

**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!!!

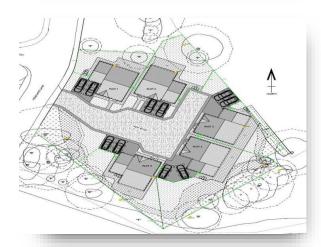












#### **Woodland View**

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 )

W

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.





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# **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

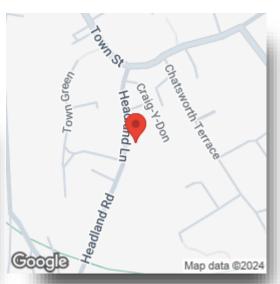
from

£360,000









Please note the marker reflects the postcode not the actual property

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



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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