



Copperas Corner, Halifax Road, Denholme, BD13 4ES

welcome to

Copperas Corner, Halifax Road, Denholme

Just Launched!! - This exclusive development comprises of just four detached unique homes, situated within a private semi-rural location. Offering far-reaching views over the countryside, these properties are ideally nestled in the highly sought after location between Keelham and Denholme.



Copperas Corner

Designed and crafted to incorporate the local landscape and aesthetics, these stylish five bedroom family homes are a real opportunity for the discerning buyer to design their own family home.

Work has recently started with the first property expected to be completed in early 2025. Contact the office to register your interest now.

Kitchen Specification

Range of wall and base units (buyers' choice subject to build stage)
Integral 70/30 fridge freezer
Integral Dishwasher
Integral eye level double oven
Ceramic 4 ring hob
Extractor hood
Quartz countertops

Bathroom Specification

Part-tiled en suites and bathroom walls. (Buyer's choice subject to build stage)
Tiled floor
Vanity unit storage as standard to en suites and bathroom
Contemporary white sanitary ware
Chrome taps & fittings
Chrome towel radiator

Decorating Finish

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

Heating & Insulation

Condensing boiler
Underfloor heating on ground floor
Loft insulation in line with building regulations
Cavity wall insulation
White radiators on first floor
Chimney suitable for a log burning fire (log burner not included as standard)

External Features

Secure GRP front door
Mains operated smoke detectors to hall and landing
Heat alarm to kitchen
PVCu anthracite - double glazed windows and doors

Electrical Specification

White power points USB points in kitchen and bedrooms
TV sockets to all bedroom's wall mount position
TV sockets to lounge & kitchen wall mount position
BT master socket to lounge
Car charging point BT Fibre Point

Garden Specification

Rear garden fence and timber side gate
2 Indian stone patio areas including paths to the side and rear of the house
Turf to front and rear garden
Front & rear external light
Door chime to main entrance door
Driveways finished in block paving
Unadopted road finished in tarmac

Unadopted Private Road

Unadopted private road

Tenure

Freehold
No Maintenance Charges

Peace Of Mind

All properties, for peace of mind, come with a 6-year professional consultant's certificate, as well as the standard builder and manufacturer's warranties for all appliances. There is also a build warranty that

Viewings

We understand that it is a very exciting time purchasing a new home and having regular updates on the build progress, however Health and Safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only. We cannot allow anyone on to site without a prior appointment with our Sales Team. To avoid disappointment please do not attend the site without an appointment.

Green Deal Mortgages

Green Deal mortgages, offered by numerous major lenders, provide financial incentives and reduced mortgage rates for homeowners investing in EPC A & B rated homes. Please ask the sales team for more information.

Sales Assist & Part Exchange

We may be able to offer Sales Assist or Part Exchange if you have an existing house to sell. Please speak to the sales team to give our expert advice we can help support you with this process.

Buying Off Plan

Buying off-plan (buying a property that hasn't yet been built), not only will you be able to secure a desirable plot on a much a sought-after development, you will be able to make the property the home you had always dreamt of. Please ask the sales team for more information.

Measurements

Ground Floor

Entrance Hall

Wc

3' x 6' 8" (0.91m x 2.03m)

Lounge

17' x 11' 4" (5.18m x 3.45m)

Open Plan Kitchen Diner

17' x 11' 4" (5.18m x 3.45m)

Garage

14' 7" x 18' 3" (4.45m x 5.56m)

First Floor Landing

Bedroom Two

17' 3" x 11' 4" (5.26m x 3.45m)

En Suite

5' 9" x 5' 9" (1.75m x 1.75m)

Bedroom Three

17' 3" x 11' 4" (5.26m x 3.45m)

Bedroom Four

9' x 12' 7" (2.74m x 3.84m)

Bedroom Five

9' x 10' 1" (2.74m x 3.07m)

House Bathroom

6' 5" x 8' 2" (1.96m x 2.49m)

2nd Floor Landing

Master Bedroom

24' 1" x 14' 7" (7.34m x 4.45m)

Ensuite

9' x 14' 7" (2.74m x 4.45m)

External Specification

Externally, the properties benefit from a part lawned and flagged area, perfect for sitting out in during warm summer months. Tucked off the main road the outside space provides a peaceful setting. The properties also provide ample parking on a paved drive, which leads to the garage. In addition to this, they all come fitted with a car charging point, making them perfectly suited for modern living.

External Specification

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Images

Interior specification shown is for illustrative purposes only. The dimensions shown are approximate and the precise measurements may vary. All room dimensions are to a +50mm (2") tolerance. The images shown are for illustrative purposes only and have been digitally enhanced. For detailed specifications and accurate representation of the home, please speak to the sales team.



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welcome to

Copperas Corner, Halifax Road, Denholme

- Exclusive Bespoke Development
- Reserve Early & Design Your Dream Home
- Field Views
- Five Bedrooms
- Spacious Modern Open Plan Kitchen Diner, Separate Utility & Pantry

Tenure: Freehold EPC Rating: Exempt

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113748 - 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.

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