

Dovesdale Road

Little Horton, Wibsey, BD5 9QB



Plot No	House Name	House Type	Price	Approx. sq. ft
1	The Emsley	Two Bedroom End Town House	£215,000	825
2	The Emsley	Two Bedroom Mid Town House	£215,000	825
3	The Emsley	Two Bedroom End Town House	£215,000	825
4	The Bantam	Four Bed End Town House	£245,000	1173
5	The Bantam	Four Bed Mid Town House	£245,000	1173
6	The Bantam	Four Bed Mid Town House	£245,000	1173
7	The Bantam	Four Bed Mid Town House	£245,000	1173
8	The Bantam	Four Bed Mid Town House	£245,000	1173
9	The Bantam	Four Bed End Town House	£245,000	1173

An development of modern, energy efficient two and half storey, homes positioned on a small cull de sac on the outskirts of Little Horton.

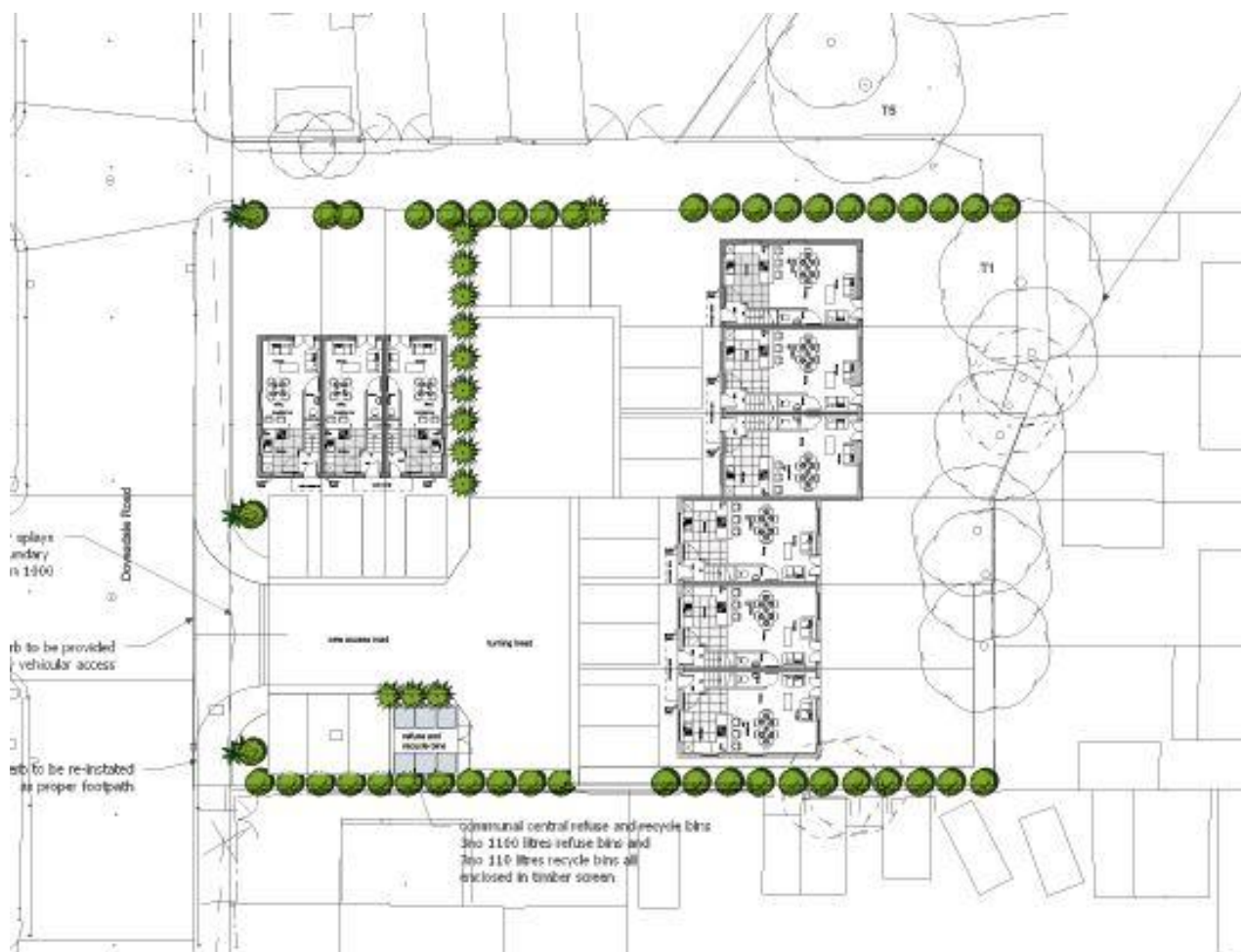
For more information, please contact the sales office Tel: 01274 693138

email: 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

Standard Specification

Dovesdale Road is a private development of just nine 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

Integral single oven

Gas hob

Stainless-steel extractor hood

Glass splashback

Stainless steel sink & drainer

Laminate worktops

Tiled splashbacks

Space & plumbing for a washing machine

Tiled floor

Heating & Insulation

Gas fired central heating system with energy efficient boiler

White radiators

External features

Energy efficient double-glazed anthracite windows and doors.

Bathrooms

Fully tiled bathroom walls & floors

White sanitary ware

Chrome taps & fittings

Double rainfall shower to shower rooms

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

Down spotlights to all bathrooms

Mains operated smoke detectors

Main operated heat detector

Garden

Rear garden fence and timber side gate

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.

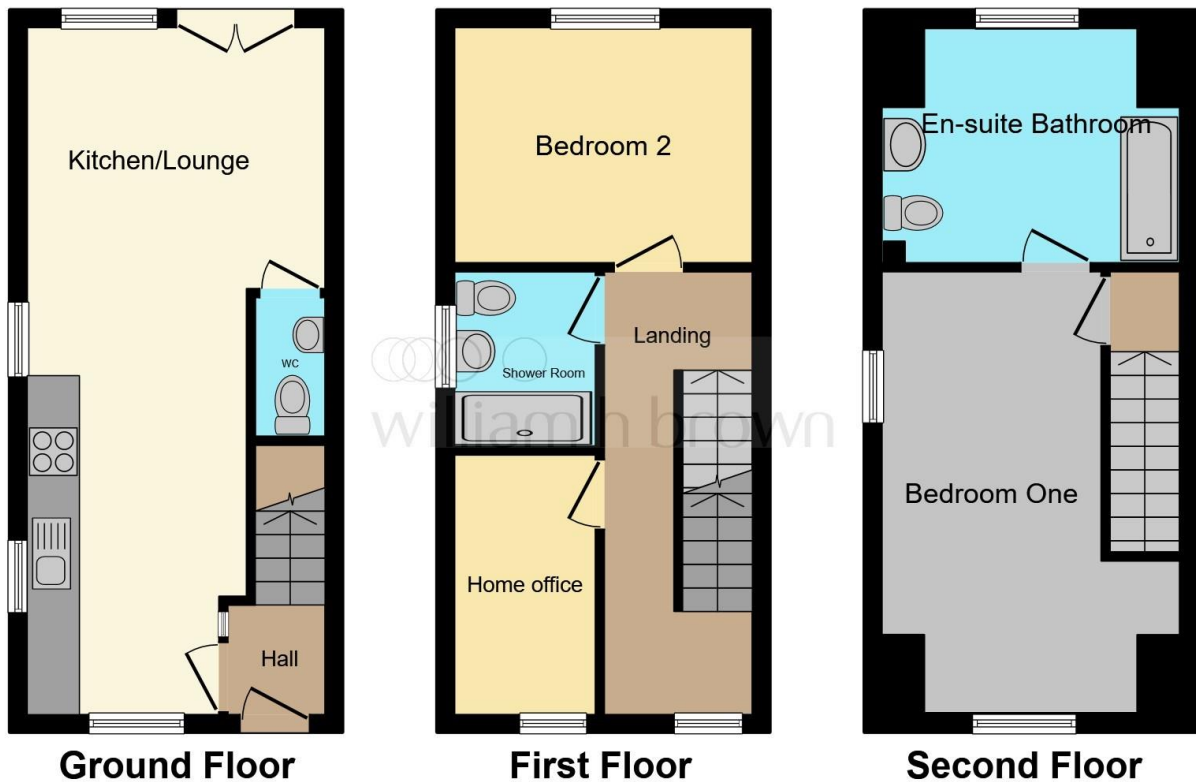
RBM Properties Limited and William H Brown adhere to the Consumer Code for Builder regulations, and you can see their terms and conditions <https://consumercode.co.uk>. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and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

Please note some images have been digitally dressed and enhanced. Fixtures and fittings are specific to each house and should be viewed prior to purchase.

Site Layout



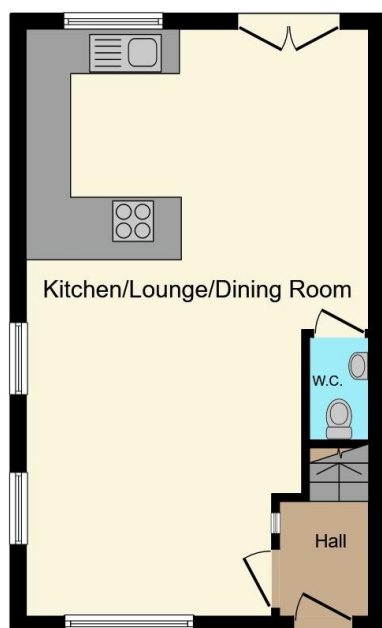
The Emsley – Two Bed & Study



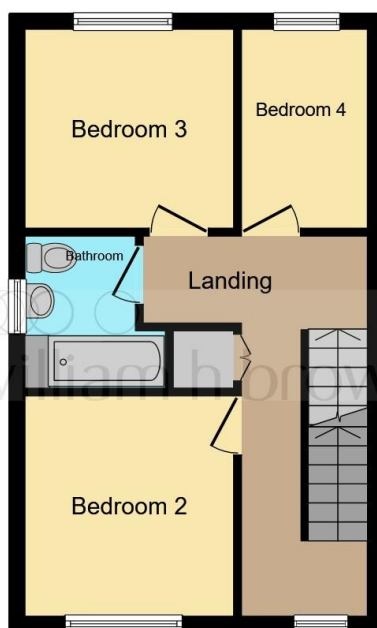
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Kitchen Area – 12'8 x 7'3
Lounge Area – 11 x 12'7
Bedroom 2 – 10'9 x 8'5
Home Office – 4'2 x 9'4
Bedroom One – 16'7 x 7'6
Ensuite Bathroom – 10'9 x 8'5

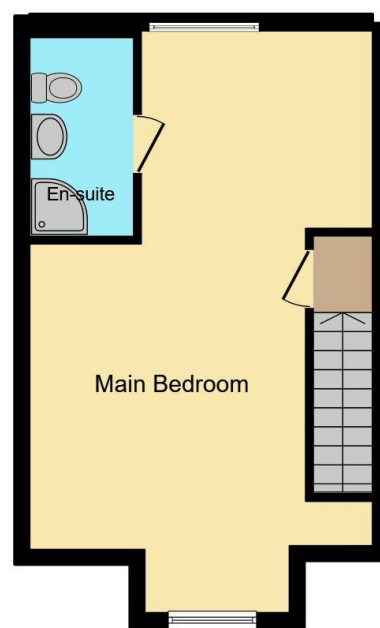
The Bantam – Four Bedrooms



Ground Floor



First Floor



Second Floor

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Kitchen/Lounge/Dining Room – 25'4 x 15'4 max

Bedroom Four – 8'2 x 6'2

Bedroom Three – 9 x 9'1

Bedroom Two – 9'9 x 9

Main Bedroom – 25'8 x 12 (max)

Offer Process

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.

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