

Welcome to YOUR dream home

Specification





*As a family firm,
we understand
no two families
are the same*

When you choose a Risby Home, you have the opportunity to be involved in customising your home right from the start of your journey. We believe that making your home suit your family life is essential, especially considering recent societal changes in how we live, work and play at home.

Depending on the build stage of your property, we offer you the chance to consult with our building and design teams. From interior layouts and design elements to architectural changes, you can request personalised modifications that fit your needs and lifestyle.

We believe your home should reflect your unique personality and provide a versatile space that adapts to your evolving requirements.

If you have something bespoke in mind please speak to our Sales Team as early as possible so we can advise and work with you to create your dream home.

WE DON'T DO STANDARD

We encourage all our homeowners to customise their home to suit their requirements. We offer many items in our standard specification including granite worktops, oak internal doors, underfloor heating and integrated NEFF appliances to name a few. These items are above and beyond the standard of many other homebuilders.

This specification guide has been created for your information and guidance.

If you would like to talk through any changes or additions, please don't hesitate to contact a member of the Sales Team. While sometimes not everything is achievable, we'll always be flexible where possible.

EXCEPTIONAL CRAFTSMANSHIP

A family business proud of our Yorkshire roots, we only work with the highest quality local suppliers.

Helping us create your dream home are these trusted local businesses:

**BMS Kitchens & Bedrooms Ltd | Ceramic Tile Merchants
East Yorkshire Carpets**

You'll be invited to meet with our suppliers within 30 days of placing a reservation, sometimes a bit longer if you're buying off plan. It's at this time we'll also discuss the options and possibilities of any electrical or structural alterations so you can look forward to completion of your new bespoke Risby Home.



We've got you covered

Welcome to your new Risby home

CONSTRUCTION

Character facing brick with decorative stone detailing, insulated cavity and concrete block inner leaf, under an interlocking tiled roof.

WINDOWS AND DOORS

High specification double glazed uPVC external windows and composite doors. Oak panel internal doors fitted throughout.

STAIRS

An oak handrail and painted spindles.

KITCHEN AND UTILITY ROOM

A fully fitted bespoke kitchen and utility room, choose from an exclusive range of kitchen furniture from our trusted partner, BMS Kitchens, who will be happy to help you create your perfect kitchen.

Your kitchen comes with integrated NEFF appliances including dishwasher, 50/50 fridge freezer, single oven (where applicable), induction hob and extractor hood.

It also includes granite worktops, splashback and upstands. Standard size kitchen units, both floor and wall mounted. Overhung sink and drainer with mixer tap.

The utility room includes plumbing for a washing machine and tumble dryer (where applicable), a sink and laminate worktops. If you would like to upgrade the worktop in this room, please speak to BMS Kitchens during your appointment who will be happy to upgrade as an extra.

BATHROOMS

Quality white bathroom suites with shower cubicles or walk in showers. The bathrooms also include a heated towel rail, vanity unit wash basin and soft close toilet seats. Rain head shower with handheld shower head in shower enclosures and over baths, electric showers are installed in selected house types. Illuminated mirror included in the main bathroom. Please speak to our Sales Team for any plot specific details.

Fully tiled wet areas and splashback above basin in bathrooms and en-suites, as well as tiled floors throughout. You will be invited to customise your bathroom tiling through our trusted suppliers Ceramic Tile Merchants who will guide you through this process.

FLOORING

Hard flooring will be provided to the kitchen, hallway, WC and utility while the bathrooms will be tiled.

Straight laid Quickstep LVT flooring is included in the kitchen (excluding dayroom/dining area), hallway, downstairs WC and utility room. Flooring and carpets are not included in any other areas in the house as standard. If you would like to extend the flooring throughout other rooms or change the orientation, this can be arranged at an additional charge.

Carpets can be arranged directly through our partners at East Yorkshire Flooring at an additional cost and can be installed prior to completion. East Yorkshire Flooring will be happy to guide you through your flooring selection process. Please note that we do not allow access for installation by any other installers prior to completion.

ELECTRICAL

Brushed chrome sockets and switches are included to the ground floor and master bedroom, white sockets and switches to the remainder. In addition, master bedroom sockets include USB/USB-C charging points.

Kitchen and bathrooms include downlights, with single pendants in all other rooms as standard. Ethernet wiring to lounge TV, TV points to all bedrooms and living areas. Sky dish will be pre-wired to remove the need for external cabling.

CENTRAL HEATING

Underfloor heating to the ground floor by gas fired boiler with radiators to upper floors. Energy efficient zoned heating giving extensive control.

DECORATION

Walls and ceilings will be emulsioned and woodwork finished in white eggshell.



EXTERNAL

An outside tap and external power point will be provided as well as external lighting to entry and exit points of the property.

All driveways and patios will be block paved, with high level timber fencing boundaries and side gate access. Front gardens will be landscaped with either low level planting or turf. Turf to your rear garden is not included as standard but can be arranged at an additional cost.

ENERGY EFFICIENCY

We design our homes to maximise energy efficiency, helping you reduce both your environmental impact and energy bills.

Photovoltaic Solar Panels are installed to all properties (the number of panels is determined by orientation, plot and roof size) and this system can be upgraded to accommodate battery storage, so you can store energy and even sell it back to the grid.

Our homes are fitted with Argon filled double glazing units that work intelligently - harnessing heat from the sun while minimising heat loss from your property. Alongside this, we use upgraded insulation throughout the wall, floor and roof space, complemented by a state-of-the-art boiler and heating system.

We've also carefully considered air flow in your home. Through increased air tightness, we reduce accidental air leakage and heat loss, while our extractor fans and passive ventilation system (trickle vents) enable airflow in a controlled and measured manner. This creates a comfortable living environment that's energy efficient all year round.



GARAGE

Remote control panel door, single pendant light & double socket on back wall as standard.

SERVICES

Mains electric, gas, water, telephone and fibre will be provided.

WARRANTY

The properties will be certified and will benefit from a ten-year structural warranty, please speak to our Sales Team to confirm the provider on the development.

FAQ's

If I make any changes when will this need to be paid?

We will provide a quote for any additional work, the quote is valid for seven days, after this time a new quote will be supplied. Any plot alterations above the standard specification are to be paid upon agreement and prior to additional work commencing directly to Risby Homes. Payment for additional work is strictly non-refundable.

Is bedroom furniture included? Or can it be?

Fitted furniture isn't included in the sale price but can be arranged at an extra cost through our trusted suppliers BMS Kitchens & Bedrooms during your kitchen selection appointment.

Do you provide blinds and shutters?

These are not provided; however we can recommend a local installer who can fit your blinds prior to completion, please ask us for more details. We are unable to authorise installation from any other companies prior to completion.

Is grass provided in my rear garden?

No, we landscape your front garden. Turf to your rear garden can be arranged at an additional cost.

At what point in the process can I choose my bathroom tiles and kitchen?

You'll be invited to meet with our suppliers within 30 days of placing a reservation, sometimes a bit longer if you're buying off plan. At this time, we will also discuss the options and possibilities of any electrical or structural alterations so you can look forward to completion of your new bespoke Risby Home.

When can I move into my new home?

Following the installation of your kitchen, the approximate completion time frame is 10 weeks. This is dependent on our build program and the legal process and may be subject to change. Our Sales Team will keep you updated.

PLEASE NOTE:

Risby Homes Ltd reserves the right to alter the specification subject to availability and subject to the stage of construction.

Specification is correct at the time of going to press (December 2024) and is to be used as general guidance only. Risby Homes Limited reserves the right to alter specification, design & fittings where necessary and without notice. Please speak to our Sales Team for further details.

We're here to help!

Please contact us to discuss any customisation or specification queries



Sales Team



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