



Green Lane Development Green Close, Castleford WF10 5JQ

welcome to

Green Lane Development Green Close, Castleford

With TWO DESIGNS available; open plan living or a separate dining kitchen and lounge and with BOTH styles ready for you to view, every property comes complete with HIGH QUALITY integral appliances, FULLY TILED BATHROOMS and lawned garden! Get in touch with our sales team for more information!



Tenure

Freehold
(no gas to site)

Epc

On completion (expected A)

Roads & Council

Private road - Wakefield Council

Kitchen

Range of wall and base units
(buyer's choice subject to build stage)
Integral 70/30 fridge freezer
Integral dishwasher
Integral Eye level oven & microwave
Electric hob
Extractor hood
Tiled floor included as standard
Chrome Plug Sockets with USB points

Utility Room

Base units with space for a washer and dryer
Sink and drainer
Tiled floor included

Heating & Insulation

Stiebel Eltron air source heat pump with 2 year warranty
Underfloor heating throughout
Loft insulation in line with building regulations
Cavity wall insulation

External Features

Secure composite front door
Mains operated smoke detectors to hall
Heat alarm to kitchen
PVCu double-glazed windows and doors
Low maintenance PVCu fascia's soffits

Bathrooms

Fully tiled en suites and bathroom walls and floors.
(Buyers choice subject to build stage)
Vanity unit as standard to en suites and bathroom
Separate walk in shower in bathroom
Contemporary white sanitary ware
Chrome taps & fittings
Chrome towel radiator

Bedroom Finishes

Fitted wardrobes can be added as an upgrade from their recommended supplier before completion.
Please ask for more information.

Decoration Finish

White panelled doors with chrome ironmongery
White gloss paint to woodwork
Flat white finish to ceilings
White emulsion to walls

Electrical

White power points
TV sockets to all bedrooms
TV sockets to lounge & kitchen
BT master socket to lounge
BT Openreach fibre broadband

Garden

Enclosed rear garden
Large flag patio area & paths to the side and rear of the house
Turf to front & rear garden
Front & rear external light
Driveways finished in block paving
Off street parking for 2 cars

Layout Changes

These properties can be designed with an open plan living area or separate kitchen diner subject to build stage.
Please ask for more information

Architects 6 Year Warranty

All properties for peace of mind come with a 6 year build warranty as well as the standard builder and manufacturer's warranties for all appliances.

The builders of this development are an established firm who have completed many developments of a similar nature.

As a bespoke developer they pride themselves on offering an end-to-end client experience that includes seamless communication, and solid, quality handiwork every time. Every home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from there range of options.

Viewings

We welcome the opportunity to show you around the properties to get a better feel of the space and size of the homes and gardens. This is a working building site and we can only do viewings with a pre booked appointment. We do have a property currently well under construction that you can view. Please contact the sales team for more information.

Reservation Process

If you wish to reserve a plot we require a non-refundable £1000 reservation fee that is held by the developer. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage (if required) and exchange contracts. If this doesn't happen for any reason the developer has the right to remarket and sell the property to another party. This amount is deducted from the final bill on completion.

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. Please ask the sales team for more information.

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's included in the sale the office and ask you to pay the £1000 reservation fee.



view this property online williamhbrown.co.uk/Property/CAF112461



welcome to

Green Lane Development Green Close, Castleford

- New Build Detached Bungalow
- ****ONLY TWO PLOTS LEFT****
- Three Bedrooms, Ensuite & Separate Utility Room
- Off Street Parking & Garage
- Modern High Quality Finishes

Tenure: Freehold EPC Rating: Exempt

£299,995



view this property online williamhbrown.co.uk/Property/CAF112461

Please note the marker reflects the
postcode not the actual property



Property Ref:
CAF112461 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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