



Bowling Green View, Old Bank Road, Mirfield WF14 0HY



welcome to

Bowling Green View, Old Bank Road, Mirfield

Step into this impressive four bedroom new build property offers a contemporary living across three well designed floors, perfect for a growing family or professionals looking for extra space! View Today!



Kitchen Specification

Range of wall and base units (buyers colour choice subject to build stage)
Integral 70/30 fridge freezer (Semi)
Full height fridge & undercounter Freezer (Detached)
Integral Hotpoint dishwasher
Integral Hotpoint eye level single oven
Gas Hob
Hotpoint extractor hood
Composite sink
Plumbing for washer

Bathroom Specification

Part tiled en suites and bathroom walls.
Contemporary white sanitary ware
Chrome taps & fittings
Chrome towel radiator
Ensuites – double headed drench style showerheads

Decoration Finish

White doors with chrome ironmongery
White gloss paint to woodwork
Flat white finish to ceilings
White emulsion to walls
Oak handrails to staircase

Electrical Specification

White power points
TV sockets to all bedroom's wall mount position & internal cable points
TV sockets to lounge & kitchen wall mount position.
Extra vanity desk sockets to main bedrooms
BT master socket to lounge
EV Car charging point
Mains operated smoke detectors to hall and landing.
Heat alarm to kitchen
Outside power point to rear

Heating & Insulation

Condensing Logic boiler with smart controlled gas central heating & 2-year warranty
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 front & rear garden
Front & rear external light
Outside tap
Driveways finished in tarmac.

Build Warranty

All properties for peace of mind come with a 5-year architects' certificate 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.

Sales Assist

If you have a property to sell please speak to the sales team. 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

Lounge

15' 3" Into Bay x 11' 6" (4.65m Into Bay x 3.51m)

Kitchen Diner

19' 4" x 11' 6 (5.89m x 3.35m 6)

Wc

First Floor Accommodation

First Floor Landing

Bedroom Two

13' 8" Into Bay x 11' 5" (4.17m Into Bay x 3.48m)

Bedroom Three

12' 5" x 11' (3.78m x 3.35m)

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)

Family Bathroom

Second Floor Accommodation

Master Bedroom

21' MAX x 11' 8" MAX (6.40m MAX x 3.56m MAX)

En Suite Shower Room

Exterior



view this property online williamhbrown.co.uk/Property/DWS117192



welcome to

Bowling Green View Old Bank Road, Mirfield

- Four Bedroom Semi- Detached Property
- Spacious Modern Three Story Living
- Integral Appliances Included As Standard
- Choice Of Fixtures & Fittings For Early Reservations
- Family Bathroom, Ground Floor WC & En-Suite

Tenure: Freehold EPC Rating: Exempt

from

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117192



Property Ref:
DWS117192 - 0004

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