

off Spen Lane, Gomersal

# Magdalene Fields



These particulars are for guidance only and do not, in any way, form part of a warranty or guarantee. We reserve the right to make alterations to the specifications and elevational treatments without prior notice. Illustrations are of typical elevations. Elevational treatments differ, please consult sales adviser for specific plot information.

# Magdalene Fields

Sales Office Open Daily 11am - 6pm

## specification

	AUSTEN	HANBURY	CHESTERTON	GAINSBOROUGH	GROSMONT	LEWISHAM	EXETER	SURREY
Gas fired central heating	■	■	■	■	■	■	■	■
PVCu sealed unit double glazing (with lockable windows)	■	■	■	■	■	■	■	■
Quality range of kitchen units and worktops	■	■	■	■	■	■	■	■
Electric single or double oven (Please refer to specific housetypes)	■	■	■	■	■	■	■	■
Gas or electric hob	■	■	■	■	■	■	■	■
Stainless steel canopy extractor hood	■	■	■	■	■	■	■	■
Excellent range of kitchen wall tiling (from work surfaces to wall units)	■	■	■	■	■	■	■	■
Downlighters to kitchen	■	■	■	■	■	■	■	■
Modern bathroom suites in white	■	■	■	■	■	■	■	■
Chrome taps to all bathrooms	■	■	■	■	■	■	■	■
Excellent range of bathroom wall tiling	■	■	■	■	■	■	■	■
Thermostatically controlled shower to en-suite	■	■	■	■	■	■	■	■
Downlighters to bathrooms & en-suites	■	■	■	■	■	■	■	■
Shaver sockets to bathroom & en-suites	■	■	■	■	■	■	■	■
Downstairs cloakroom	■	■	■	■	■	■	■	■
Choice of fire surround	■	■	■	■	■	■	■	■
Burglar Alarm	■	■	■	■	■	■	■	■
TV & telephone points to lounge or hall	■	■	■	■	■	■	■	■
TV & telephone points to bedroom 1	■	■	■	■	■	■	■	■
Coving to specified rooms	■	■	■	■	■	■	■	■
Skimmed ceilings	■	■	■	■	■	■	■	■
Internal walls emulsioned magnolia	■	■	■	■	■	■	■	■
Internal woodwork and staircase white gloss	■	■	■	■	■	■	■	■
6 Panel interior doors with chrome furniture	■	■	■	■	■	■	■	■
5 Lever security locks to external doors	■	■	■	■	■	■	■	■
French doors to rear	■	■	■	■	■	■	■	■
Fenced rear garden	■	■	■	■	■	■	■	■
Turfed front garden	■	■	■	■	■	■	■	■
Rear gardens – cleared & graded	■	■	■	■	■	■	■	■
Single garage	PLEASE REFER TO SITE PLAN FOR SPECIFIC PLOT GARAGE INFORMATION							
Double garage	PLEASE REFER TO SITE PLAN FOR SPECIFIC PLOT GARAGE INFORMATION							
Power and light to garage	■	■	■	■	■	■	■	■
10 Year NHBC Building Warranty	■	■	■	■	■	■	■	■

■ STANDARD ■ AVAILABLE AT EXTRA COST

N.B. Please visit development marketing suite for Kitchen, Bathroom and Tiling Ranges.

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# Magdalene Fields



Magdalene Fields, Gomersal, is Persimmon Homes' latest development of quality homes in West Yorkshire. Choose from an exciting range of family homes ranging from the 2 bedroomed Staveley through a variety of 3 and 4 bed homes to the spacious 5 bedroomed Chesterton – all built to the high specification on which Persimmon have built their reputation.

Gomersal is a thriving local area with a host of local amenities including the wide range of facilities in nearby Birstall. Magdalene Fields benefits from being built within

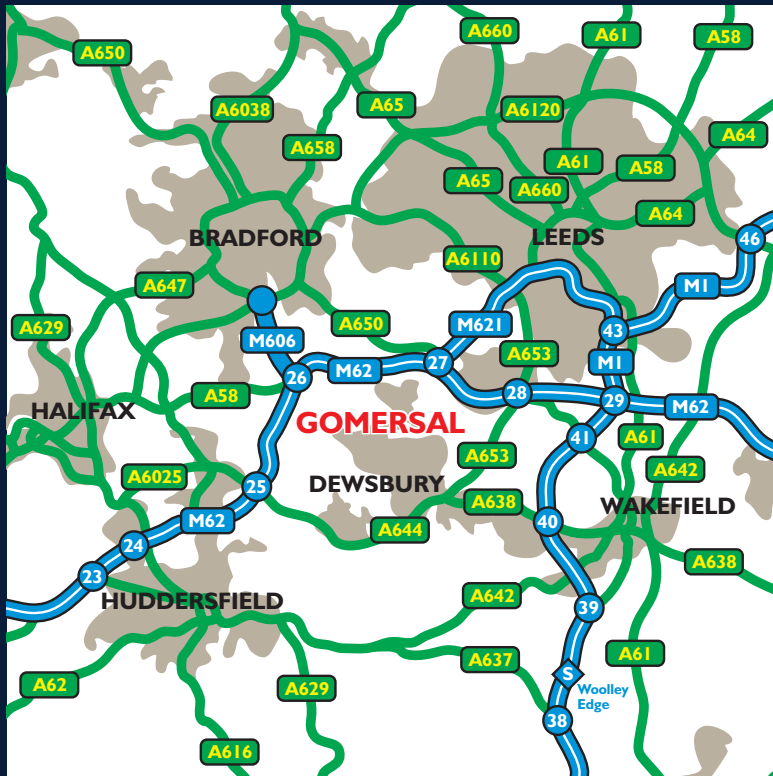
an established residential area, all your day to day requirements and amenities are all well established and can be found close by. These include, convenience shops, doctors, dental surgeries, primary and middle schools.

Close to the M62, M606 and M61 motorways Magdalene Fields is an excellent base for commuters. The commercial centre of Bradford is 5 miles away with Leeds and Huddersfield just 8 miles away.

The city of Bradford boasts many attractions including the Alhambra Theatre and the

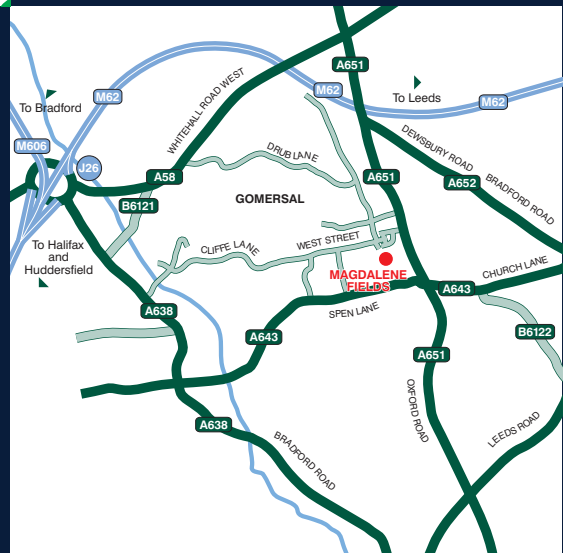
National Museum of Photography and Art. With an irresistible mix of cultures, theatres, designer restaurants and cafe bars, Bradford, Leeds and Huddersfield can each offer plenty of lively entertainment.

If this is a little too hectic for your tastes there is spectacular countryside surrounding Gomersal to explore. Some of the many local beauty spots to visit include: Shipley Glen, or the village of Haworth, home of the Bronte Family. Further afield are the Yorkshire Dales with their tremendous diversity of scenery.



Sales Office Open 11am - 6pm

For further information of other Persimmon developments please call **08459 10 10 11**, 7 days a week.  
[www.persimmonhomes.com](http://www.persimmonhomes.com)



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