



**The Ash, Copper Beech View, Oxford Road, Gomersal,
Cleckheaton BD19 4LA**



welcome to

The Ash, Copper Beech View, Oxford Road, Gomersal, Cleckheaton

****ONLY ONE OF THIS HOUSE TYPE AVAILABLE**** Show Home is now open. Please call 01924 468 900 to arrange an appointment.



The Ash

The Ash is a three story family home offering open plan kitchen living space, two reception rooms with the option to work from home. Five double bedrooms with two having en suite shower rooms and to finish it off landscaped wrap around gardens with detached double garage. Just one of this house type available.

Decoration Finish

Each home is finished with Oak internal doors with black ironmongery, white gloss paint to woodwork, flat white finish to ceilings and walls. Please note the developer can work with you on paint colours of your choice subject to build stage.

Garage & Parking

Set within a private gated community with electric automated gates at the front of the development the property comes with an double garage and off street parking for two cars to the front as well as a private rear garden with a 6 ft boundary fence. The garden is landscaped with flag patio area & paths to the side and rear of the house as well as turf to rear garden, front and rear external light.

Viewings

We welcome the opportunity to show your around the properties to get a better feel of the space and size of the homes and gardens. The Birch show home is build complete and ready to view. Other plots, still under construction, can be accessed for a hard hat tour by appointment. This is a working building site and we can only do viewings with a pre booked appointment. Please contact the sales team for more information.



view this property online williamhbrown.co.uk/Property/DWS116025



welcome to

The Ash, Copper Beech View , Oxford Road, Gomersal, Cleckheaton

- ****ONLY ONE OF THIS HOUSE TYPE AVAILABLE****
- Double Detached Garage & Enclosed Garden
- Private Gated Development
- Luxury Fixtures & Fittings
- Modern Open Plan Layout

Tenure: Freehold EPC Rating: Exempt

from

£785,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS116025](https://www.williamhbrown.co.uk/Property/DWS116025)



Property Ref:
DWS116025 - 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



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)