



**The Birch, Copper Beech View, Gomersal Cleckheaton BD19 4LA**

**welcome to**

**The Birch, Copper Beech View, Gomersal Cleckheaton**

Contemporary designer home of over 1700 sq ft in a GATED development. Energy efficient and superb for anyone WORKING FROM HOME. This property is now complete and ready for its NEW FAMILY. SALES ASSIST & PART EXCHANGE AVAILABLE



## The Birch

Designed over three floors with these homes offer a contemporary living space. Ideal for working from home or families with regular guest... viewing is the only way to appreciate the space on offer. With large windows, high ceilings and modern living in mind, these houses have been cleverly designed to combine traditional tried and tested living spaces with a modern twist. New builds traditional don't offer large windows, spacious rooms and flexible living. These houses can grow with you and your family.

## Kitchen

This superb kitchen is fitted with a bespoke range of wall and base units. Complete with integrated NEFF appliances including 70/30 fridge freezer, integral dishwasher, plumbing for a washing machine, integral single oven, integral combi oven, induction hob, extractor hood, black sink & tap, under cabinet lighting and quartz work tops.

The open plan layout creates a superb entertaining space overlooking the garden and it's flooded with light from the 4.5 meter bi folding doors.

## Bathrooms

Each bathroom and ensuite has been designed with luxury in mind. Complete with a tiled wet room with glass screen, quartz worktops, partial free standing bath, counter top basin, floating toilet, integral shower, with stylish black bath and toilet controls and a large black heated towel rail.

## 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.

## Electrical

This property comes complete with spot lighting in all kitchens, bathrooms and en-suites and pendant lights elsewhere. Premium white power points with USB C & USB A in bedrooms, Hard wired fire alarms, wall mounted sockets for TV wall mounting, ethernet ports throughout all properties, car charging point and electric garage door.

## Garden

The garden is landscaped with flag patio area, matching retaining walls & paths to the side and rear of the house as well as turf to rear garden. There are front & rear external lights.

## Part Exchange & Sales Assist

If you have a property to sell the developer can help with part exchange and sales assist on selected plots. Please ask the sales team for more information. This allows you to reserve a property until your house has sold.

## Maintenance Charges

For the gated community an estimated fee of £30 per calendar from each property has been estimated for the running of the electric gates, lighting and maintenance of the grounds. This will be confirmed with your legal advisor

## 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. 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.

## Entrance Hall

### Lounge

14' 2" x 21' 1" ( 4.32m x 6.43m )

### Open Plan Kitchen/Diner/Living

12' 4" x 14' 9" ( 3.76m x 4.50m )

### First Floor

#### Bedroom One

14' 9" x 12' 4" ( 4.50m x 3.76m )

#### Ensuite

4' 1" x 9' 2" ( 1.24m x 2.79m )

#### Bedroom Four

8' 8" x 12' 9" ( 2.64m x 3.89m )

#### House Bathroom

8' 8" x 12' 9" ( 2.64m x 3.89m )

### 2nd Floor

#### Bedroom Three

17' 4" x 11' 3" ( 5.28m x 3.43m )

#### Bedroom Two

11' x 17' 4" ( 3.35m x 5.28m )

#### Jack & Jill En Suite

8' 5" x 4' 1" ( 2.57m x 1.24m )



**view this property online** [williamhbrown.co.uk/Property/DWS116500](http://williamhbrown.co.uk/Property/DWS116500)



welcome to

## The Birch Copper Beech View, Gomersal Cleckheaton

- Available To Move IN NOW!
- Four Double Bedrooms, Two Ensuites & House Bathroom
- Energy Efficient Air Source Heat Pumo ( Energy Rated B) & Underfloor Heating
- Enclosed Landscaped Gardens
- Bi Folding Doors To Rear

Tenure: Freehold EPC Rating: Exempt

# £485,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS116500](https://www.williamhbrown.co.uk/Property/DWS116500)



Property Ref:  
DWS116500 - 0002

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](mailto:Dewsbury@williamhbrown.co.uk)



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



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