

Axminster Court

Show Home Address: Bailiff Bridge, Brighouse, HD6 4FQ



Axminster Court Homes

enquiries@yournewhome.org.uk

ONLY 3 LEFT!

BUY NOW



Axminster Court is a new development of twenty-three homes. Designed for low-maintenance modern living, this collection of warm, energy-efficient homes in Bailiff Bridge are conveniently close to everything you need. This is a popular area, with an array of local amenities on hand to include a brand-new Coop supermarket store, a local village store which incorporates a post office, local cafes, a chemist, and a local primary school all within walking distance.

For more information and to arrange a viewing please contact our sales teams:



Tel: 01422 362845

Email: Halifax@williamhbrown.co.uk



Tel: 01484 556030

Email: Sales@Mcfieldresidential.so.uk

Phase One

Plot No	House Type	Style & Features	Price
1	Ex Show Home Just Released	4 Double Bed + Study DETACHED Adjacent Parking & EV Charging Closed Kitchen/Diner	COMPLETED
23	A – Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	COMPLETED
22	A – Open Plan	4 Double Bed + Study Semi Detached Allocated Parking & EV Charging	RESERVED
21	A – Open Plan	4 Double Bed + Study Semi Detached Allocated Parking & EV Charging	£315,000
20	A – Open Plan	4 Double Bed + Study Semi Detached Allocated Parking & EV Charging	COMPLETED
19	A – Open Plan	4 Double Bed + Study Semi Detached Allocated Parking & EV Charging	COMPLETED
18	A – Open Plan	4 Double Bed + Study Semi Detached Allocated Parking & EV Charging	RESERVED
17	A - Open Plan	4 Double Bed + Study Semi Detached Allocated Parking, EV Charging & Ground Floor Flooring	COMPLETED
16	A - Open Plan	4 Double Bed + Study Semi Detached Allocated Adjacent Parking, EV Charging & Full Flooring Package	RESERVED
15	B – Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	COMPLETED
14	B – Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	£335,000
13	B – Open Plan New Show Home	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	RESERVED
12	B – Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	RESERVED

Part Exchange & Sales Assist On Selected Plots

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Phase Two

Plot No	House Type	Style & Features	Price
7	A – Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	COMPLETED
6	B – Closed Kitchen	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	RESERVED
5	A – Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	£335,000
4	B – Closed Kitchen	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	RESERVED
3	A - Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	RESERVED
2	B – Closed Kitchen	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	RESERVED

Phase Three

Plot No	House Type	Style & Features	Price
8	B – Closed Kitchen	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	COMPLETED
9	A – Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	RESERVED
10	A – Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	£335,000
11	A - Open Plan	4 Double Bed + Study Semi Detached Adjacent Parking & EV Charging	RESERVED

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Standard Specification

Tenure

Freehold

Council Tax D (TBC)

EPC

EPC – A rated

Roads and Council

Private Road

Calderdale Council

Kitchen

Fitted range of wall and base units

Integral fridge freezer 70/30 (some plots full size)

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

Bathrooms

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

Heating & Insulation

A Rated Ariston boiler

Loft insulation in line with building regulations

Cavity wall insulation

White radiators

External features

Composite front door

PVCu double glazed windows and Bi Folding doors

Low maintenance black PVCu fascia's & soffits

10 Year Build Warranty & Consumer Code

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. For more information see: <https://buildwarranty.co.uk>

The Developer has signed up to the to the Build Warranty Consumer Code. This code ensures all customers are fairly treated and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process. For more information please see: <https://buildwarranty.co.uk/bw-consumer-code/>

Decoration Finish

White panelled doors with chrome ironmongery.

White satin paint to woodwork

Flat white finish to ceilings

White emulsion to walls

Oak banister & handrail

Electrical

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 (Every property)

Solar Panels as Standard

Garden

Enclosed rear garden with an Indian stone flagged patio area

Paths to the front and side of the properties.

Front and rear external lights.

Shed included

Layout Choice

There is a choice of two ground floor layouts on these properties. Please ask the sales team for more information.

Energy Efficiency

These properties have an EPC rating of A.

This means the average new build energy bill is 57% cheaper than older properties to run.

Green Deal Mortgages

There are also cheaper mortgage deals called 'green deal mortgages' specifically for properties with a higher EPC rating, saving you money of your mortgage. Ask the sales team for more information.

Management Charges

There is a small management charge of approx. £200 Per calendar year. Full details will be confirmed with your solicitors.

Layout Options

House Type A – Open Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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House Type B - Separate Kitchen/Diner Layout



CLOSED OFF KITCHEN PLAN

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Reservation Process

If you wish to reserve a plot, we require a £1000 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason, the developer reserves the right to resell the property to another party. Before we can reserve a plot and take it off the market, we will ask to check the following:

Finances

We will need to confirm your financial position with our mortgage advisor. If you have already sourced a mortgage, that's great we will need to confirm the details and we will need your mortgages advisors name and contact number. If you have not yet sourced a deal our new build specialist will be happy to chat to you about the options. It costs nothing to talk to them and they have specialist lenders who deal with new builds. Please note there are special terms and conditions needed when purchasing a new build including 'green mortgages' for energy efficient homes that can sometimes be cheaper subject to T & C. Please ask the sales advisor for more information.

Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If this does not happen, you will be at risk of losing the property.

ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process.

Sales Assist

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

Site Visits

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.

Choices & Options & Upgrades

We can run through the options and choices that have been selected for each plot. All upgrades are paid for in advance and are non-refundable. Please check with the sales advisor regarding plot specific finishes.

There are some options to personalise your property these include:

Oak Doors (subject to build schedule)		£2000 same as show home
Carpets fitted prior to move in	Standard	£3000
	Upgraded	£3900 same as show home
Quartz worktops & undercounter sink (subject to build stage)		TBC depending on layout

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what's included in the sale at the site office and ask you to pay the £1000 reservation fee. Solicitor's will be instructed, and we look forward to helping you move into your NEW home.

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