Sky-House.Co

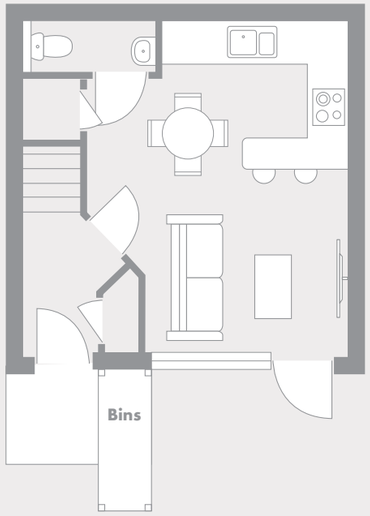
Oughtibridge Mill

Old Mill Lane, Oughtibridge, Sheffield, S35

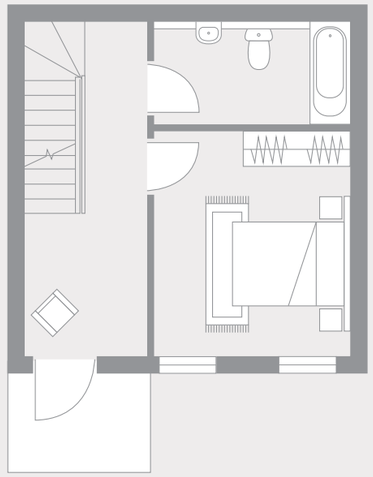
Phase 02.

HT01
Specification.

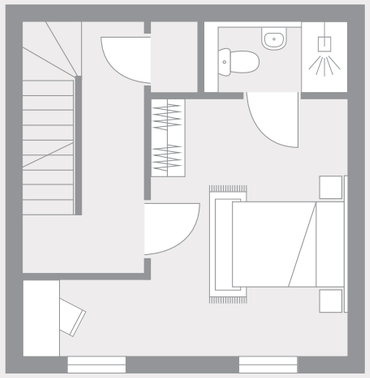
©Sky-House. Sky-House is trademarked and copyright protected.



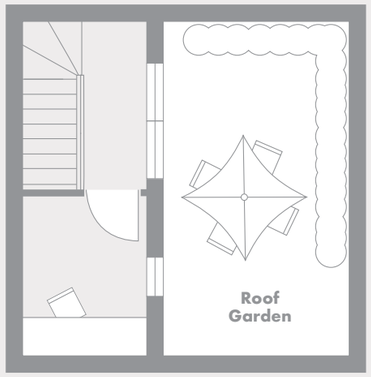
Ground Floor



First Floor



Second Floor



Roof

HT01

3BED SKY-HOUSE

3-BED SKY-HOUSE
93SQ.M/ 1,001SQ.FT

Three bedroom back-to-back terrace featuring first floor balcony, large master bedroom and private roof garden.

Complete with a high specification as standard, including a minimal kitchen with integrated appliances, selected USB sockets and app-enabled electric heating, our three-bedroom Sky-House is meticulously designed to create a bright and airy home celebrating modern living.

Entering on the ground floor, you will find a storage cupboard off the hallway and an open plan kitchen living space. The kitchen comprises contemporary handless units with integrated appliances, worktop and splashback. To the rear you will find a ground floor WC and separate under-stair utility cupboard with plumbing point, perfect for housing a washer/dryer. A large opening to the front leads out onto a little patio area, allowing light to flood into the interior.

The first floor comprises a well-proportioned double bedroom, family bathroom and balcony off a spacious hallway. The family bathroom provides half-height tiling as standard and a white contemporary three-piece suite. The second floor comprises the master suite with large double bedroom, dressing area and tiled ensuite shower room. Ascending to the top floor you will find a private "flexi" space, perfect as a workspace, snug or kids bedroom. Off the hallway you will find a spacious sun terrace for relaxing or entertaining.

This unique property also features an eco-friendly MEV indoor heat pump for hot water, app-enabled electric heating, photovoltaic solar panels and a dedicated parking bay with electric charging capabilities - all provided as standard.

**Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements on the specification. Sky-House Co also reserves the right to alter specifications without notice.*

©Sky-House. Sky-House is trademarked and copyright protected.

Features

Interior

- White painted walls throughout
- White satin finish to woodwork
- Contemporary white ladder-style doors
- Brushed chrome door furniture
- Full-height uPVC external doors and windows
- White recessed spotlights
- Electric sockets in white (selected USB ports)

Eco/Tech

- App-controlled electric heating system
- Eco-friendly MEV indoor heat pump & heat exchange
- Photovoltaic solar panels to roof
- EV charging capabilities to private parking space
- Pre-wired aerial point
- TV point to living and bedroom(s)
- Telecoms connection

Kitchen

- Minimal kitchen with soft-close cabinets and drawers
- High quality worktop with matching splashback
- Integrated oven, fridge-freezer and dishwasher
- Electric induction hob and cooker hood
- Washing machine plumbing point under stairs
- Stainless steel sink and drainer with mixer tap in chrome

Bathrooms

- Contemporary white bathroom suite
- Shower head, screen and mixer in chrome
- Overhead shower with low-profile shower tray
- Sliding screen in ensuite
- Full height tiling to bath and shower enclosure
- Electric towel rails in chrome
- Ground floor WC and wash-hand basin with tiled splashback

Exterior

- Highly efficient double glazing
- External lighting, tap and double socket
- External planting
- Balcony/roof top garden with composite decking
- Timber-clad bin enclosure

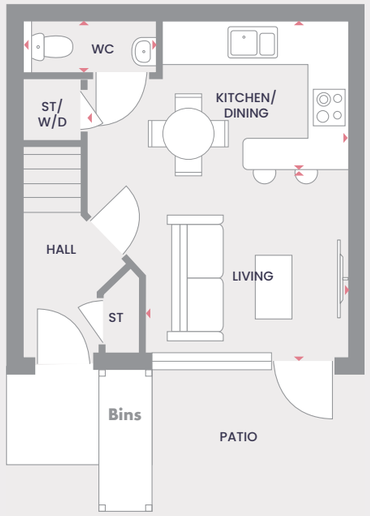
©Sky-House. Sky-House is trademarked and copyright protected.

House Type 01

FLOOR PLANS

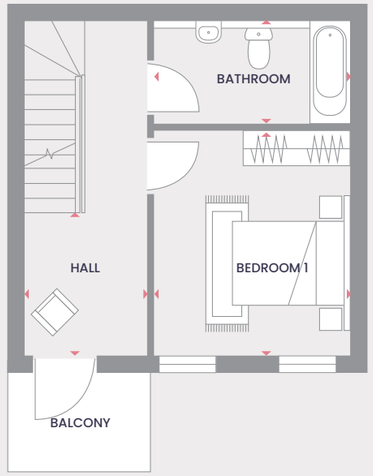
Key

- **ST** Store
- **HP** MEV Heat Pump
- **W/D** Washer/dryer space
- Dimension location



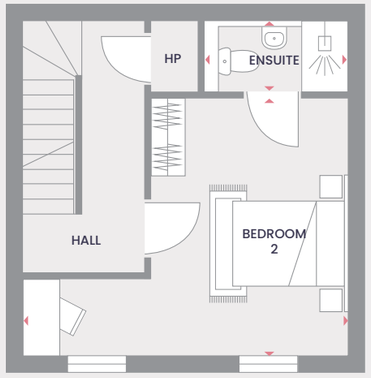
Ground Floor

Living	3200 x 3000 mm
Kitchen/Dining	4200 x 2400 mm
WC	1900 x 900 mm



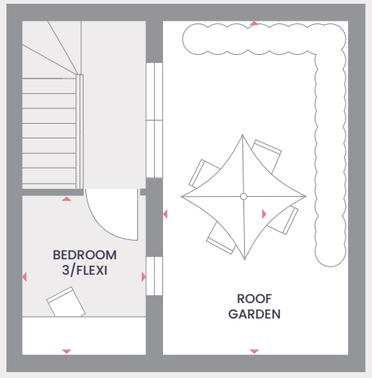
First Floor

Hall	2000 x 2100 mm
Bathroom	3100 x 1700 mm
Bedroom 1	3100 x 3400 mm
Balcony	2100 x 1500 mm



Second Floor

Ensuite	2100 x 700 mm
Bedroom 2	5200 x 3900 mm



Third Floor

Bedroom 3	2000 x 2100 mm
Roof Garden	2900 x 5200 mm

3-BED SKY-HOUSE

93SQ.M/1,001SQ.FT

Three bedroom back-to-back terrace featuring first floor balcony, large master bedroom and private roof garden.

PLOT	Beds	Area	Terrace
Mid-Terrace	3	93m²	15m²

**All plans and dimensions given for each house type are illustrative only, and do not wholly or in part constitute a contract or agreement. Please check with our Sales Team in respect of specific plots and current specification before entering into a contract. Maximum dimensions are given and are for guidance only. Pictures shown are for illustrative purposes only and are subject to change.*

HT01
Specification.

		Standard Spec.
Decoration & Kitchen.	White matte emulsion finish throughout	✓
	Minimal handleless kitchen Soft-closing base and wall units	✓
	White Concrete-style worktop and upstand	✓
	Undermount Sink and Tap in chrome	✓
Nuts, bolts & eco/tech.	Integrated kitchen appliances Electric hob & splashback, extractor, oven, fridge freezer, dishwasher	✓
	White electrical sockets	✓
	USB port sockets in selected rooms	✓
	App-enabled Wifi electric radiators	✓
	Wall-mounted TV points in living room and bedroom(s)	✓
	Eco-friendly MEV indoor heat pump & heat exchange for hot water	✓
	Photovoltaic solar roof panels (House Type 01 only)	✓
	External up/down wall light to entrance	✓
	Outdoor tap to roof terrace (in certain house types)	✓
	Outdoor double socket and external lights to roof terrace	✓
	Private parking bay with EV charging capabilities	✓
	Composite decking in grey	✓
Bathrooms.	Porcelain wall & floor tiles Full height around bath and shower enclosure	✓
	Tiled basin splashback in ground floor WC	✓
	White contemporary bathroom suite with chrome fittings	✓
	Quadro shower and wash-hand basin mixer in chrome	✓
	Easy clean toughened glass shower screen in chrome	✓
	Nova electric towel rail in chrome	✓
Upgrades & Extras.	Vinyl flooring by Tarkett to ground floor Available in a range of styles	Upgrades & Extras.
	Carpet flooring to stairwells & bedrooms Available in a range of shades	
	Luxury Vinyl Tile (LVT) flooring by Karndean Available in a range of styles	
	Luxury Carpet flooring to stairwells & bedrooms Available in a range of shades	
	Waterfall-style Breakfast Bar in wood effect	

Specifications, prices and available upgrade options may be subject to change depending on suppliers, house types and build stage upon reservation. Please contact the sales team for more information.

©Sky-House. Sky-House is trademarked and copyright protected.

Each Sky-House comes with an incredibly high specification as standard, ready for you to move straight in. Full height windows flood the interior with natural daylight with clean and functional spaces celebrating modern living.

Depending on when you reserve, you may have the option to personalise your home. Please speak with our Sales Team for more information.

For more information, please get in touch with our Sales Team.

0114 2991666

sales@sky-house.co

sky-house.co

@skyhouseco

SKY-HOUSE.CO

©Sky-House. Sky-House is trademarked and copyright protected.