



SB Homes Limited (Plot 18) Off Gillroyd Lane, Linthwaite, Huddersfield, HD7 5SR

£600,000

bramleys

READY SUMMER 2024

INCENTIVES ARE AVAILABLE. We have a selection of incentives and can tailor these to suit your requirements, these could include PART EXCHANGE, SALES ASSIST, STAMP DUTY, MORTGAGE SUBSIDY and FLOOR COVERINGS. Please contact us to discuss.

Hollin Gate is a select cul-de-sac development of only 18 properties, which enjoy an enviable position on this Colne Valley hillside.

With stunning rural walks in easy reach, the development is also handily placed for the local railway stations at both Slaithwaite and Marsden, giving direct rail links to both Leeds and Manchester.

The development is situated within walking distance from Colne Valley High School and the properties would make an ideal purchase for those with a young and growing family. Completed to exacting standards, with a wealth of high quality fixtures and fittings, including kitchen with integrated appliances and en suite facilities to the master bedroom.

SAP Rating: 96 (A)



GROUND FLOOR:

Entrance Hall

With a built-in understairs store cupboard.

Bedroom 4

18'8" x 10'11" max (5.7m x 3.35m max)

Games Room

19'0" x 9'0" (5.8m x 2.76m)

Study

3.9m x 2.34m

Bathroom

Garage

FIRST FLOOR:

Landing

Living/Dining/Kitchen

38'6" x 18'8" max (11.75m x 5.7m max)

This superb open plan space provides a living area, dining area and kitchen. The lounge area has bi-fold doors which give access to the covered terrace.

SECOND FLOOR:

Landing

Master Bedroom

10'11" x 13'9" max (3.34m x 4.2m max)

Walk-in Dressing Area

5'9" x 6'10" (1.76m x 2.1m)

En suite Shower Room

Bedroom 2

15'10" x 9'0" (4.85m x 2.76m)

Bedroom 3

12'3" max x 9'3" max (3.75m max x 2.84m max)

Bathroom

SPECIFICATION:

Kitchen

- Quality kitchen units with soft close doors and drawers
- Siemens oven and hob / or similar quality brand
- Integrated dishwasher & fridge/freezer
- Plumbing for washing machine

Bathroom & En suites

- Quality white sanitary ware complemented by chrome fittings and modern taps
- Full tiling to all walls and floor
- Tiled windowsills (where applicable)
- WC (where applicable)
- Floor tiling included

Wardrobes

- Master bedrooms are fitted with wardrobes (colour choices available) (hinged/sliding door options available)
- Please note, it will not be possible to have sliding doors in some bedrooms.

Electrical

- Telephone and TV points
- Alarm system
- *Plot 18 will be fitted with solar panels

Heating & Hot Water

- Energy efficient gas combination boiler
- Underfloor heating to ground floor
- Radiators to floors one and two
- Contemporary oak doors with contemporary chrome ironmongery throughout

Windows & External Doors

- Grey uPVC double glazed windows
- Modern chrome handles throughout

Decoration

- White emulsion to walls
- White satin wood paint to all wood work
- White sockets and switches throughout
- Plastered ceilings with white emulsion

General/Exclusions

LABC 10 YEAR WARRANTY

Please note, floor coverings are not included within the sale price.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Manchester Road (A62) passing through the traffic lights at Longroyd Bridge. Continue along the main road to the traffic lights at Cowlersley, turn left into Cowlersley Lane and proceed up the hill passing through Broad Oak and then Colne Valley high school on the left hand side. The development entrance will be found after a short distance on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

TBA

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

PLEASE NOTE:

The internal photographs used are from the development's show house and are therefore to be used for illustration purposes only.

INCENTIVES:

1. Stamp duty

We could pay for the stamp duty associated with your purchase (cap applies if purchaser owns a second home).

2. Mortgage incentive

If you can afford the home but you want some help with monthly mortgage payments, we can pay towards your mortgage over a set period, with a package tailored to suit you. Speak to us to discuss your options.

3. Sales assist

We can pay for your estate agency fees (if you use our recommended agent, Bramleys) and your purchase conveyancing fees (if you use our recommended solicitor, Schofield Sweeney), up to the value of £5,000.

This is a fantastic way to help you sell your existing home, pre- reserve your chosen new home and save you the time, money and hassle of instructing an estate agent

4. Floor coverings

As part of our 'menu' of incentives, we can offer floor coverings, saving you time and money when you move in.

5. Part exchange

Depending on the value of your current home, we could offer part exchange. If you are interested in upsizing your home but are struggling to sell your existing home or want to consider part exchange to avoid a chain and make the process more straightforward, we might be able to offer you part exchange.

We will check if your property qualifies and based on independent valuations make you an offer.





SB HOMES





PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



SB HOMES

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

