



### The Ripon - 2 Bedroom House

Kitchen	4.17m x 2.32m	13'8" x 7'7"
Living/dining	4.46m x 4.02m	14'8" x 13'2"
Bedroom 1	3.68m x 2.89m	12'1" x 9'6"
Bedroom 2	4.46m x 3.17m	14'8" x 10'5"
Bathroom	2.32m x 2.10m	7'7" x 6'11"

**Total Floor Area:** 73.89m<sup>2</sup> - 795.35x sq.ft

**Please note:** All dimensions are taken from the widest and longest points of each room. Some properties will be 'handed' (mirror image) to floorplan shown.

### Specification

- Fitted kitchen with oven, hob & extractor
- Bathroom with shower over bath
- Double glazed windows
- Carpets & flooring throughout
- Gas central heating
- Turfed rear garden
- Parking
- NHBC warranty

*Please note CGI's are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Midland Heart reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a sales consultant for further details. All dimensions are taken from the widest and longest points of each room; they are approximate and should not be used for carpet sizes, appliance spaces and furniture. These particulars do not form part of a contract or warranty.*

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