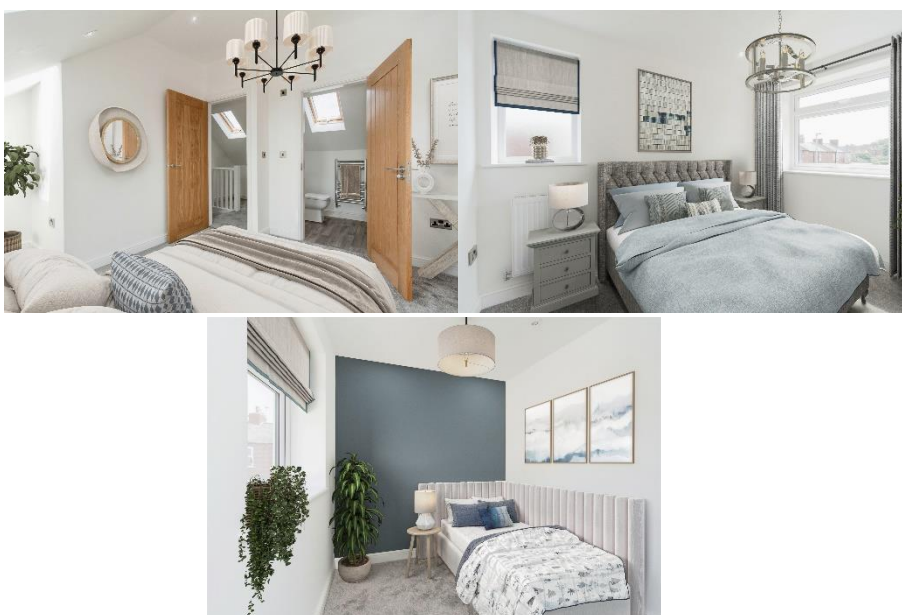


BACK GARDEN STREET

Castleford, WF10 5AL

Plot No	House No	House Name	House Type	Price
12	4	The Oak	3 Bed Semi Detached	Reserved
13	5	The Oak	3 Bed Semi Detached	Reserved
11	6	The Beech	3 Bed End Town House	£165,000
10	7	The Beech	3 Bed Mid Town House	Reserved
9	8	The Beech	3 Bed Mid Town House	£165,000
8	9	The Beech	3 Bed End Town House	Reserved



An **NEW** development of **family homes** tucked away in a quiet position close town centre but within easy access to ASDA, other local amenities, green space and **transport links**.

Designed and built with busy family life in mind these properties included fully integral appliances as standard and flooring throughout.

The accommodation comprises of entrance hall, downstairs WC, lounge and dining kitchen. Upstairs are the three main bedrooms, house bathroom and en suites.

Each property comes with off street parking for two cars and an enclosed rear garden.

Phase one of these new build, energy efficient properties will be ready for their owners in Summer 2025

Early buyers have a choice of kitchen colours and styles as well as tile choices and flooring.

For more information and to arrange a viewing please contact Castleford on 01977 512628

Or visit our office:

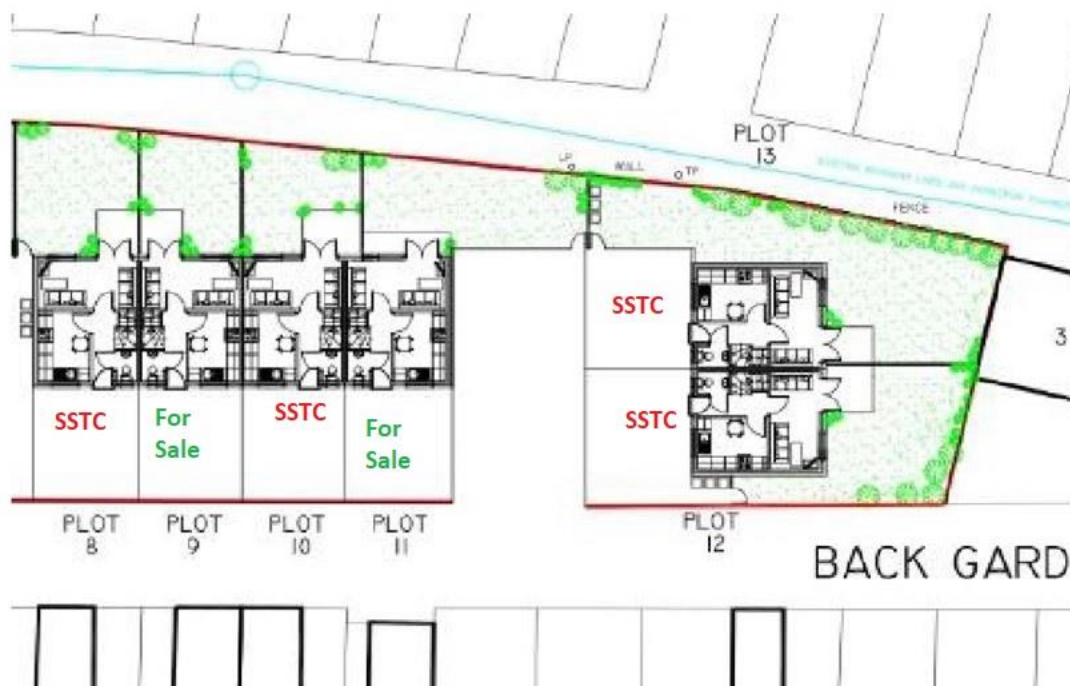
10 Bank Street, Castleford, WF10 1HZ



May 2025

Site Plan/Available Plots

Phase 1



House Layout Plot 9 & 11



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

Standard Specification

Tenure

Freehold (no maintenance charges)

EPC

On completion.

Bathrooms

Part Wall tiling to en suites and bathroom walls.

Contemporary white sanitary ware.

Chrome taps & fittings.

Chrome towel radiator.

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 & light switch points.

TV sockets to lounge & kitchen wall mount position.

BT master socket to lounge.

High speed Broadband ready

Garden

Rear 6ft fence and timber side gate.

6 flag patio area & paths to the side and rear of the house.

Front & rear external light.

Outside tap.

Driveways finished in tarmac.

10 Year Warranty

All properties for peace of mind come with a 10-year warranty by AWL home proof as well as the standard builder and manufacturer's warranties for all appliances.

Please note that all particulars and images are for marketing and illustrative purposes only.

Fixtures, fittings, and appliances inclusion many changes plot by plot. Advertising images may include upgrades as home specifications can vary. Please speak to the sales advisor for more information.

If you wish to reserve a plot, we require a £500 reservation fee. This will reserve the property for a period of 35 days (7 weeks) to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason, we reserve the right to resell the property to another party.

Kitchen

Modern Range of wall and base units.

Integral single oven and Electric Hob.

Extractor Hood.

Plumbing for washing Machine.

Heating & Insulation

Ideal Logic boiler with smart hive gas central heating.

Loft insulation in line with building regulations.

Cavity wall insulation.

White radiators.

External features

Secure GRP front door.

PVCu double-glazed windows and patio doors.

Low maintenance PVCu fascia's soffits.

Finances

We will need to confirm your financial position with our new homes mortgage advisor. If you have already sourced a mortgage, that's great but our advisor needs to will confirm the details and we will need your mortgages advisors name and contact number. If you have not yet sourced a deal we will be happy to chat to you about the options. It costs nothing to talk to them and we have specialist lenders who deal with new builds. Please note there are special 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. 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 6-week subject to the sale of your property. This is only available on selected plots. Please ask the sales team for more information.

Consumer Code For Builders

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 at the site office.

William H Brown adhere to the Consumer Code For Builder regulations and you can see their terms and conditions here: <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.

