

# Dovesdale Road

Little Horton, Wibsey, BD5 9QB



Plot No	House Name	House Type	Price	SQ FT
1	The Emsley	Three Bedroom End Town House	£225,000	1034
2	The Emsley	Three Bed Mid Town House	£225,000	1034
3	The Emsley	Three Bedroom End Town House	£225,000	1034
4	The Bantam	Four Bed End Town House	£245,000	1417
5	The Bantam	Four Bed Mid Town House	£245,000	1417
6	The Bantam	Four Bed Mid Town House	£245,000	1417
7	The Bantam	Four Bed Mid Town House	£245,000	1417
8	The Bantam	Four Bed Mid Town House	£245,000	1417
9	The Bantam	Four Bed End Town House	£245,000	1417

**An exclusive development of modern two and half storey, family homes positioned on a small cull de sac on the outskirts of Little Horton. The building work is well underway with the first houses will be ready for occupation in early 2025.**

**For more information, please contact the sales office Tel: 01274 693138**

**email: [Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk) or call into**

**William H Brown 6 Fair Rd, Wibsey, Bradford BD6 1QN**



## Site Plan



- Please note internal layouts are subject to change. Please ask the sales team for more information

## Internal Fitting Examples



Please note the above images are an example of the kitchens and bathrooms fitted by the builder and are for illustration purposes only. Colour, style and fittings can be chosen subject to build stage. Please ask the sales team for more information

## Standard Specification

Dovesdale Road is a private development of just nine spacious family homes set in a cull de sac position with easy access of local amenities, great schools, and transport links.

### Tenure

Freehold

No maintenance charges

### EPC

On completion (Expected B)

### Roads and Council

Adopted via Kirklees District Council

### Kitchen

Wall and base units with soft close drawers

Integral single oven

Gas hob

Glass and stainless-steel extractor hood

Stainless steel splashback

Stainless steel sink & drainer

Laminate worktops

Part tiled splashbacks

Space for a freestanding fridge freezer

Space & plumbing for a washing machine

Tiled floor

Early buyers have a choice of colours to kitchens and tiles subject to the build schedule

### Heating & Insulation

Gas fired central heating system with energy efficient boiler

White radiators

### External features

High performance front door

Energy efficient double-glazed anthracite windows and doors.

### Bathrooms

Part tiled bathroom walls

Ceramic tiled floor

Vanity unit storage as standard

Contemporary white Clifton sanitary ware

Chrome taps & fittings

Double rainfall shower to ensuite

### Decoration Finish

White panelled doors with chrome ironmongery

White gloss paint to woodwork

Flat white finish to ceilings

White emulsion to walls

### Electrical

Chrome electrical sockets & switches throughout

TV points to all living areas

Telephone point

Down spotlights to all bathrooms

Mains operated smoke detectors

Main operated heat detector

### Garden

Rear garden fence and timber side gate

Turf to rear garden

Front & rear external light

Driveways finished in block paving

All properties for peace of mind come with an Advantage structural warranty as well as the standard builder and manufacturer's warranties for all appliances.

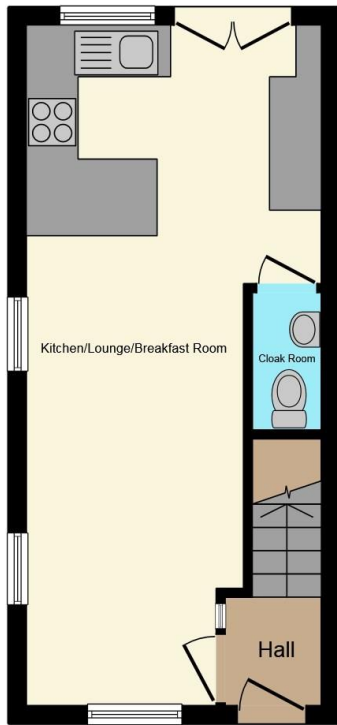
RBM Properties Limited and William H Brown adhere to the Consumer Code for Builder regulations, and you can see their terms and conditions <https://consumercode.co.uk>. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.



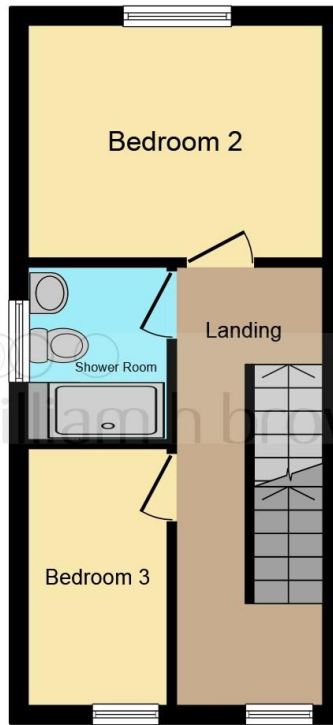
Site Layout



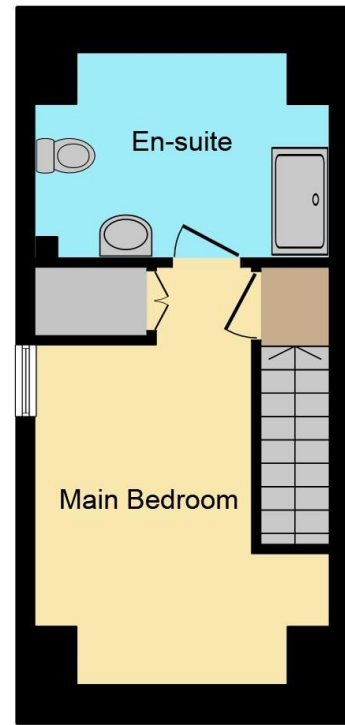
## House Type A – Three Bed



**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)

**Kitchen – 3.4m x 3.12m (11'1 x 10'2)**

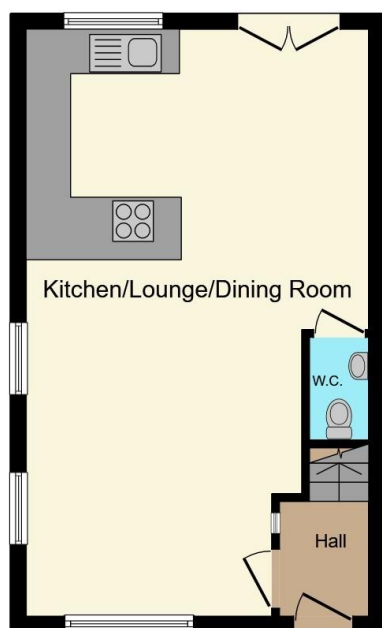
**Lounge/Dining – 2.4m x 4.78m (7'8 x 15'6)**

**Bedroom 2 – 3.4m x 2.6m (11'1 x 8'5)**

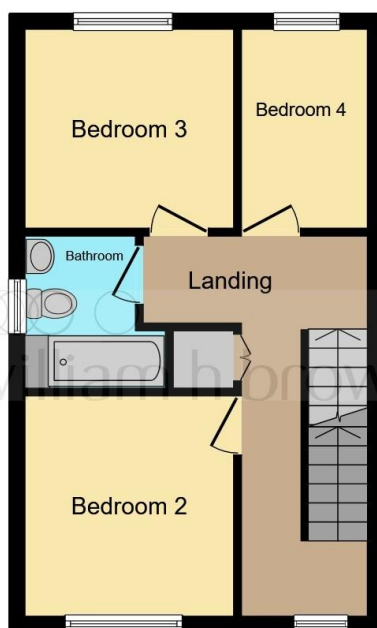
**Bedroom 3 – 1.4m x 3.05m (4'5 x 10')**

**Main bedroom – 2.4m x 3.2m (7'8 x 10'5)**

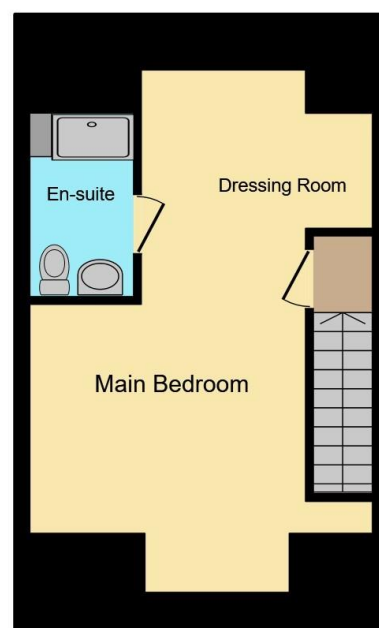
## House Type B – Four Bedrooms



**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)

**Kitchen – 4.8m x 3.12m (15'7 x 10'2)**  
**Lounge/Dining – 3.8m x 4.78m (12'4 x 15'6)**  
**Bedroom 2 – 2.8m x 3.05m (9'1 x 10')**  
**Bedroom 3 – 2.79m x 2.6m (9'1 x 8'5)**  
**Bedroom 4 – 1.91m x 2.6m (6'2 x 8'5)**  
**Main bedroom – 3.8m x 3.58m (12'4 x 11'7)**



## **Reservation Process**

If you wish to reserve a plot, we require a £500 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this does not happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £250 refund subject to costs incurred. 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 we will need to confirm the details and we will need your mortgages advisors name and contact number. If you have not yet sourced a deal our new build specialist will be happy to chat to you about the options. It costs nothing to talk to them and they have specialist lenders who deal with new builds. Please note there are specific terms and conditions needed when purchasing a new build and not all lenders/deals with 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 35 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 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

### **Choices & Options**

We can run through the options and choices in advance and there are some choices available. Please note any extra's/upgrade payments are non-refundable for any reason and must be paid for in advance. Please check with the sales advisor regarding plot specific adjustments.

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 at the site office and ask you to pay the £500 reservation fee.

**For more information, please contact the sales office**

**Tel: 01274 693138 or email: [Wibsey@williamhbrown.co.uk](mailto:Wibsey@williamhbrown.co.uk)**

