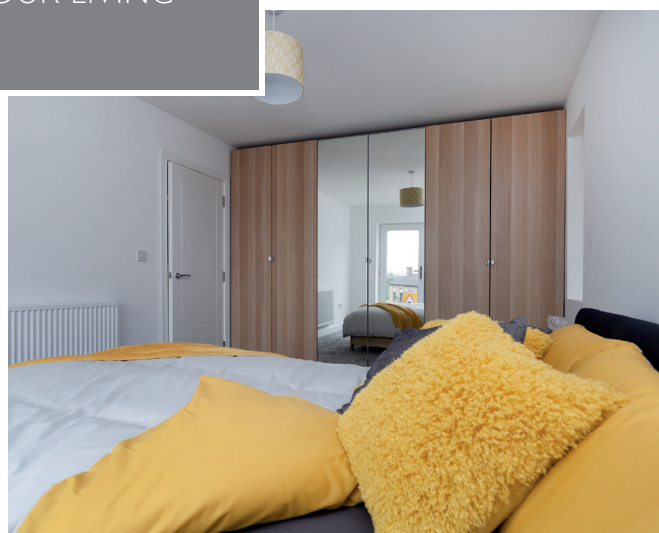




ENHANCE YOUR LIVING



**HUNTERS®**  
HERE TO GET *you* THERE

Selling agent  
Hunters Dewsbury  
01924 663222 | [dewsbury@hunters.com](mailto:dewsbury@hunters.com)





Our Development is located in a popular area of Batley immediately adjacent to the Grammar School. Batley is a market town in West Yorkshire, located to the south of Leeds and close to the towns of Dewsbury, Mirfield, Heckmondwike and Liversedge.

It's a popular commuter town due to being so close to Leeds, Bradford, Huddersfield and Wakefield. There are great transport links here as Batley is close to the M1 and M62 for easy access to both Leeds and Manchester. A short drive away there is White Rose Shopping Centre which is home to the major High Street Brands. Redbrick Mill is also nearby and it's one of the leading destinations in the north for interiors, with leading names such as Made, BoConcept, Heal's and Natuzzi. There are some quirky gift shops, independent art galleries and diverse cultured cafes to relax in there too.



LOCATION  
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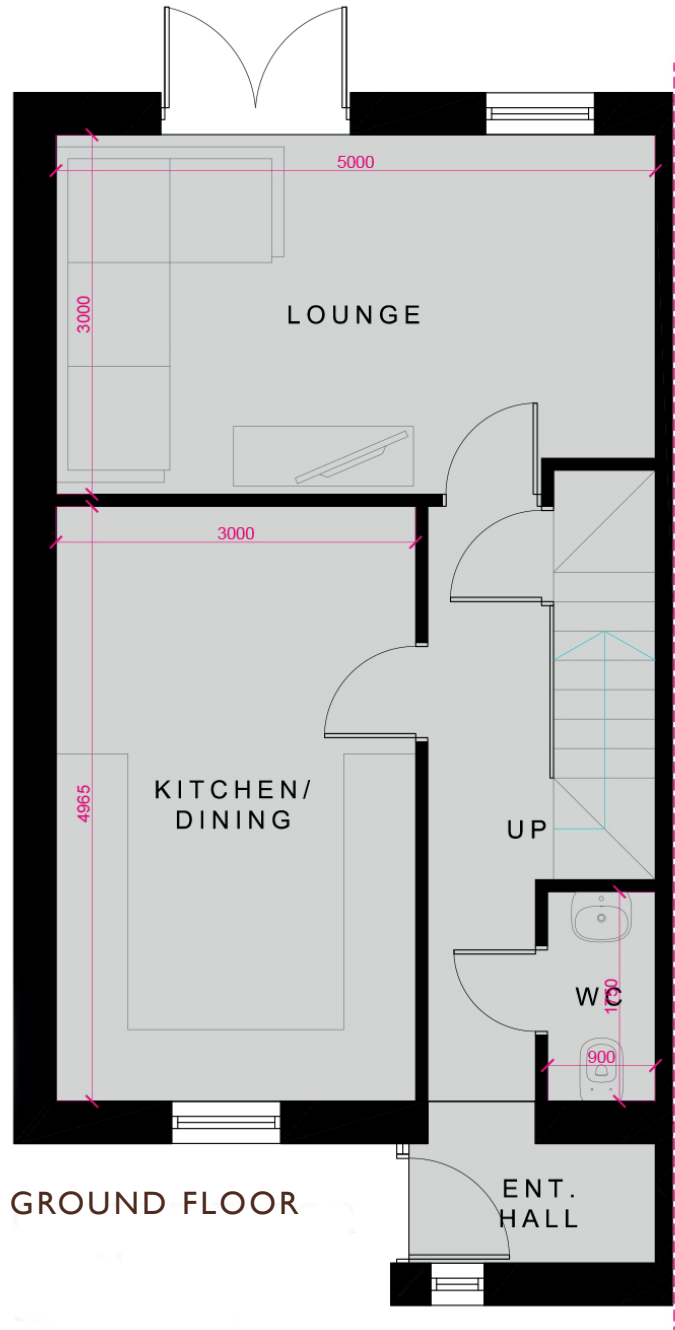
**NIGHTINGALE**  
8 four bedroom terraced houses

**Plots 1-8**  
Transvaal Terrace, Batley, WF17 0AA



MODERN LIVING

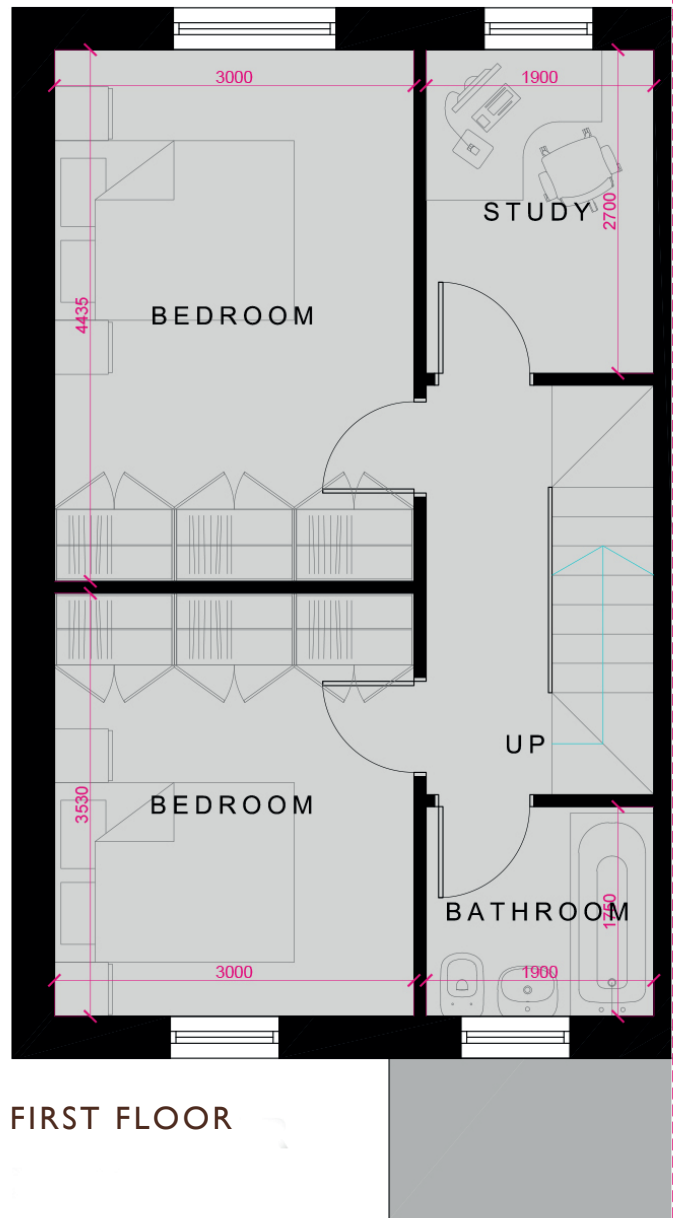




GROUND FLOOR

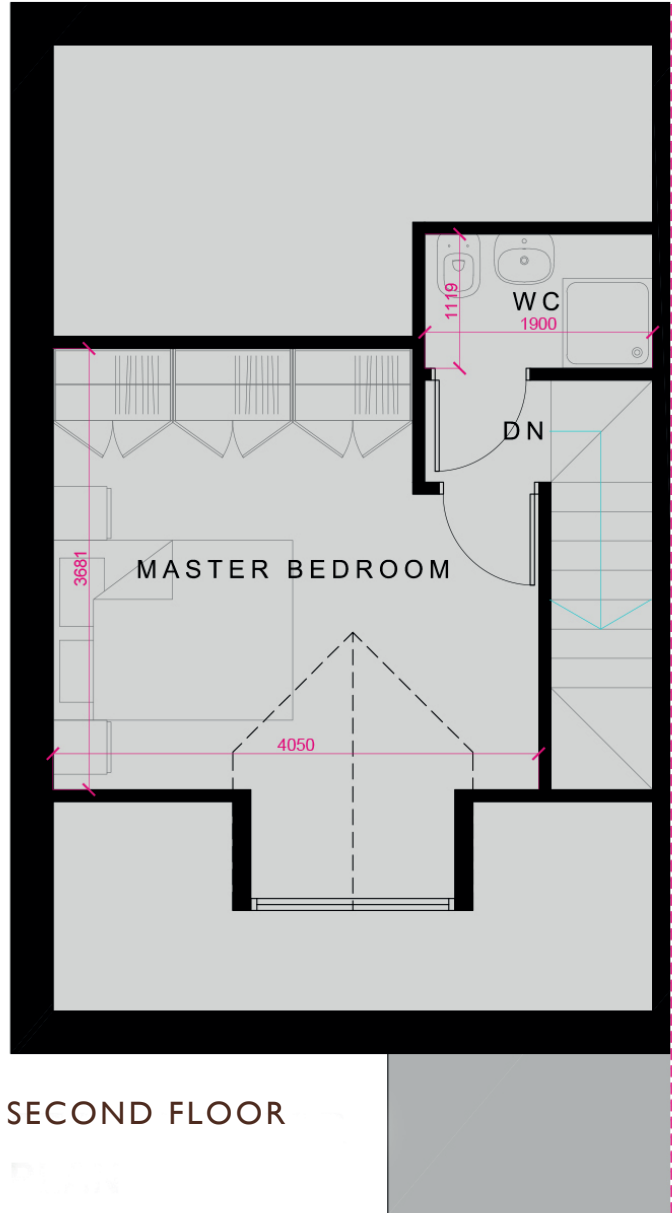
Lounge	5000mm x 3000mm
Kitchen/dining	3000mm x 4965mm
WC	900mm x 1750mm





FIRST FLOOR

Bedroom	3000mm x 4435mm
Bedroom	3530mm x 3000mm
Study	2700mm x 1900mm
Bathroom	1900mm x 1760mm



Bedroom 3681mm x 4050mm  
WC 1900mm x 1119mm



### KITCHEN

- Fitted quality range 18mm carcass kitchen units and 40mm work tops and upstands with handleless doors (choice of colours available)
- Stainless steel sink and drainer with lamona mixer tap
- Stainless steel lamona 4 burner gas hob, fan assisted oven & extractor hood (optional upgrade available)
- Integrated lamona frost free fridge/freezer space (optional upgrade available)
- Integrated dishwasher (available as optional upgrade)
- All kitchen appliances come with 3 year warranty

### CLOAKROOM

- White k-vit sanitary ware complemented by chrome fittings and Scudo taps (optional upgrade available)
- Half/full tiling available as optional upgrade

### MAIN BATHROOM

- White k-vit sanitary ware complemented by chrome fittings and scude taps (optional upgrades available)
- Half tiling to all walls using contemporary porcelain tiles
- Full tiling to bath using contemporary porcelain tiles
- K-vit chrome thermostatic shower fitting

### BEDROOMS

- Sharps fitted wardrobes upgrade available

### ENSUITE

- White k-vit sanitary ware complemented by chrome fittings and scudo taps (optional upgrades available)
- Full tiling to shower area and half tiling to all other walls using porcelain tiles (where applicable)
- Shower enclosure with glazed door and chrome trim (where applicable)
- K-vit chrome thermostatic shower fitting (optional upgrades available)

### GENERAL

- 10 year new-home warranty (approved by most lenders)
- All properties are constructed using traditional methods

### ELECTRICAL

- Telephone & tv points (as shown on electrical plan)
- LED Downlighters to kitchen and bathrooms (where applicable)
- Pendant lights in lounge and bedrooms
- External wall light to front and rear of property
- Integrated Alarm system with Keypad activation
- Heating
- Gas fired central heating with high efficiency IDEAL boilers with individual thermostatic radiator valves (System boiler with integrated tank available as optional upgrade)
- Ground floor "wet system" under floor heating available as optional upgrade

### INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- Contemporary linear white internal fire doors
- Contemporary skirting boards and architraves

### DECORATIONS

- White emulsion to walls
- White gloss painted woodwork
- Gloss white handrails & newel caps to all staircases
- Contemporary white hemlock spindles to all balustrades
- Skimmed plastered ceilings with white emulsion
- White sockets and switches throughout

### WINDOWS AND EXTERNAL DOORS

- U-pvc double glazed windows finished in Anthracite Grey (argon filled with thermal break) with adjustable ventilators and lockable handles in chrome
- U-pvc double glazed french doors (where applicable)
- GRP front doors with integrated vision panel and anti-snap locks (secured by design compliant)
- Modern chrome handles throughout

### EXTERNAL FEATURES

- Planting scheme design by Landscape Architect
- Paving flags to be laid to rear gardens
- Block paving to front driveways
- 1.8m Boundary fencing to rear of property
- Trees and shrubs planted to approved design
- Electric car charging points to approved design







CONTACT US

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