



**The Towton Back Lane, Kippax Leeds LS25 7QB**

**welcome to**

## **The Towton Back Lane, Kippax Leeds**

Move into your new home in early 2025 and beat the stamp duty changes! - Call to arrange a viewing of our SHOW HOME and other completed plots. Great incentives for buyers in a position to proceed!!



## The Towton

From £270,000 - These 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.

### 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 )

### First Floor

### Bedroom 1

12' 5" x 10' 1" ( 3.78m x 3.07m )

### Ensuite

9' 5" x 3' ( 2.87m x 0.91m )

### Bedroom 3

10' 1" x 12' 8" ( 3.07m x 3.86m )

### Bathroom

10' 3" x 6' 8" ( 3.12m x 2.03m )

### Second Floor

### Bedroom 2

20' 6" x 19' 3" ( 6.25m x 5.87m )



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## **The Towton Back Lane, Kippax Leeds**

- 5% Deposit contribution or contribution towards moving costs
- Ready NOW
- Energy Rated B - Save on mortgage rates with 'Green Deal Mortgages'
- Sales addist and part exchange on selected plots
- Choice of Fixtures & Fittings

Tenure: Freehold EPC Rating: Exempt

# £270,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CAF113332](https://www.williamhbrown.co.uk/Property/CAF113332)



Property Ref:  
CAF113332 - 0002

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