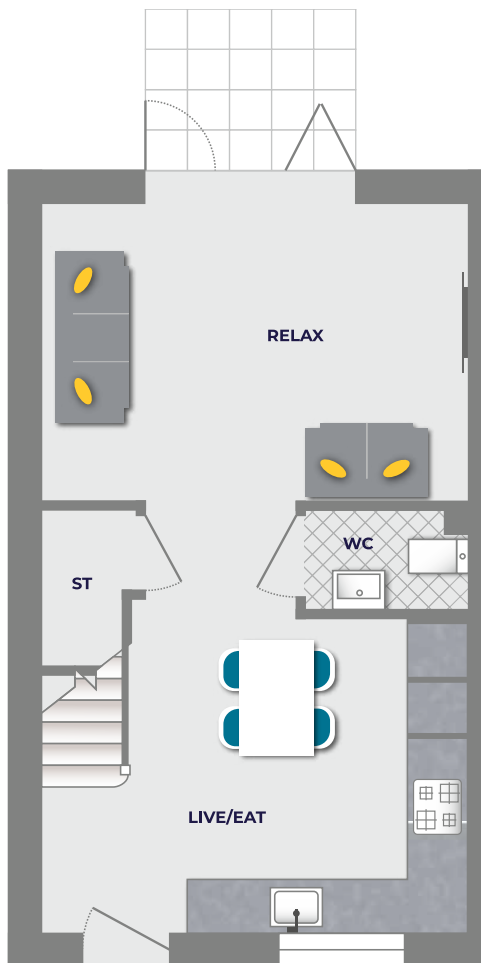
### Ground Floor

Live/Eat	4.59m* x 4.63m*	15'1" x 15'2"
Relax	4.59m x 3.20m	15'1" x 10'6"
WC	1.76m x 1.07m	5'9" x 3'6"

### First Floor

Bathroom	2.20m x 1.92m	7'3" x 6'4"
Bedroom 1	4.58m* x 2.51m*	15'0" x 8'3"
Bedroom 2	2.26m x 3.21m	7'5" x 10'6"
Bedroom 3	2.23m* x 3.21m*	7'4" x 10'6"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE IRTONBRIDGE

## 3 bedroom home

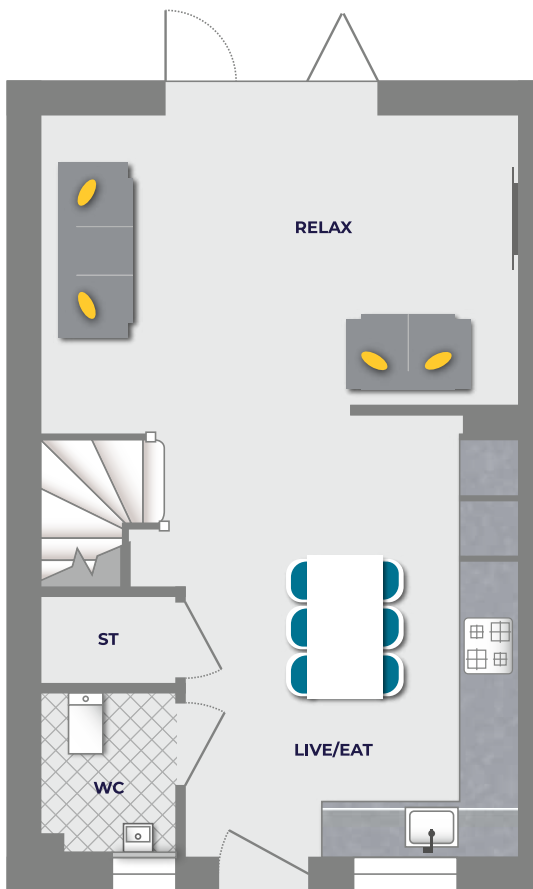
### Ground Floor

Live/Eat	3.55m** x 4.78m	11'8*** x 15'8"
Relax	5.09m x 3.05m	16'8" x 10'0"
WC	1.45m* x 1.68m*	4'9** x 5'6**

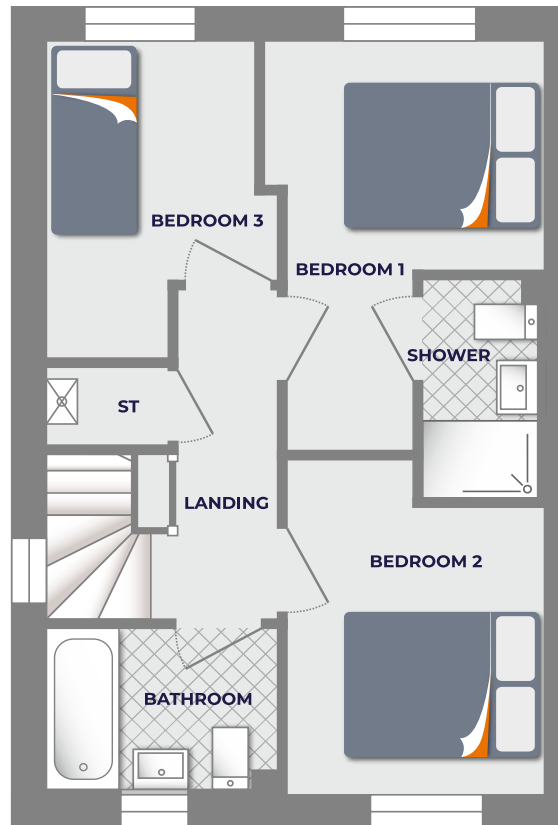
### First Floor

Bedroom 1	2.63m** x 4.25m*	8'8*** x 13'11**
Shower	1.19m x 2.27m	3'11" x 7'5"
Bedroom 2	2.63m x 3.49m*	8'8" x 11'5**
Bedroom 3	2.37m* x 3.30m*	7'9** x 10'10**
Bathroom	2.36m x 1.69m	7'9" x 5'6"

\* Maximum dimensions  
\*\* Minimum dimensions



GROUND FLOOR



FIRST FLOOR

# THE KINNERTON

## 3 bedroom home

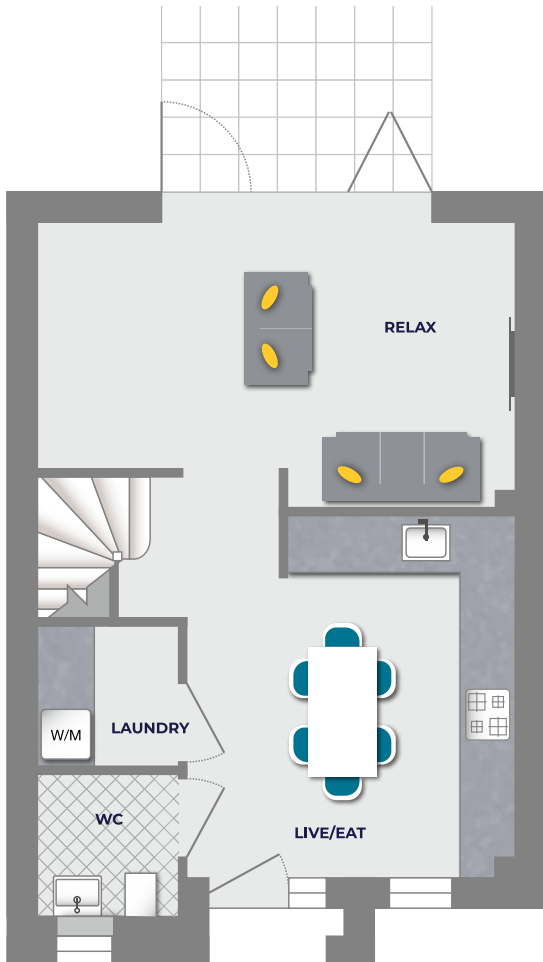
### Ground Floor

Live/Eat	3.84m x 4.20m*	12'7" x 13'9"
Relax	5.59m x 3.32m*	18'4" x 10'11"
Laundry	1.65m x 1.63m	5'5" x 5'4"
WC	1.64m x 1.65m	5'5" x 5'5"

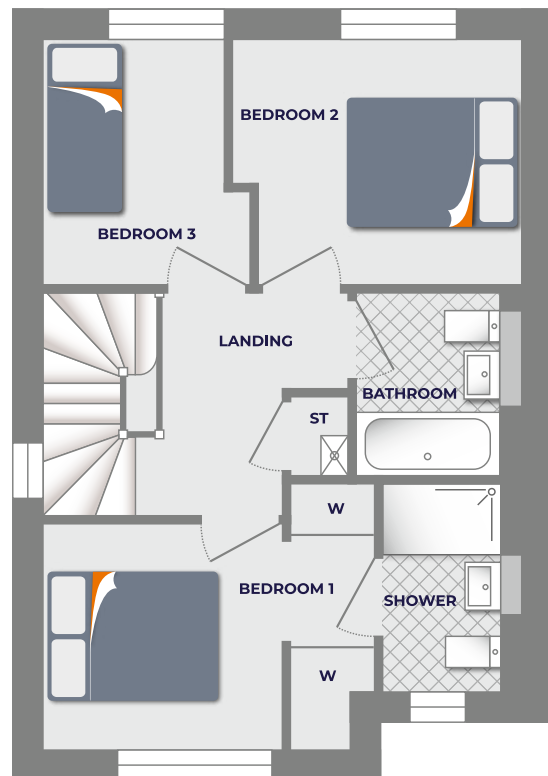
### First Floor

Bedroom 1	3.87m* x 2.63m	12'8"* x 8'8"
Shower	1.39m x 2.41m	4'7" x 7'11"
Bedroom 2	3.37m* x 2.86m*	11'1"* x 9'5"
Bedroom 3	2.40m* x 2.86m	7'11"* x 9'5"
Bathroom	1.69m x 2.15m	5'7" x 7'0"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE LORTON

## 3 bedroom home

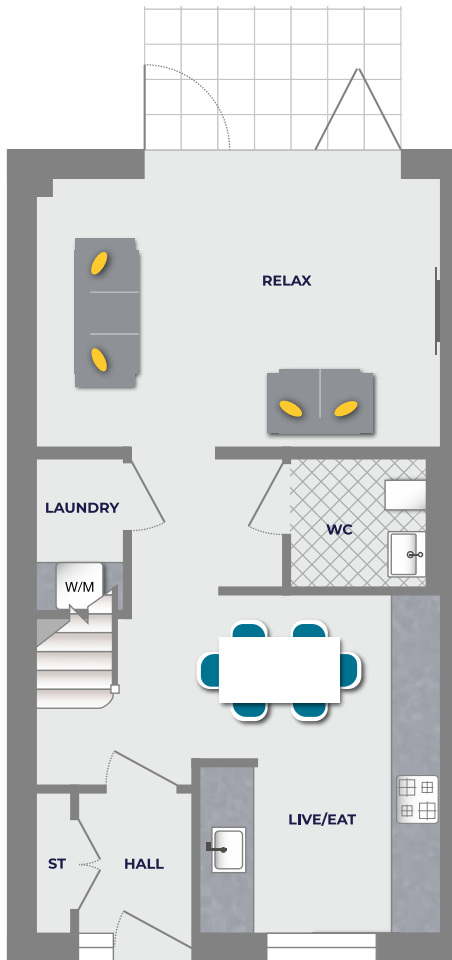
### Ground Floor

Live/Eat	3.85m* x 4.17m*	12'8"* x 13'8"*
Relax	4.98m x 3.29m	16'4" x 10'9"
Utility	1.03m x 1.91m	3'5" x 6'3"
WC	1.64m x 1.59m	5'5" x 5'3"

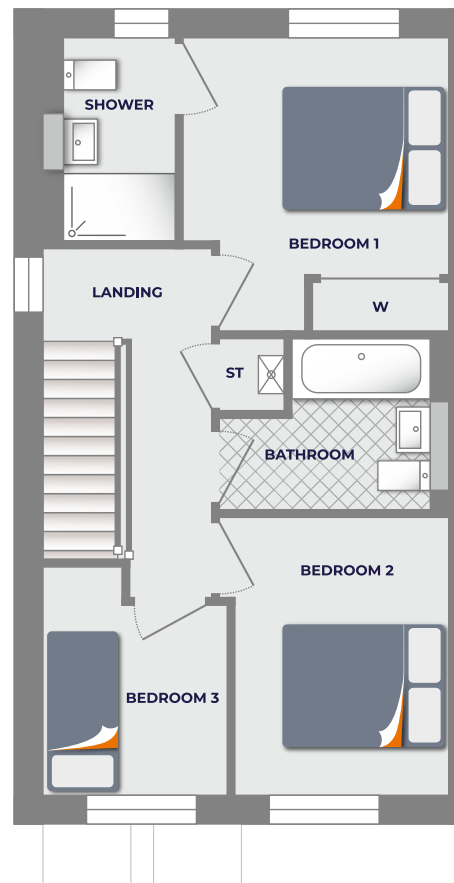
### First Floor

Bedroom 1	3.27m* x 3.59m	10'9"* x 11'9"
Shower	1.39m x 2.46m	4'7" x 8'1"
Bedroom 2	2.81m* x 3.39m	9'3"* x 11'1"
Bedroom 3	2.25m* x 2.79m*	7'4"* x 9'2"*
Bathroom	2.58m* x 2.09m*	8'5"* x 6'10"*

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE MEREBRIDGE

## 3 bedroom home

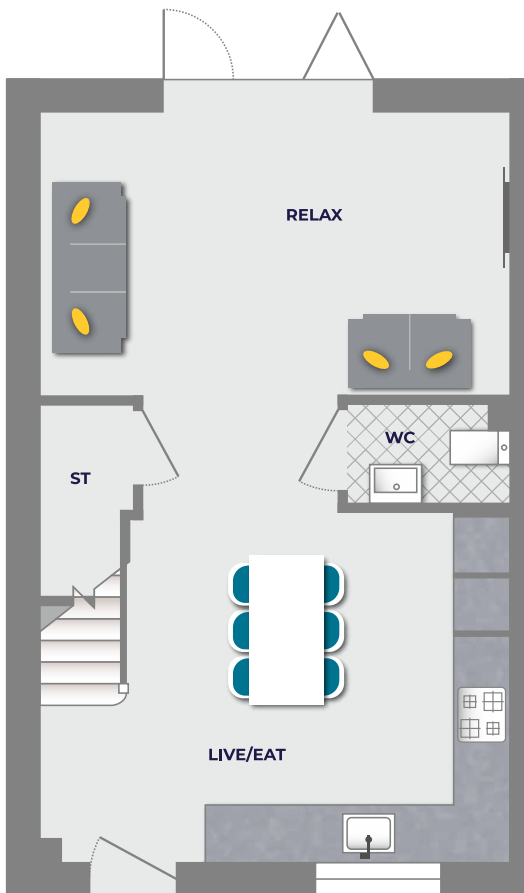
### Ground Floor

Live/Eat	5.09m* x 5.01m*	16'8" x 16'5"
Relax	5.09m x 3.05m	16'8" x 10'0"
WC	1.77m x 1.07m	5'10" x 3'6"

### First Floor

Bedroom 1	2.83m* x 4.32m*	9'4" x 14'2"
Shower	1.19m x 2.28m	3'11" x 7'6"
Bedroom 2	2.83m* x 3.65m*	9'4" x 12'0"
Bedroom 3	2.17m* x 3.33m*	7'1" x 10'11"
Bathroom	2.17m x 1.69m	7'1" x 5'6"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR



# THE PAIGNTON

## 3 bedroom home

### Ground Floor

Live/Eat	4.53m x 6.70m*	14'10" x 22'0"*
Laundry	0.93m x 1.58m	3'1" x 5'2"
WC	1.79m x 1.60m	5'11" x 5'3"

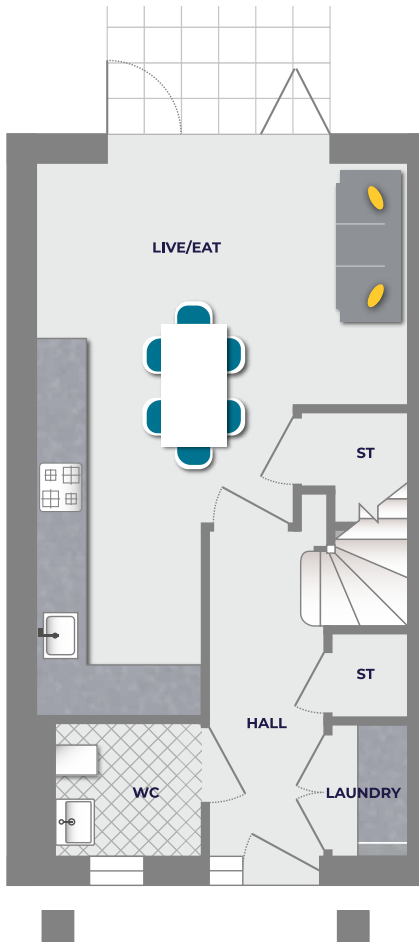
### First Floor

Relax	4.53m x 2.91m	14'10" x 9'7"
Bedroom 1	4.53m x 2.69m	14'10" x 8'10"
Shower	1.40m x 2.60m	4'7" x 8'6"

### Second Floor

Bedroom 2	4.53m x 3.41m*	14'10" x 11'2"*
Bedroom 3	4.53m x 2.91m*	14'10" x 9'7"*
Bathroom	1.69m x 2.11m	5'7" x 6'11"

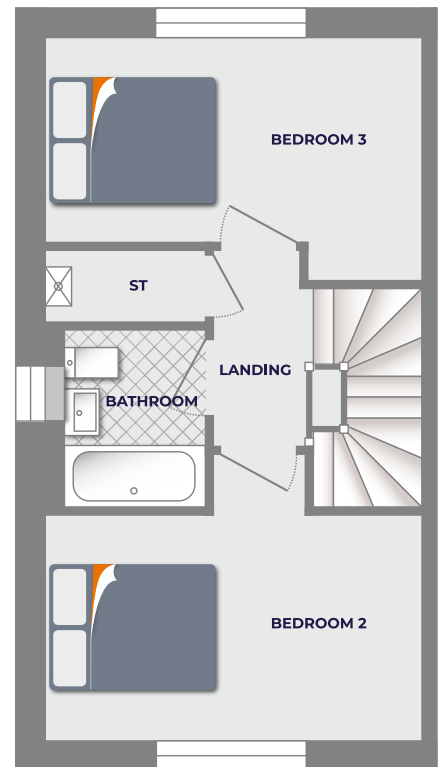
\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THE SEABRIDGE

## 3 bedroom home

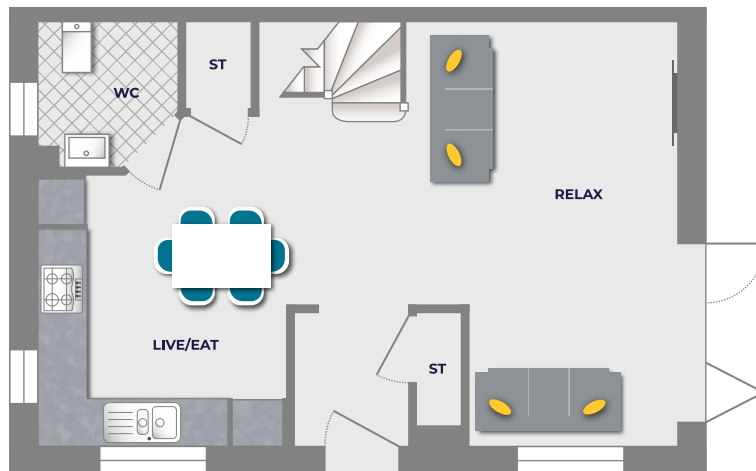
### Ground Floor

Live/Eat	3.42m x 3.13m	11'3" x 10'3"
Relax	5.37m x 2.61m**	17'8" x 8'7"***
WC	1.84m x 1.75m	6'0" x 5'9"

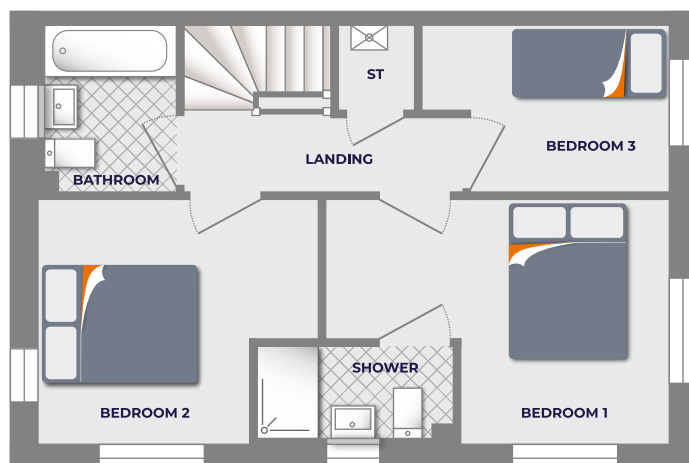
### First Floor

Bedroom 1	3.14m x 2.67m**	10'3" x 8'9"***
Shower	1.19m x 2.50m	3'11" x 8'3"
Bedroom 2	3.14m x 2.69m	10'3" x 8'10"
Bedroom 3	2.14m x 2.55m**	7'0" x 8'4"***
Bathroom	2.14m x 1.69m	7'0" x 5'6"

\* Maximum dimensions  
\*\* Minimum dimensions



GROUND FLOOR



FIRST FLOOR

# THE HOLBURY

## 4 bedroom home

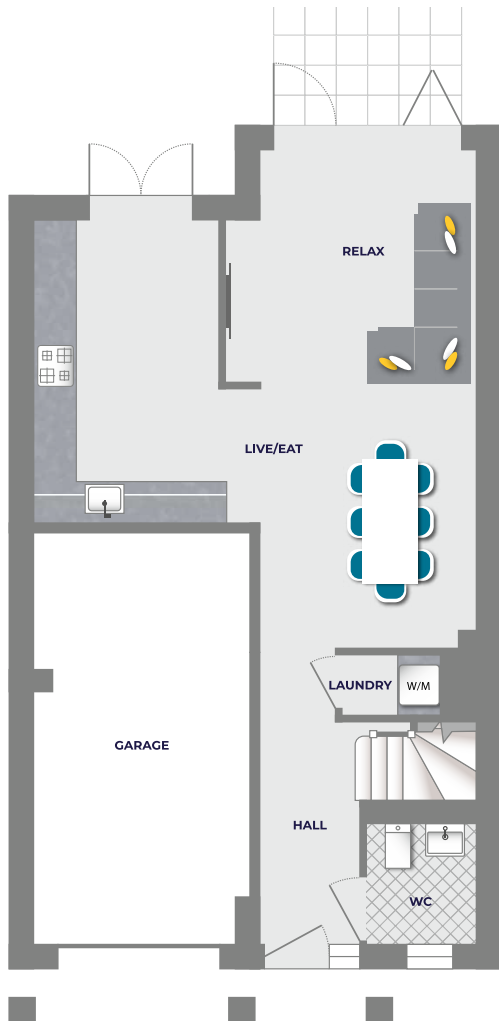
### Ground Floor

Live/Eat	4.34m* x 6.37m*	14'3"* x 20'11"*
Relax	3.43m* x 3.61m*	11'3"* x 11'10"*
Laundry	1.42m x 0.84m	4'8" x 2'9"
WC	1.56m x 1.75m	5'2" x 5'9"

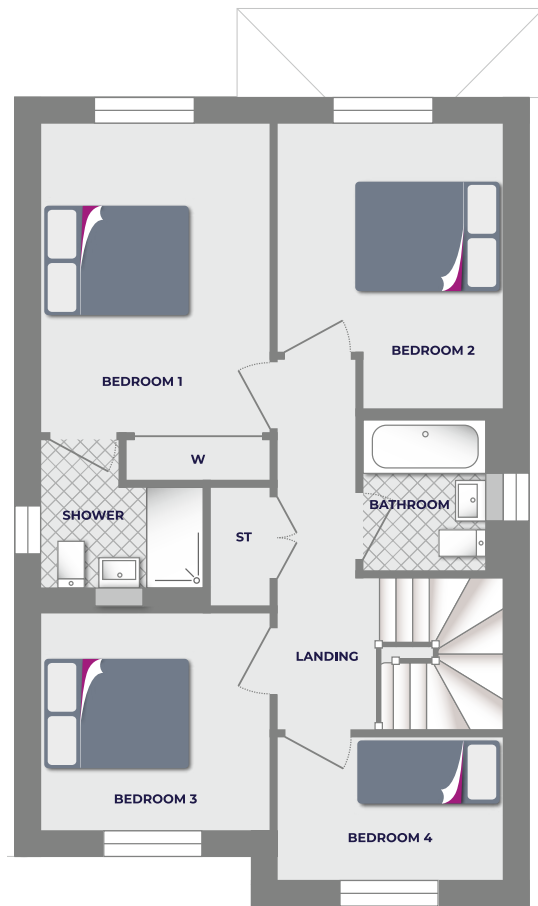
### First Floor

Bedroom 1	3.17m x 4.91m*	10'5" x 16'1"*
Shower	2.25m x 2.05m	7'5" x 6'9"
Bedroom 2	3.11m x 3.95m*	10'2" x 12'11"*
Bedroom 3	3.17m x 2.98m	10'5" x 9'9"
Bedroom 4	3.11m x 2.00m	10'2" x 6'7"
Bathroom	1.69m x 2.10m	5'7" x 6'11"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE KINTBURY

## 4 bedroom home

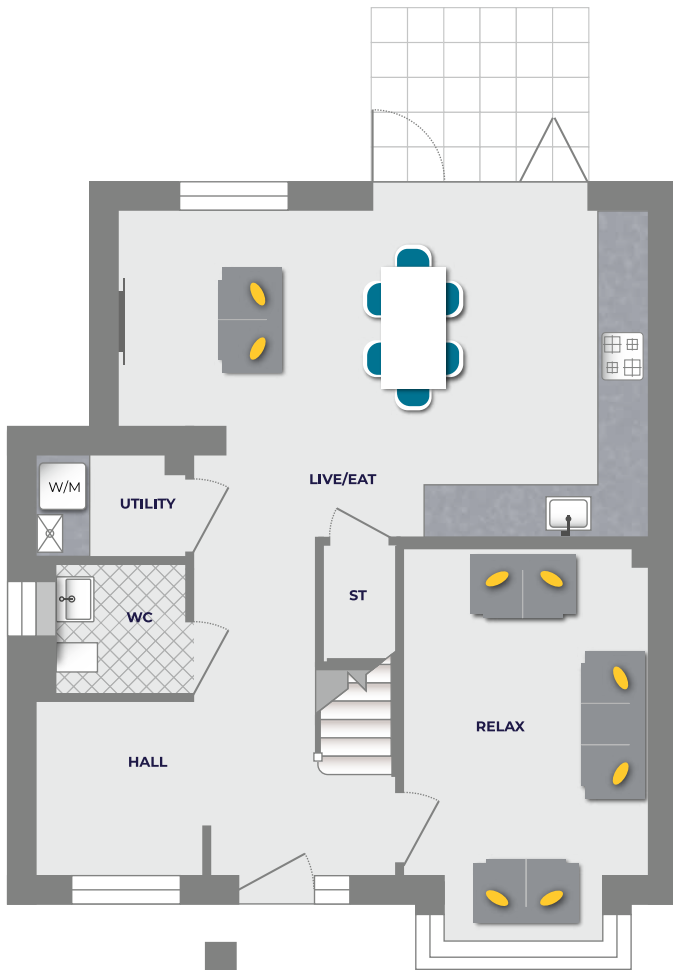
### Ground Floor

Hall	4.44m* x 4.24m*	14'7"* x 13'11"*
Live/Eat	6.59m* x 4.03m*	21'7"* x 13'3"*
Relax	4.88m† x 3.02m	16'0"† x 9'11"
Utility	1.85m x 1.25m	6'1" x 4'1"
WC	1.62m x 1.60m	5'4" x 5'3"

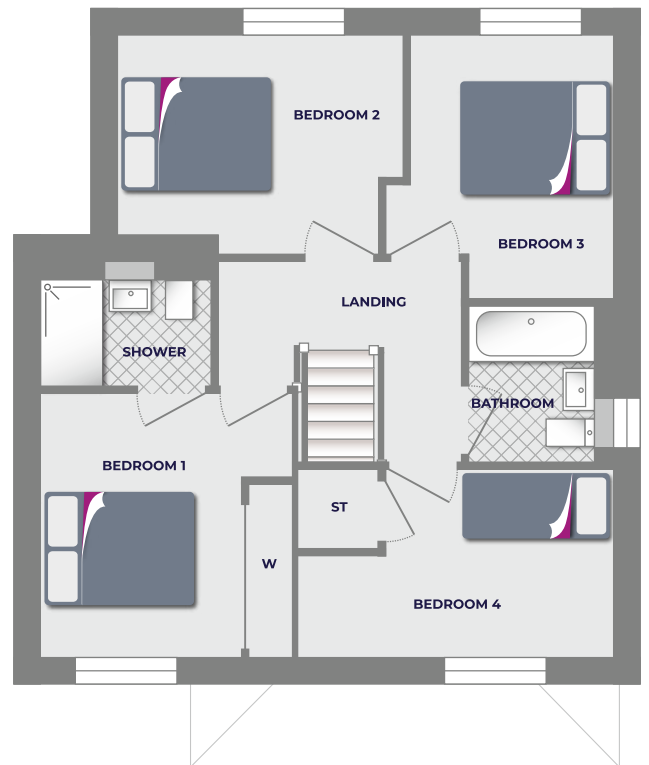
### First Floor

Bedroom 1	3.37m x 5.25m*	11'1" x 17'3"*
Shower	1.39m x 2.26m	4'7" x 7'5"
Bedroom 2	3.81m* x 2.94m*	12'6"* x 9'8"*
Bedroom 3	3.03m* x 3.49m*	9'11"* x 11'5"*
Bedroom 4	4.14m* x 2.50m*	13'7"* x 8'2"*
Bathroom	1.69m x 2.11m	5'7" x 6'11"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE LATHBURY

## 4 bedroom home

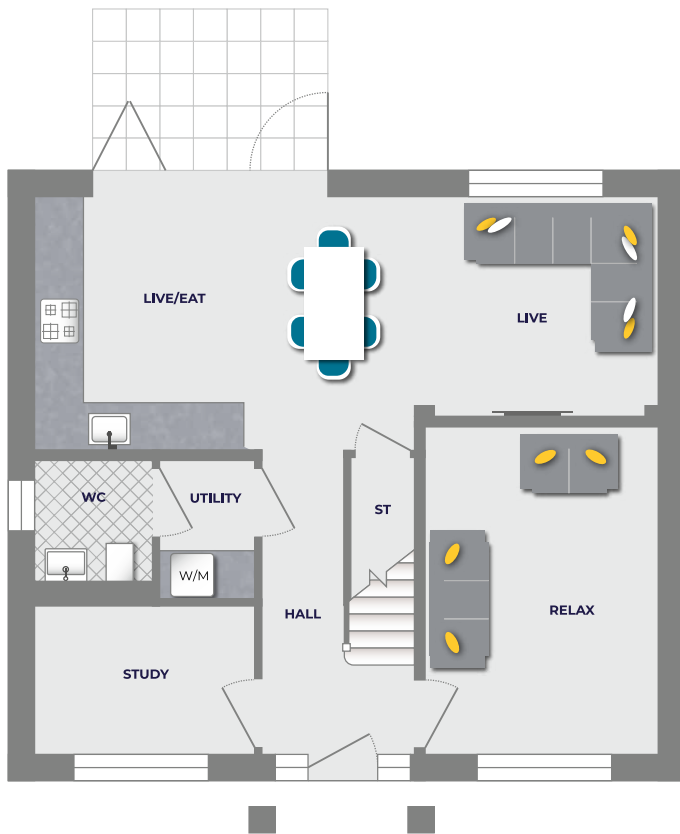
### Ground Floor

Live/Eat	8.40m* x 3.39m*	27'7"* x 11'2"*
Relax	3.15m x 4.38m	10'4" x 14'4"
Study	2.96m x 1.99m	9'8" x 6'6"
Utility	1.27m x 1.88m	4'2" x 6'2"
WC	1.59m x 1.63m	5'3" x 5'4"

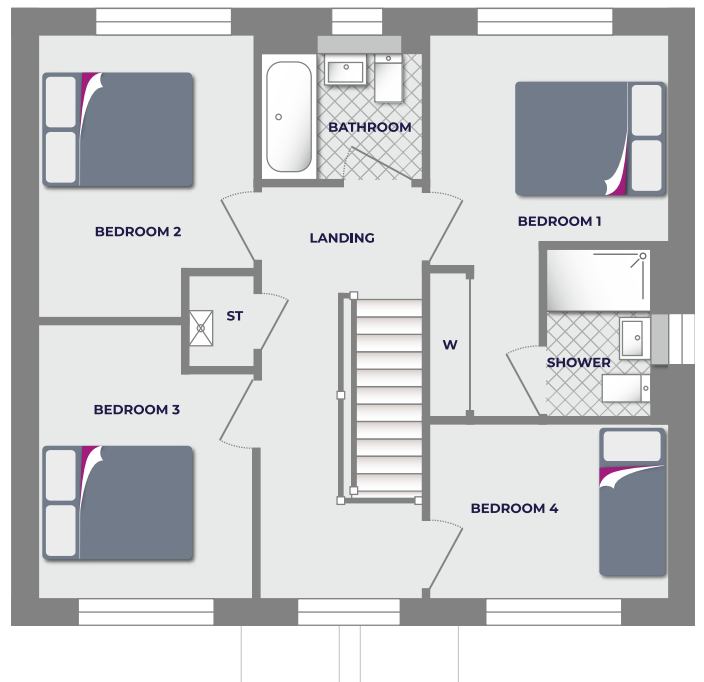
### First Floor

Bedroom 1	3.21m* x 5.09m*	10'6"* x 16'8"*
Shower	1.39m x 2.26m†	4'7" x 7'5"
Bedroom 2	2.87m* x 3.76m*	9'5"* x 12'4"*
Bedroom 3	2.87m* x 3.65m*	9'5"* x 12'0"*
Bedroom 4	3.21m x 2.30m	10'6" x 7'7"
Bathroom	2.13m x 1.69m	7'0" x 5'7"

\* Maximum dimensions  
† Including shower



GROUND FLOOR



FIRST FLOOR

# THE OVERBURY

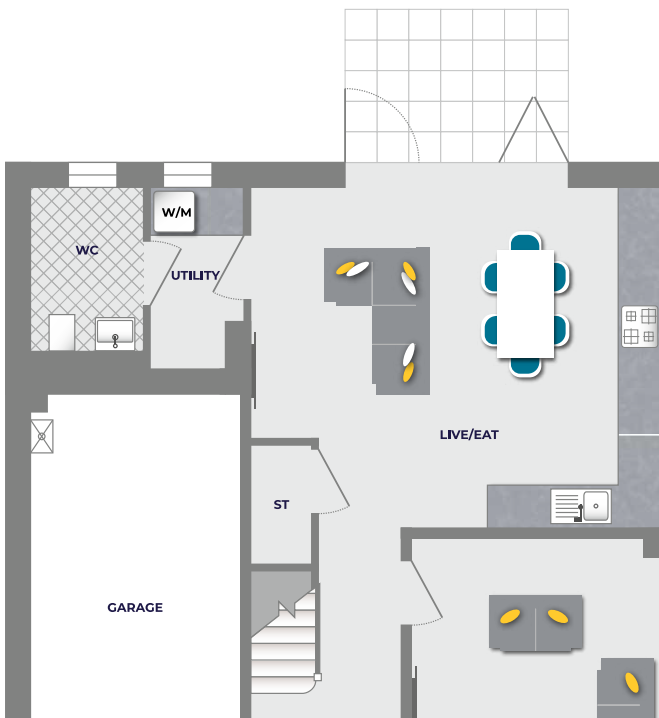
4 bedroom home

## Ground Floor

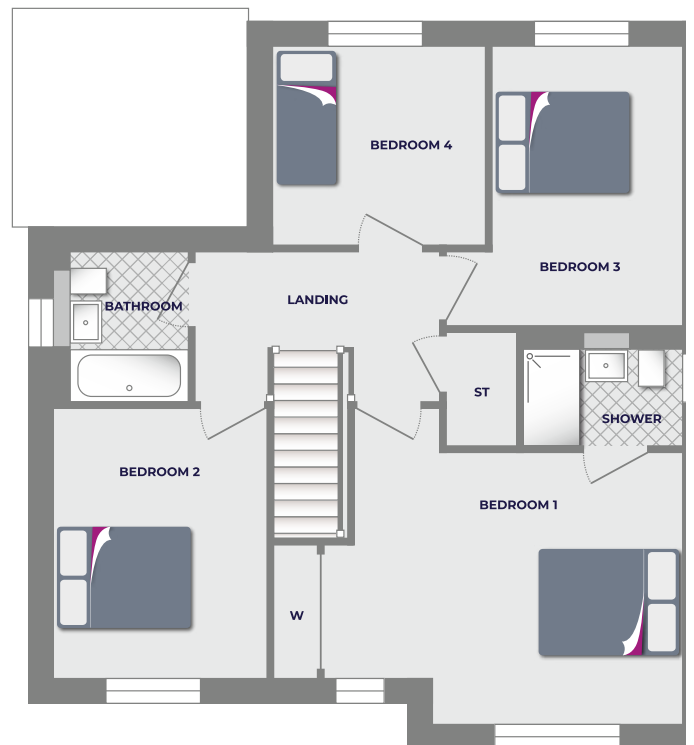
Live/Eat	5.81m x 4.84m	19'11" x 15'11"
Relax	3.56m x 4.68m	11'8" x 15'4"
Utility	1.36m x 2.66m	4'6" x 8'9"
WC	1.59m x 2.32m	5'3" x 7'7"

## First Floor

Bedroom 1	4.69m x 3.87m	15'4" x 12'8"
Shower	2.26m x 1.39m	7'5" x 4'7"
Bedroom 2	3.06m x 3.83m	10'0" x 12'7"
Bedroom 3	2.72m x 3.92m	8'11" x 12'10"
Bedroom 4	3.00m x 2.83m	9'10" x 9'3"
Bathroom	1.69m x 2.11m	5'7" x 6'11"



GROUND FLOOR



FIRST FLOOR

# THE RAMSBURY

## 4 bedroom home

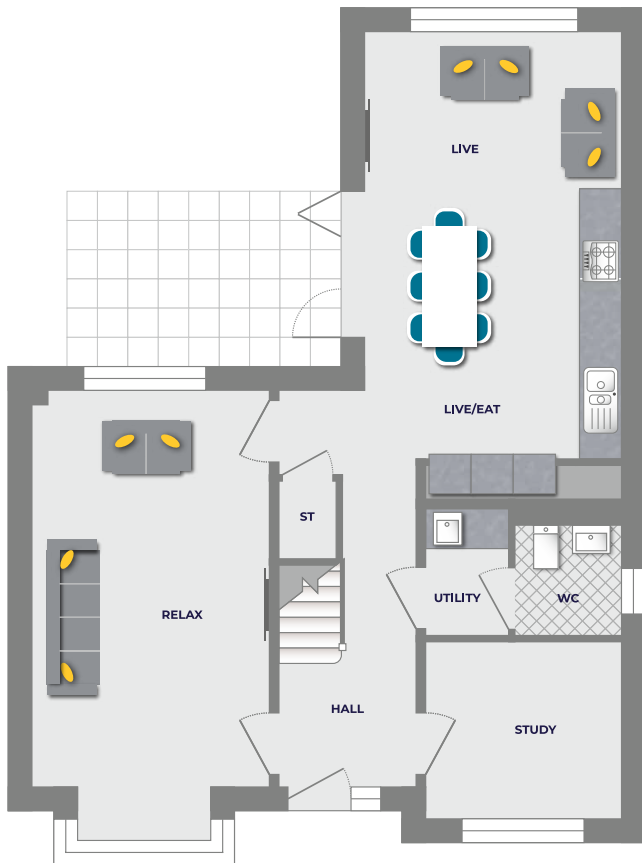
### Ground Floor

Live	3.79m x 2.34m	12'5" x 7'8"
Live/Eat	3.79m x 4.01m	12'5" x 13'2"
Relax	3.54m x 6.71m†	11'7" x 22'0"†
Study	2.89m x 2.61m	9'6" x 8'7"
Utility	1.22m x 1.88m	4'0" x 6'2"
WC	1.57m x 1.65m	5'2" x 5'5"

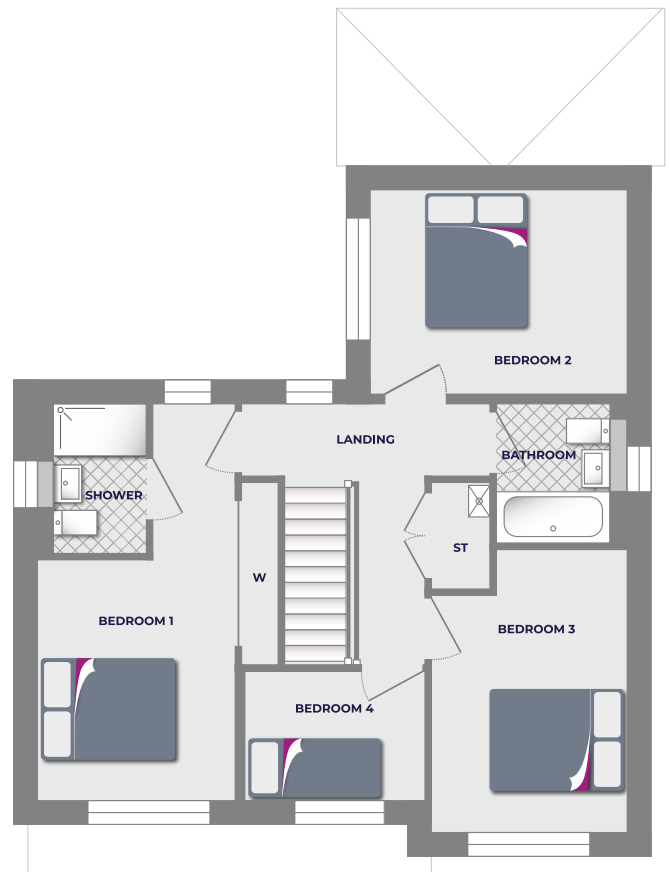
### First Floor

Bedroom 1	3.59m* x 5.92m*	11'9"* x 19'5"*
Shower	1.39m x 2.26m	4'7" x 7'5"
Bedroom 2	3.79m x 3.02m	12'5" x 9'11"
Bedroom 3	2.89m* x 4.17m*	9'6"* x 13'8"*
Bedroom 4	2.70m x 1.92m	8'10" x 6'3"
Bathroom	1.69m x 2.11m	5'7" x 6'11"

\* Maximum dimensions  
† Including bay



GROUND FLOOR



FIRST FLOOR

# THE SUDBURY

## 4 bedroom home

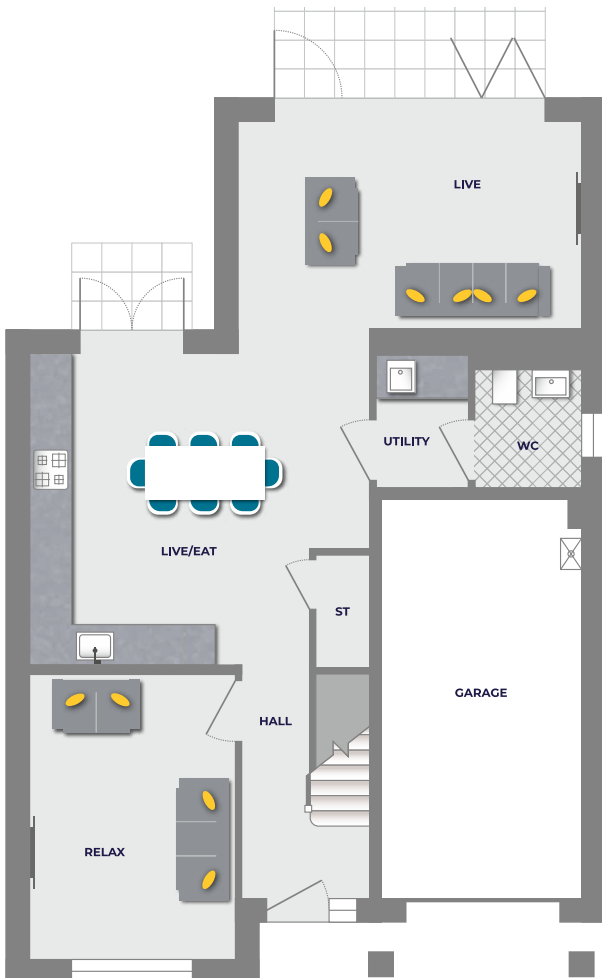
### Ground Floor

Live	5.14m x 3.11m	16'10" x 10'2"
Live/Eat	4.68m x 5.15m	15'4" x 16'11"
Relax	3.11m x 4.27m	10'2" x 14'0"
Utility	1.36m x 2.03m	4'5" x 6'8"
WC	1.59m x 1.82m	5'3" x 6'0"

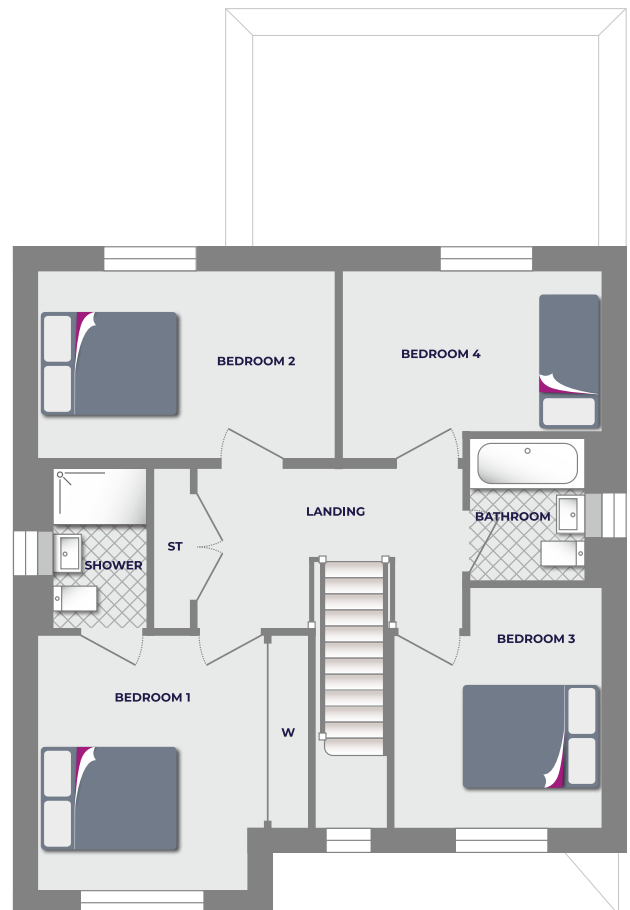
### First Floor

Bedroom 1	4.02m* x 3.72m*	13'2"* x 12'3"*
Shower	1.40m x 2.36m	4'7" x 7'9"
Bedroom 2	4.41m x 2.76m	14'6" x 9'1"
Bedroom 3	3.05m* x 3.53m*	10'0"* x 11'7"*
Bedroom 4	3.78m* x 2.76m*	12'5"* x 9'1"*
Bathroom	1.69m x 2.10m	5'6" x 6'11"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR



# THE TROWBRIDGE

4 bedroom home

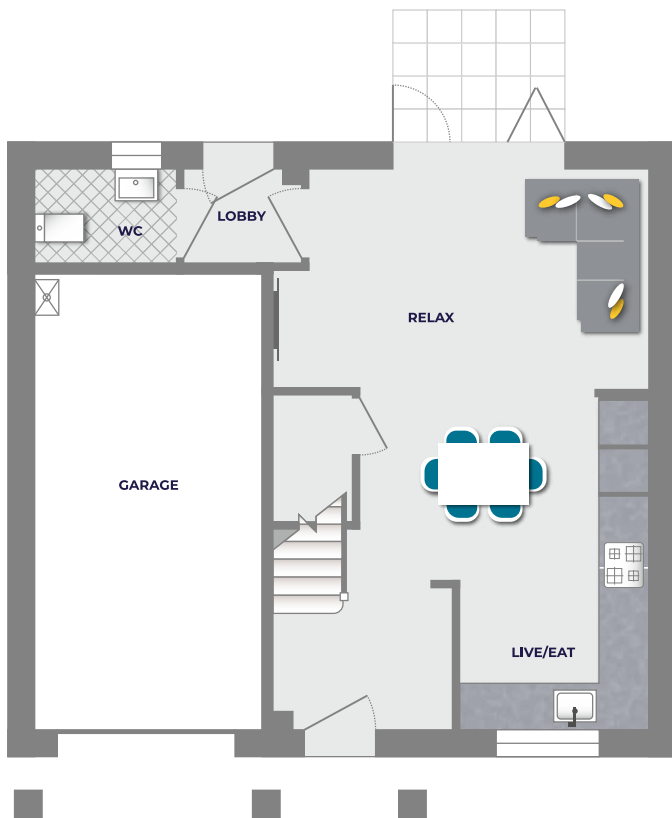
## Ground Floor

Live/Eat	3.80m* x 4.49m*	12'5" x 14'9"*
Relax	4.92m* x 2.89m*	16'2" x 9'6"*
WC	1.86m x 1.19m	6'1" x 3'11"
Garage	3.00m x 6.00m	9'10" x 19'8"

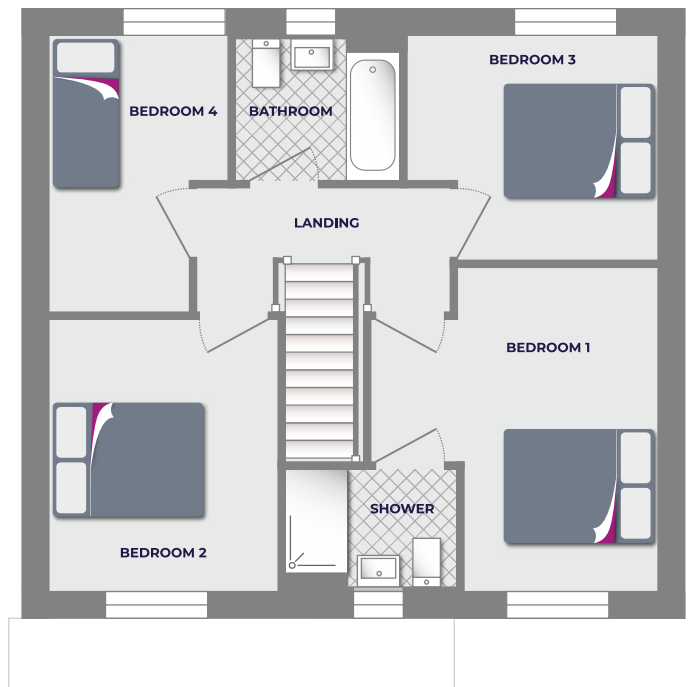
## First Floor

Bedroom 1	3.77m* x 4.29m	12'4" x 14'1"
Shower	2.23m x 1.58m	7'4" x 5'2"
Bedroom 2	3.05m x 3.63m	10'0" x 11'11"
Bedroom 3	3.32m x 3.01m	10'11" x 9'10"
Bedroom 4	2.38m* x 3.67m	7'10" x 12'0"
Bathroom	2.17m x 1.88m	7'1" x 6'2"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE ULBRIDGE

## 4 bedroom home

### Ground Floor

Live/Eat	2.80m** x 4.85m*	9'2"*** x 15'11"***
Relax	5.09m x 2.83m	16'8" x 9'4"
WC	1.73m x 1.07m	5'8" x 3'6"

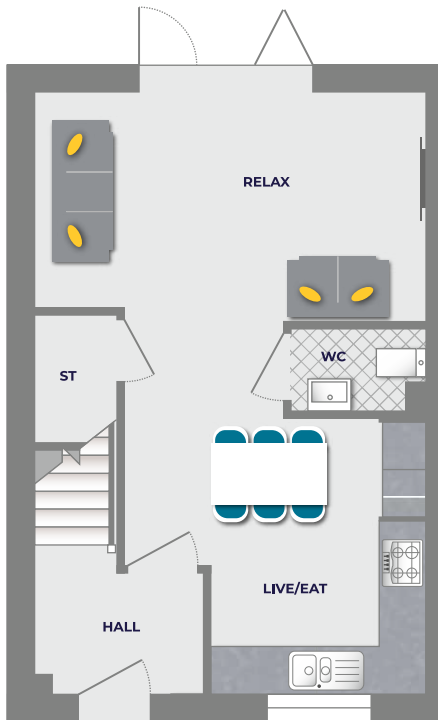
### First Floor

Bedroom 2	2.84m* x 4.01m*	9'4" x 13'2"***
Bedroom 3	2.84m x 3.73m	9'4" x 12'3"
Bedroom 4	2.46m* x 2.82m*	8'1" x 9'3"***
Bathroom	2.16m x 1.70m	7'1" x 5'7"

### Second Floor

Bedroom 1	3.92m* x 3.72m**	12'11" x 12'2"***
Shower	2.67m x 1.45m	8'9" x 4'9"

\* Maximum dimensions  
\*\* Minimum dimensions



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# MAKE YOUR HOUSE YOUR HOME

This is the fun part. Choose colour and styling options from our standard range of specifications and add extras to make it your own. Speak to your sales advisor about the full range of options and extras available in your property.



## INTERNAL FEATURES

- Stylish white internal doors with chrome-finished door handles
- Ceilings & walls finished in white emulsion throughout
- Heat, smoke, and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

## OPTIONAL EXTRAS

- Carpet, entrance matting, vinyl and laminate flooring to various rooms
- Chrome switches and socket plates
- Data points and media option points
- Sky Q Media option
- Chrome low voltage downlighters in ceiling





## EXTERNAL FEATURES

- UPVC french door/Bi-fold door\*\* to access rear garden area
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight\*\* and multi-point locking system
- Driveway\*\*
- Garage\* including power and light^
- Allocated parking\*\*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

## OPTIONAL EXTRAS

- Outside tap
- Integral garage floor paint
- Rear garden fencing
- External socket
- Wireless security alarm
- Doorbell
- Door number plaque
- Turf to rear gardens where applicable

\*\*Sidelight, Allocated Parking , Garage, Bi-fold door and Driveway for these housetypes is Plot Specific.  
^Dependent on location of garage. Speak to your Sales Advisor for more details.



## BATHROOM FEATURES

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

## SHOWER ROOM FEATURES

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and glass door with chrome trim
- Range of full height tiling options to shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

## WC FEATURES

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

## OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights in ceiling
- A range of vinyl flooring options
- Shaver socket
- Shower head on slide rail over bath and glass shower screen
- Dual shower head to en-suite shower

## OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights
- A range of vinyl flooring options

## MAIN BEDROOM FEATURES

- En-suite shower room\*

\*Available on selected housetypes only.

## OPTIONAL EXTRAS

- 'Classic' or 'Shaker' style sliding door wardrobe system in a choice of colour and glass combinations
- Extra shelving options to wardrobes



## KITCHEN FEATURES

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Stainless steel Chimney extractor hood
- Integrated fridge/freezer or undercounter fridge with icebox\*
- Stainless steel splashback behind hob
- Single stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

\*Dependent on housetype

## OPTIONAL EXTRAS

- Fully fitted designer kitchen in a range of colours and styles
- Solid worktop, under mounted sink and monoblock mixer tap
- Cooking appliances - Pyro oven, induction hob, extractor hood, microwave\*
- Integrated cleaning appliances - dishwasher, washing machine and washer/dryer
- Food storage – Frost free fridge/freezer, under counter freezer\*
- Chrome switches and socket plates
- LED lighting strips to underneath of wall units

\*Available on selected housetypes only.





# INDEPENDENT FINANCIAL ADVISORS



We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

## **JAMES LEIGHTON FINANCIAL SERVICES**

Phone: 0115 8709520 | Email: [enquiries@jlfs.co.uk](mailto:enquiries@jlfs.co.uk)  
Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## **SAFEGUARD FINANCIAL SERVICES LTD**

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://www.safeguardfinancialservices.co.uk)

# SOLICITOR PANEL

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

## EMSLEYS

Phone: 0113 264 4414  
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Website: [www.emsleys.co.uk](http://www.emsleys.co.uk)

## GORDONS LLP

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PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

# ELECTRICAL PROVISION

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.  
Speak to your Sales Advisor for more details.

Room	Socket Outlets (dual outlets count as 2)	Notes
Kitchen/utility	8	Where homes have separate areas, the kitchen will have a minimum of four outlets and the utility room four. Where appliances are provided, a minimum of three outlets are free for general use
Living/family room	8	A minimum of two outlets are provided near the TV aerial outlet
Bedrooms	6 (4)	A minimum of six outlets for the main bedroom and a minimum of four outlets for other bedrooms.
Dining room	4	-
Landing	2	-
Hall	2	-

# AVANT homes

We're here to help you every step of the way, so please don't hesitate to contact us for more information.

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HD4 5RQ  
01202 096860**

**[www.avanthomes.co.uk/fitzwilliamgrange](http://www.avanthomes.co.uk/fitzwilliamgrange)**



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