



The Towton Back Lane, Kippax Leeds LS25 7QB

welcome to

The Towton Back Lane, Kippax Leeds

READY FOR IT'S NEW OWNER NOW!!!! Great incentives for buyers in a position to proceed!! Move in for Summer 2025 and enjoy the south facing garden. Call for more information or to arrange a viewing.



The Towton

This stylish semi-detached homes have been designed to offer spacious accommodation, ideal for a range of buyers.

The ground floor space is sociable and takes advantage of the south facing gardens on all plots with the kitchen diner being the social hub of the home.

Upstairs there are two double bedrooms, the master with ensuite, bathroom with bath and separate shower as well as the top floor double room that could be utilised for home working, games room, gym, additional bedroom..... the options are endless.

Kitchen Specification

Range of wall and base units
Electric oven and ceramic hob
Extractor hood
Integrated 70/30 fridge freezer
Integrated dishwasher

Bathroom Specification

Part tiled bathroom walls.
Contemporary white sanitary ware
Bath & walk in shower in main bathroom
Chrome taps & fittings
Chrome towel radiator

Decoration Finish

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

Electrical Specification

Electric car charging point
BT Fibre Broadband data point to living room
Downlights in bathroom & kitchens
White sockets and light switches

Solar panels as standard

Heating & Insulation

Ideal instinct combi boiler with smart gas central heating & wireless room stat
Loft insulation in line with building regulations
Cavity wall insulation
White radiators

External Features

Secure GRP front door
Mains operated smoke detectors to hall and landing
PVCu double-glazed windows
Low maintenance PVCu fascia's soffits

Garden

Rear garden fence 6ft fence and timber side gate
6 flag patio area & paths to the side and rear of the house
Front & rear external light
Driveways finished in block paving as per plans.

Epc Rating

Energy Rated B
'Green Mortgage Approved'

Tenure

Freehold
No maintenance charges

Peace Of Mind

All properties for peace of mind come with a 10-year structural build warranty as well as the standard builder and manufacturers warranties for all appliances.

Show Home & Site Visit

To avoid disappointment please do not attend any of our development sites without an appointment.

We understand that it is a very exciting time purchasing a new home a, however Health and Safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only.

We cannot allow anyone on to site without a prior appointment with our Sales Team

Save Money On Your Mortgage

Green Deal mortgages, offered by numerous major lenders, provide financial incentives and reduced mortgage rates for homeowners investing in EPC A-B rated homes.

Sales Assist & Part Exchange

On some properties, we may be able to offer Sales Assist or Part Exchange if you have an existing house to sell. With our in house sales team on hand to assist and give our expert advice we can help support you with this process.

Plot Positions

There are a limited number of plots to choose from. Please speak to the sales team for more information.

Incentives

Incentives are available on selected plots subject to the plot and terms and conditions. Please ask the sales team for more information.

Entrance Hall

15' 7" x 6' 8" (4.75m x 2.03m)

Guest Wc

6' 9" x 3' 3" (2.06m x 0.99m)

Lounge

8' 8" x 13' 8" (2.64m x 4.17m)

Kitchen Diner

17' 8" x 10' 8" (5.38m x 3.25m)



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The Towton Back Lane, Kippax Leeds

- Ready NOW
- Energy Rated A - Save on mortgage rates with 'Green Deal Mortgages'
- Incentives Available
- Sales Assist & Part Exchange On Selected Plots
- Choice Of Fixtures & Fittings

Tenure: Freehold EPC Rating: Exempt

from

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113325



Property Ref:
CAF113325 - 0007

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.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk