



**Axminster Court, Spindle Spur, Bailiff Bridge, Brighouse, HD6 4FY**



**welcome to**

**Axminster Court, Spindle Spur, Bailiff Bridge, Brighouse**

**\*\*OPEN DAY - VIEW OUR NEW SHOW HOME SAT 19TH JULY 10AM - 2PM\*\*** Call to arrange a viewing of this spacious energy efficient home that is ready NOW!! Viewings available 6 days a week, call for more information.



## Axminster Court

Discover luxury living with four DOUBLE bedrooms, hi end ensembles and flexible living spaces - Perfect for growing families. Weather your working from home or need extra space for teenagers, these homes are built for your lifestyle. The well-designed layout offers a welcoming entrance hall with useful Guest WC off.

This leads into the light and spacious open plan living space with eye catching Bi Fold doors overlooking the garden.

The kitchen has all the appliances included and designed with attention to detail you would expect for a property of this quality

Creating the perfect blend of social and cosy - the breakfast bar gives great day to day seating - opening onto the light and open living/dining space. With the bi fold doors that overlook the garden this space is ideal for getting the whole family together and cosy nights in front of the TV.

Upstairs on the first floor are two generous DOUBLE bedrooms as well as a home office. The main bathroom is finished with high end fixtures and fittings offering a touch of modern elegance to the home.

On the top floor is the master bedroom with ensuite and third double bedroom. All of the rooms can be customised to suit your lifestyle, whether it be dressing rooms, gyms, teenage dens or guest suites. The choice is yours.

## Show House

We have a show home for you to view as well as some completed plots to see. With our completed plots you can select homes with a choice of kitchen colours - or reserve a house currently being built and select a kitchen colour of your choice.

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 any of our development sites without an appointment.

## Why Buy New?

Whether you're moving out, moving on, moving upwards or sizing down, make sure you're moving forward in a energy efficient way.

There are several advantages of buying a new-build home that an older property simply doesn't offer. Not only can new-build homes offer sensible financial benefits, they are often a much better match for modern day lifestyles.

New homes are built to a higher standard than ever before, from the latest building materials to the newest appliances. Each new home at Axminster court comes with solar panels as standard and the latest energy efficient building materials, ensuring your future proofing your home for years to come.

Mortgage lenders often offer special creates called GREEN DEAL mortgages for new build energy efficient homes - ask the sales team for more information.

## Peace Of Mind

All properties for peace of mind come with a 10-year Build Warranty which covers any problems with the foundations, walls and roof. There is also a 2-year defects builder warranty, this covers workmanship or material faults like plumbing or electrical system. In addition, you also receive the manufacturer's warranties for all appliances

## Kitchen Specification

Fitted range of wall and base units  
Integral 70/30 fridge freezer  
Integral dishwasher  
Integral Eye Level Double Oven  
Electric Hob  
Black Extractor Hood  
Glass Splashback

Upstands to match worktops  
Plumbed for a washing machine  
Composite Sink

## Bathroom Specification

Part tiled en suites and bathroom walls & floor  
L shaped shower bath with thermostatic bar shower  
Close coupled toilet  
Vanity unit storage  
Contemporary white sanitary ware  
Black Tap & Fittings  
Chrome towel radiator

## Electric Specification

Chrome power points & switches to ground floor  
White power points and light switches 1st & 2nd Floor  
Fixed electric toothbrush holder & shaver point  
TV and ethernet socket to top floor bedrooms  
TV and ethernet socket to lounge  
BT master socket under stairs  
BT open reach fibre to the property broadband.  
External power point  
EV Car Charger (Where Applicable)  
Solar Panels as Standard

## Decorating Specification

White panelled doors with chrome ironmongery.  
White satin paint to woodwork  
Flat white finish to ceilings  
White emulsion to walls  
Oak banister & handrail

## Heating Specification

White composite front door  
PVCu double glazed windows and Bi Folding doors  
Low maintenance black PVCu fascia's & soffits

## External Specification

White composite front door  
PVCu double glazed windows and Bi Folding doors  
Low maintenance black PVCu fascia's & soffits

## White Composite Front Door



**view this property online** [williamhbrown.co.uk/Property/HFX114522](http://williamhbrown.co.uk/Property/HFX114522)



**welcome to**

## **Axminster Court Spindle Spur, Bailiff Bridge Brighthouse**

- ENERGY RATED A - Solar Panels & Appliances  
Included As Standard
- OPEN HOUSE SAT 17TH JULY 10AM - 2PM - COME  
AND TAKE A LOOK!
- READY NOW - Sales Assist Available
- Broadband For Busy Families
- Energy Rated A - Save Money On Your Mortgage

Tenure: Freehold EPC Rating: A



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFX114522](https://williamhbrown.co.uk/Property/HFX114522)



Property Ref:  
HFX114522 - 0003

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**



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1  
5AB



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