



PADDOCK CLOSE

FAGLEY LANE, ECCLESHILL, BD2 3NU

VIRTUE.

PADDOCK CLOSE

Paddock Close is a fantastic new development offering detached and semi detached 3 bedroom homes within a popular residential area. These well appointed family homes sit within a newly developed cul-de-sac community, close to amenities within the heart of Eccleshill, and backing onto the public open space towards Fagley Beck.

Each home is fitted with carefully designed kitchens in a contemporary shaker style range, finished with luxury solid worktops and fitting seamlessly into the open plan kitchen living space which boasts a high specification throughout. With great lighting, clever storage and purposeful planning, the fitted kitchens include soft closing drawers, solid worktops and integrated appliances. The open plan living spaces further benefit from aluminium bi-fold doors which allow a seamless transition to the outdoor patio area and rear garden. Equipped with electrical vehicle charging points and heated by air source heat pumps, these properties are future proofed with modern living in mind.

The properties at Paddock Close offer contemporary and well designed homes just a short distance away from local amenities, ideal to explore the local area whilst offering easy access into both Leeds and Bradford City Centre, whether you are a growing family or looking for a change of lifestyle to a more conveniently situated location.

“BUILDING LASTING COMMUNITIES IS AT THE FOREFRONT OF OUR VISION”

Andrew Mason - Developer



SPECIFICATION

KITCHEN

- Fitted kitchen units, solid worktops complete with splashback
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Branded electric oven/hob/extractor chimney hood
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Integrated washing machine
- Chrome recessed downlighters

MAIN BATHROOM

- White sanitary ware & full/semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Thermostatic bath filler with over head Raindance showerhead, pop-up waste & overflow
- Ceramic wall tiling - full height to wet areas half height to non wet areas
- Chrome recessed downlighters

EN SUITE

- White sanitary ware
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling full height to shower half height to all other walls
- Separate shower enclosure complete with glass door/ chrome frame & thermostatic shower
- Chrome recessed downlighters
- Chrome heated towel rail

CLOAKROOM

- White sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Chrome recessed downlighters

HEATING

- Air source heat pump central heating system and hot water, radiators including thermostatic valves
- Underfloor heating to the downstairs



FLOORING

- Flooring provided to kitchen, house bathroom, cloakroom and en suite

ELECTRICAL

- Television socket, aerial point to sitting room & principal bedroom
- BT points to sitting room
- USB plug sockets to kitchen
- Smoke detectors
- Intruder alarm system
- Front doorbell

INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC/ double glazed windows complete with chrome handles
- Powder coated 3 leaved aluminium bi-fold doors
- GRP front & rear panelled doors complete with Letter box
- Contemporary 4 panel internal doors complete with chrome door furniture

DECORATION

- Emulsion to walls & white emulsion to ceilings
- Painted woodwork

EXTERNAL FEATURES

- Timber fencing to rear gardens
- Timber side gate to rear access
- Block paving to drives and parking areas
- Electrical car charging point
- Internally switched external luminaire to the rear garden

GARDENS

- Front & rear garden turfed
- External water tap
- External patio/terrace to rear garden
- Double electric socket

Warranty Provider:

10 Year Structural Warranty with Q Assure—'The Q Policy'

Specification may vary slightly due to availability of build materials.





A modern two-story brick house with a dark grey roof, set in a garden at dusk. The house has large windows and a glass door leading to a patio. The garden is enclosed by a wooden fence and has some plants and lights. The sky is a mix of blue and purple.

INTERESTED?

CONTACT OUR EXPERT TEAM FOR MORE INFORMATION

PADDOCK CLOSE

VIRTUE.