



Woodland View Headland Lane, Earlsheaton Dewsbury WF12 8JS



welcome to

Woodland View Headland Lane, Earlsheaton Dewsbury

NEW TO THE MARKET - A small, gated development of family homes with SPACIOUS GARDENS, choice of fixtures and fittings and BALCONIES to the rear. CALL now for more information. Early bird reservations being taken!!!



Woodland View

Woodland view is a small gated development with just 5 spacious family homes, each plot with its own unique feel. The homes offer a welcoming entrance hall with WC off, separate formal lounge and spacious dining kitchen to the rear. Upstairs there are four double bedrooms, the master with ensuite and house bathroom. Externally there is a garage, off street parking and a choice of garden sizes. Some homes have a balcony from the dining kitchen overlooking the woods to the rear. Viewing is recommended to get a feel for the space on offer as well as the views and garden choices. New build homes rarely come with a choice of garden options... Ask us for more information !!

Kitchen Specification

Range of wall and base units (buyers colour choice subject to build stage)
Integral 70/30 fridge freezer
Integral Dishwasher
Integral single oven
Gas Hob
Extractor Hood

Bathroom Specification

Part tiled en suites and bathroom walls.
Vanity unit storage as standard to en suites and bathroom
Contemporary white sanitary ware
Chrome taps & fittings Chrome towel radiator

Decoration Finish

Solid oak doors with chrome ironmongery
White gloss paint to woodwork
Flat white finish to ceilings
White emulsion to walls

Electrical Specification

White power points
TV sockets to all bedroom's wall mount position
TV sockets to lounge & kitchen wall mount position.
BT master socket to lounge - Fibre Broadband to all plots
Car charging point
Mains operated smoke detectors to hall and landing.
Heat alarm to kitchen

Heating & Insulation

Condensing boiler with smart controlled gas central heating
5 Year warranty on the boiler
Loft insulation in line with building regulations
Cavity wall insulation
White radiators

External Features

Secure composite front door
PVCu anthracite external finish (white internal) - double glazed windows and doors
Low maintenance PVCu fascia's soffits

Garden Specification

Rear garden fence and timber side gate
Flag patio area & paths to the side and rear of the house
Turf to rear garden
Front & rear external light
Door chime to main entrance door
Driveways finished in tarmac.

Build Warranty

All properties for peace of mind come with a 10-year build warranty as well as the standard builder and manufacturer's warranties for all appliances. There is also a build warranty that covers the house for first 2 years from your completion date.

Part Exchange & Sales Assist

If you have a property to sell please speak to the sales team.. Part Exchange & Sales Assist is available on selected plots.

Images

CGI's are for illustration and guidance purposes only, external finishes and features may vary.

Entrance Hall

6' 6" x 15' 4" (1.98m x 4.67m)

Wc

3' 2" x 6' 5" (0.97m x 1.96m)

Lounge

11' 6" x 16' (3.51m x 4.88m)

Kitchen Diner

18' x 15' 2" (5.49m x 4.62m)

Garage

10' 2" x 19' 8" (3.10m x 5.99m)

1st Floor Landing

11' 8" x 12' 6" (3.56m x 3.81m)

Bedroom One

13' 5" x 9' 5" (4.09m x 2.87m)

Ensuite

Bedroom Two

9' 2" x 10' 1" (2.79m x 3.07m)

Bedroom Three

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

Bedroom Four

8' 9" x 7' 4" (2.67m x 2.24m)

House Bathroom

5' 5" x 7' 2" (1.65m x 2.18m)

Viewings

We are happy to arrange a viewing of the properties. As this is a working building site, only pre arranged visits can be agreed. Please contact the sales team to arranged one to one escorted viewing. No one is allowed on site without a pre booked appointment due to Health & Safety rules.



view this property online williamhbrown.co.uk/Property/DWS116571



welcome to

Woodland View Headland Lane, Earlsheaton Dewsbury

- MOVE IN FOR CHRISTMAS!!
- Energy Rated B - Green Mortgage Approved
- Balconies & Wood Views To Selected Plots
- Integral Appliances Included As Standard
- Choice Of Fixtures & Fittings For Early Reservations

Tenure: Freehold EPC Rating: Exempt

from

£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS116571 - 0008

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.

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