

# Gibson Lane

Back Lane, Kippax, LS25 7QB



A small development of modern energy efficient, family homes positioned on a small development in the centre of Kippax of three- and four-bedroom homes.

Located within walking distance of the rugby club and close to shops, amenities, and schools – this selection of 3 different house types is perfect for first time buyers, young families, and commuters. Whether you are moving out, moving on, moving upwards, or sizing down, make sure you are moving forward in an energy efficient way.

There are several advantages of buying a new-build home that an older property simply does not offer. Not only can new-build homes offer sensible financial benefits, but they are also often a much better match for modern day lifestyles. New green deal mortgages also offer reduced mortgage rates for people buying new build energy efficient homes.

New homes are built to a higher standard than ever before, from the latest building materials to the newest appliances. Each new home at Gibson Lane comes with solar panels as standard and the latest energy efficient building materials, ensuring your future proofing your home for years to come.

**Move into your new home in 2025 with early reservation having a choice of layouts, kitchens, tiles & flooring.**

**Call to arrange a viewing of our SHOW HOME and other completed plots. Great incentives for buyers in a position to proceed!!**

The building work has well underway with the first properties ready for their new owner in 2025

Plot No	House Type	Sq. Ft	Price	Expected Completion
1 – The Towton Back Lane	3 Bed 2.5 storey Semi Detached	1048	£275,000	Now
2 – The Towton Back Lane	3 Bed 2.5 storey Semi Detached	1048	RESERVED	
3 – The Badsworth Back Lane	3 Bed 2.5 storey Semi Detached	1048	RESERVED	
4 – The Badsworth Back Lane	3 Bed 2.5 storey Semi Detached Upgraded Kitchen	1048	£289,995	Now
5 – The Ledsham Gibson Lane	4 Bed 2.5 storey Detached	1614	£425,000	Sept 25
6 – The Ledston Gibson Lane	4 Bed 2.5 storey Semi Detached	1367	Reserved	
7 – The Ledston Gibson Lane	4 Bed 2.5 storey Semi Detached	1367	£299,995	TBC

For more information, please contact the Castleford office on 01977 512628

## **Standard Specification**

Gibson Lane is an executive development of just 7 family homes set in a small development within easy access of local amenities.

As you would expect there will be fully enclosed landscaped gardens to the rear as well as off street parking for two cars. All the properties come with integral kitchen appliances, part tiled bathrooms and en suites.

### **Tenure**

Freehold

No maintenance charges

### **EPC**

Energy Rated B

'Green Mortgage Approved'

### **Council**

Leeds Council

### **Kitchen**

Range of wall and base units

Electric oven and ceramic hob

Extractor hood

Integrated 70/30 fridge freezer

Integrated dishwasher

### **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

Bi Fold Doors To Garden

Low maintenance PVCu fascia's soffits

### **Bathrooms**

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**

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

### **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.

## **10 Year Structural Build Warranty**

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

The builders of this development are an established local firm who have completed developments of a similar nature. As an established developer the pride themselves on offering an end-to-end client experience that includes seamless communication, and solid, quality handiwork every time.

### Site Plan



### House Types

Plot No	House Type	Sq. Ft	Price
1 – The Towton	3 Bed 2.5 storey Semi Detached	1048	£275,000
2 – The Towton	3 Bed 2.5 storey Semi Detached	1048	Reserved
3 – The Badsworth	3 Bed 2.5 storey Semi Detached	1048	Reserved
4 – The Badsworth	3 Bed 2.5 storey Semi Detached	1048	£289,995
5 – The Ledsham	4 Bed 2.5 storey Detached	1614	£425,000
6 – The Ledston	4 Bed 2.5 storey Semi Detached	1367	Reserved
7 – The Ledston	4 Bed 2.5 storey Semi Detached	1367	£299,995

The average house purchase legal work takes around 3 months to complete – so reserve now and watch your home being finishedt whilst the legal work takes place!

Got a house to sell? – Ask us about the sales assist option.

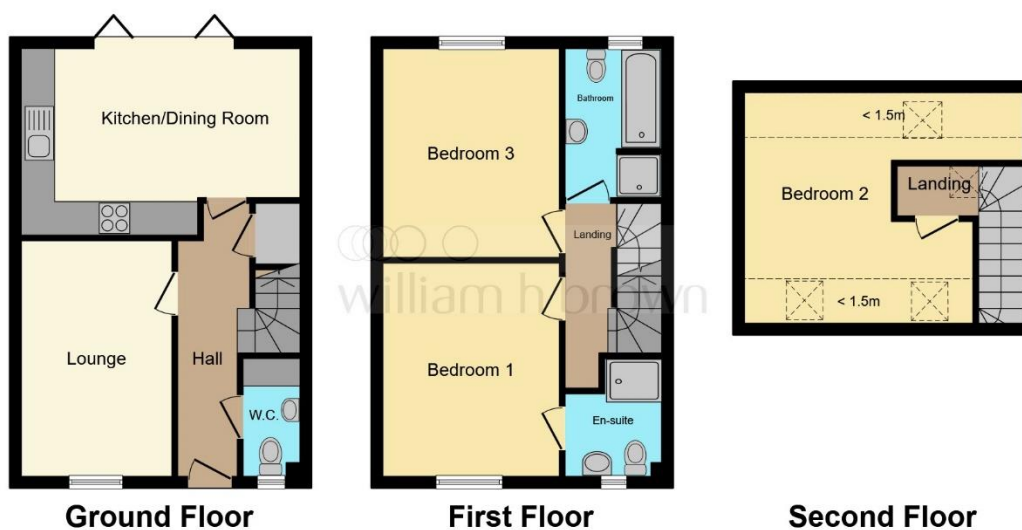
Plots can be reserved with buyers having a choice of fixtures and fittings subject to the build stage. Please ask the sales team for more information.

**The Towton**  
**Plots – 1 (Semi Detached)- kitchen options available**

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.



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](http://www.focalagent.com)

**Dimensions**

Hall – 2.19m x 4.8m  
Guest WC – 1.02m x 2.11m  
Lounge – 2.70m x 4.22m  
Kitchen Diner – 4.99m x 3.34m

**First Floor**

Bedroom 1 – 3.10m x 3.84m  
Ensuite - 2.76m x 0.94m  
Bedroom 3 – 3.1m x 3.91m  
Bathroom – 2.15m x 3.14m

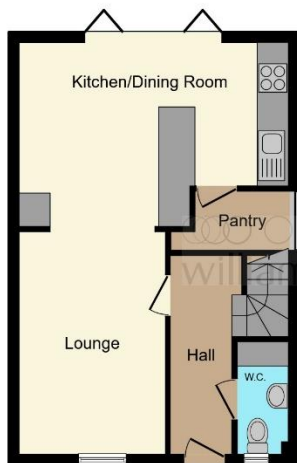
**Second Floor**

Bed 2 – 6.35m x 5.89m

**The Badsworth**  
**Plot 4 – Semi Detached**

These stylish semi-detached homes have been designed to offer spacious accommodation, ideal for a range of buyers. The top floor has a larger bedroom space with ensuite bathroom.

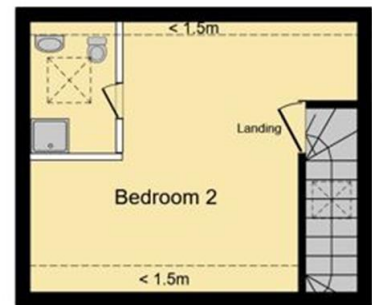
This plot has been designed with an open plan ground floor and upgraded with a breakfast bar, Extra Larder cupboard and walk in pantry. Upstairs there are two double bedrooms, the master with ensuite, bathroom with bath and separate shower as well as the top floor double room with ensuite..... the options are endless.



**Ground Floor**



**First Floor**



**Second Floor**

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](http://www.focalagent.com)

**Dimensions**

Hall – 2.19m x 4.8m  
Guest WC – 1.02m x 2.11m  
Lounge – 2.70m x 4.22m  
Kitchen Diner – 4.99m x 3.34m

**First Floor**

Bedroom 1 – 3.10m x 3.84m  
Ensuite - 2.76m x 0.94m  
Bedroom 3 – 3.1m x 3.91m  
Bathroom – 2.15m x 3.14m

**Second Floor**

Bed 2 – 7.35m x 6.89m  
Ensuite  
Ensuite - 2.76m x 0.94m

**The Ledsham**  
**Plot 5 (Detached)**

This detached stylish four-bedroom home offer flexible living with space for working from home and a spacious top floor bedroom ideal for teenagers, perfect space for a movie room or luxury play area. The options are endless with this house.

The kitchen is the heart of the home with large bi folding doors opening onto the west facing garden – ensuring you can make the most of the late summer evening sun. The separate lounge gives plenty of space for the whole family to relax.

Upstairs the four-piece bathroom with bath and separate shower is ideal for busy families as well as offering a bit of luxury with the main bedroom having an en suite as well.

Early buyers have a choice of colour choices in the kitchen as well as tiles for the bathroom.



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](http://www.focalagent.com)

**Dimensions**

**Ground Floor**

Hall – 2.4m x 4.19m  
Lounge – 2.76m x 4.19m  
Kitchen/Diner 7.06m x 3.89m  
Utility – 1.63m x 1.78m  
Home Office – 1.63m x 2.31

**1<sup>st</sup> Floor**

Bedroom 1 – 3.16m x 3.80m  
Ensuite – 2.76m x 0.94m  
Bedroom 3 – 3.1m x 3.91m  
Bedroom 4 - 2.76m x 3.37m  
Bathroom – 2.15m x 3.14m

**2<sup>nd</sup> Floor**

Bedroom 2 – 6.35m x 5.89m



**The Ledston**  
**Plot 7 (Semi Detached) – Ground Floor layouts are optional.**

Designed for busy families, these homes offer superb family space on the ground floor initially designed with a separate lounge and dining kitchen; however early buyers have the option to change the layout on the ground floor to an open plan living space if preferred.

These gardens also get the evening sun – so entertaining from the kitchen area with the bi folding doors will be superb.

Upstairs there are four generous bedrooms – namely the master suite with walk in dressing area and ensuite (a great get away for mum and dad!) The bathroom in this house offers a four-piece suite again with separate bath and shower and the spacious room sizes offer a great space for children as well as anyone working from home.



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](http://www.focalagent.com)

**Dimensions**

**Ground Floor**

Entrance Hall – 2.71m x 5.22m

Lounge – 2.64m x 4.29m

Kitchen Diner – 5.45m x 3.32m

Guest WC – 0.80m x 1.94m

**1<sup>st</sup> Floor**

Bedroom 2 – 3.04m x 4.10m

Bedroom 3 - 3.04m x 3.74m

Bedroom 4 1.90m x 3.10m

Bathroom – 2.59m x 2.22

**2<sup>nd</sup> Floor**

Bedroom 1 – 4.94m x 4.80

Dressing Room – 1.71mx 2.54m

Ensuite 3.13m x 2.54

## **Reservation Process**

If you wish to reserve a plot, we require a £500 reservation fee. This will reserve the property for a period of 40 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this does not happen for any reason the developer reserves the right to remarket and sell the property to another party. Before we can reserve a plot and take it off the market, we will ask to check the following:

### **Finances**

We will need to confirm your financial position with our mortgage advisor. If you have already sourced a mortgage, that is great they 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 our advisor we have specialist lenders who deal with new builds and can offer 'green deal mortgages'. Please note there are special terms and conditions needed when purchasing a new build and not all lenders/deals will 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 40 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 an 8-week subject to the sale of your property. This is only available on selected plots. Please ask the sales team for more information.

### **10 Year Build Warranty**

All properties for peace of mind come with a 10-year Build Warranty which covers any problems with the foundations, walls and roof. There is also a 2-year defects builder warranty, this covers workmanship or material faults like plumbing or electrical system. In addition, you also receive the manufacturer's warranties for all appliances. All certificates will be provided by the solicitors prior to completion.

### **Site Visits & Viewings**

We have a show home for you to view as well as some completed plots to see.

We understand that it is a very exciting time purchasing a new home and having regular updates on the build progress, 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. To avoid disappointment please do not attend the development site without an appointment.

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 is included in the sale the office and ask you to pay the £500 reservation fee.

Please note any payment are non-refundable for any reason and must be paid for in advance.

**For more information, please contact the Castleford Office 01977 512628**

