

# **Saltaire View**

## **Prospect Mount, Shipley, BD18 2LE**



Ready NOW - This stunning new build detached house, offering modern living with a touch of luxury. This exquisite property boasts four spacious bedrooms and is designed to cater to all your family's needs.

The ground floor features an integral garage and utility room, providing ample storage and convenience. A downstairs W.C. adds to the practicality of this home.

On the first floor, a contemporary open-plan living room, kitchen diner equipped with high-end Smeg appliances, perfect for culinary enthusiasts. The bi-fold doors seamlessly connect the indoor space to the rear garden, creating an ideal setting for entertaining guests or enjoying family meals. You'll also find a well-appointed shower room.

The second floor houses four beautifully designed bedrooms and a modern house bathroom, ensuring plenty of space for everyone in the family.

Additional highlights include a double driveway for easy parking and views to the front with far reaching views.

There are several advantages of buying a new-build home that an older property simply does not offer. Not only can new-build homes offer sensible financial benefits, but they are also often a much better match for modern day lifestyles. New green deal mortgages also offer reduced mortgage rates for people buying new build energy efficient homes.

New homes are built to a higher standard than ever before, from the latest building materials to the newest appliances. Each new home at Saltaire View has been built with the latest energy efficient building materials, ensuring your future proofing your home for years to come.

Plot No	House Type	Sq. Ft	Price	Expected Completion
1	4 Bed 2.5 storey Detached	1358	£325,000	May 2025
2	4 Bed 2.5 Storey Detached	1358	£325,000	June 2025

**For more information, please contact the Baildon Office 01274 809254**



## **Standard Specification**

Saltaire View is an executive development of just 2 family homes set in a small development within easy access of local amenities.

As you would expect there will be fully enclosed landscaped gardens to the rear as well as off street parking for two cars. All the properties come with integral kitchen appliances, stylish bathrooms and en suites.

### **Tenure**

Freehold

No maintenance charges

### **EPC**

Energy Rated B

'Green Mortgage Approved'

### **Council**

Bradford Council

### **Kitchen**

Range of wall and base units

Eye level electric oven

Central island ceramic hob

Extractor hood

Integrated 70/30 fridge freezer

Composite Sink

### **Heating & Insulation**

Combi boiler with smart gas central heating

Loft insulation in line with building regulations

Cavity wall insulation

Anthracite feature radiators to some rooms

White radiators to others

### **External features**

Secure GRP front door

Mains operated smoke detectors to hall and landing

PVCu double-glazed windows

Bi Folding doors to garden

Low maintenance PVCu fascia's soffits

Juliett Balcony's

### **10 Year Structural Build Warranty**

All properties for peace of mind come with a structural build warranty as well as manufacturers warranties for all appliances.

### **Bathrooms**

Fully panelled bathroom walls.

Contemporary white sanitary ware

Bath with shower over in main bathroom

Chrome taps & fittings

Chrome towel radiator

### **Decoration Finish**

Oak glossed finished doors and skirting with chrome ironmongery

Flat white finish to ceilings

White emulsion to walls

Blinds to some rooms

### **Electrical**

Downlights in bathroom & kitchens

White sockets and light switches

### **Garden**

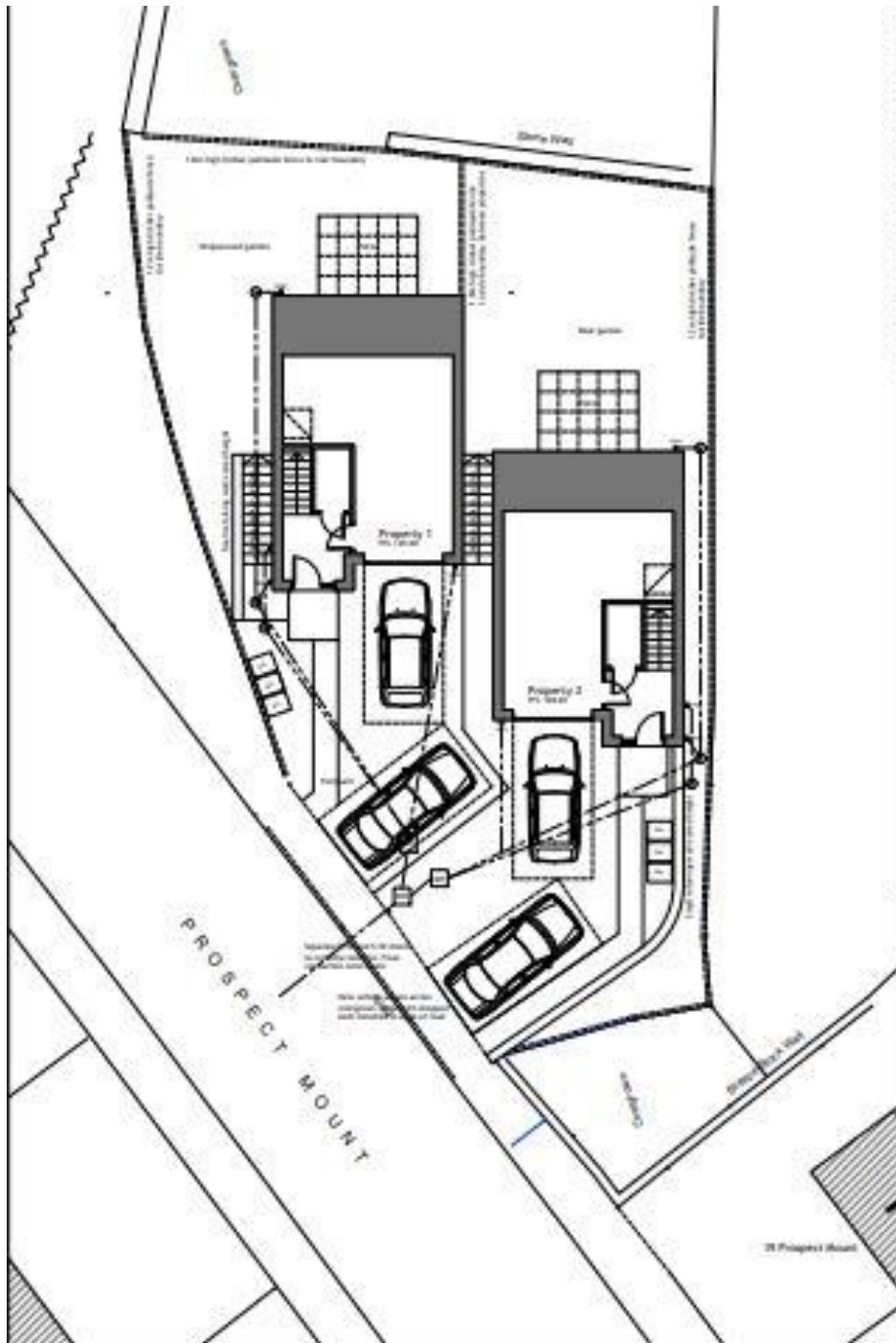
Rear garden fence 6ft fence and timber side gate

Flagged patio area & paths to the side and rear of the house

Front & rear external light

Driveway for 2 + cars finished in Tarmac

## Site Plan



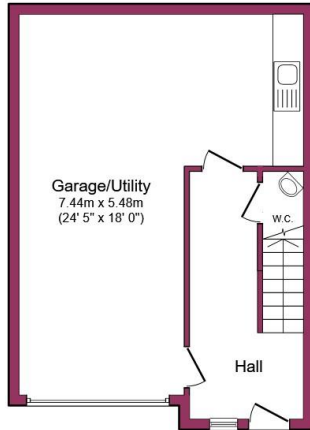
The average house purchase legal work takes around 3 months to complete – so reserve now and watch your home being finished whilst the legal work takes place!

Got a house to sell? – Ask us about the sales assist option.

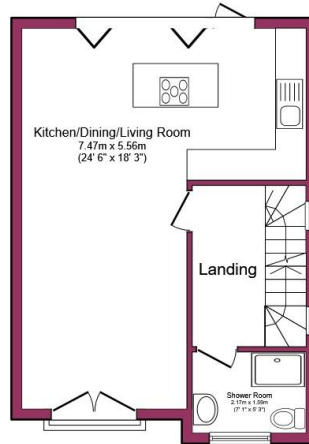
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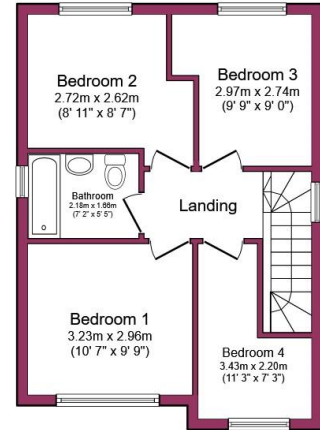
## Floorplan



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Reservation Process**

If you wish to reserve a plot, we require a £500 reservation fee. This will reserve the property for a period of 40 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this does not happen for any reason the developer reserves the right to remarket and sell the property to another party. Before we can reserve a plot and take it off the market, we will ask to check the following:

### **Finances**

We will need to confirm your financial position with our mortgage advisor. If you have already sourced a mortgage, that is great they will confirm the details and we will need your mortgages advisors name and contact number. If you have not yet sourced a deal, we will be happy to chat to you about the options. It costs nothing to talk to our advisor we have specialist lenders who deal with new builds and can offer 'green deal mortgages'. Please note there are special terms and conditions needed when purchasing a new build and not all lenders/deals will be suitable. Please ask the sales advisor for more information.

### **Solicitors**

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 40 days. If this does not happen, you will be at risk of losing the property.

### **ID**

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

### **Confirmation of your sale**

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process.

### **Sales Assist**

We can offer you a sales assist option where we can reserve a plot for an 8-week subject to the sale of your property. This is only available on selected plots. Please ask the sales team for more information.

### **10 Year Build Warranty**

All properties for peace of mind come with a Build Warranty which covers any problems with the foundations, walls and roof. In addition, you also receive the manufacturer's warranties for all appliances. All certificates will be provided by the solicitors prior to completion.

### **Site Visits & Viewings**

Both properties nearly complete and your welcome to arrange a viewing with our sales team

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what is included in the sale the office and ask you to pay the £500 reservation fee.

Please note any payment are non-refundable for any reason and must be paid for in advance.

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