

HÄUSER



Verdant Plot 17



The Verdant Bluebell Meadows, Netherthong Holmfirth HD9 3UL

welcome to

The Verdant Bluebell Meadows, Netherthong Holmfirth

Discover this exceptional, contemporary four-bedroom detached home, expertly crafted from natural stone and featuring an A-rated EPC. Built by distinguished local eco-home developer Häuser by Heywood Homes, it is situated in the highly desirable village of Netherthong.

The Verdant Bespoke Design Options

No two properties at Häuser are alike. We provide every buyer with an extensive selection of exquisite choices, from cutting-edge kitchens by local suppliers to premium ceramics for luxurious bathrooms. While our options are abundant, we are not confined by limitations and strive to realise our homeowners' visions whenever possible, independently sourcing materials to transform your house into your dream home. Our unique design service offers buyers access to an interior design with our in-house designer, allowing exploration of internal designs and selection of options.

For environmentally conscious homeowners, we offer a comprehensive Green option package featuring sustainably sourced kitchens, bathrooms, and wall coverings.

Eco Features

Häuser Homes proudly hold A-rated Energy Performance Certificates, ensuring not only increased energy efficiency for our homeowners but also a significant contribution to lowering carbon footprints and shaping a more sustainable future.

This plot contains the following features:

Timber frame construction
High level of airtightness
Installation of PV solar panels
dMev ventilation
Triple-glazed windows for enhanced insulation
Electric vehicle (EV) car chargers to accommodate lifestyle changes
Exceptional insulation for improved energy conservation
Low energy LED light fittings for energy-efficient

lighting
Waste Water Heat Recovery System (WWHR)*
Dual flush toilets to minimize water consumption with RimLS+ flush technology
Vanity Units –Sustainably sourced wood
Kelda's shower with Air-Powered Technology
Hedgehog Housing
Water Butt
Swift box

Häuser By Heywood Homes Kitchen Specification

Häuser have carefully designed stylish and contemporary kitchens in every one of our homes. By locally produced Kitchen company Daval, finishing touches in the under-cupboard lighting and recessed lighting throughout and a large family Island as standard gives every kitchen a wow factor. There is a vast choice of fitted kitchen units and granite work tops with upstand for home buyers to customise their home, giving your home a personal touch. The property has a double electric oven and extractor fan, stainless steel splashback, large gas hob and integrated dishwasher and fridge freezer. A modern designed utility featuring a choice of Kitchen units and laminated worktops has been planned with space for a washer, dryer and a separate sink.

At Häuser we know that the kitchen is the heart of the home, for homebuyers who reserve off plan we can enable individual design changes* to be made before first fix stage.

*Changes maybe subject to an additional charge

Bathroom Specification

The contemporary bathroom in this executive home features a range of high-quality, energy-efficient





fixtures and finishes. Fitted with Ideal Standard I-Life sanitaryware includes innovative RimLS+ flush technology and dual flush option to minimize water consumption, providing both modern luxury and sustainability.

Internal Specification

Hauser pride ourselves on delivering the highest standard of homes. Each home has contemporary oak veneer doors with chrome furniture throughout. There are television sockets in all Bedrooms and Lounge and telephone points to the ground floor.

Smoke detectors and house alarm fitted as standard.

Rooms are decorated in Farrow and Ball colour Cornforth White emulsion, with all ceilings and wood work in classic white. The staircase on this property is a unique feature, a hard wood oak hand rail and newel post is carefully finished with white painted spindles completing a modern entrance.

We deliver a house that can immediately become your home.

External Specification

Each property at Bluebell Meadows has unique plot features which harmonise the impressive design of the property with the stunning landscape in which it is set. The front gardens are fully turfed and landscaped in accordance with our exquisite landscaping plan, with block paved driveways.

Electrical Specification

White sockets and light switches
Low energy LED Downlights in kitchen, bathroom
Low energy LED pendants to other rooms
3.5kwh car charger
TV points to lounge & all bedrooms
Alarm system with sensors
Heat and Smoke detector
BT Fibre to the door

Virgin Media to the door
5.250kW PV fitted

At Hauser we want our homebuyers to be part of the design every step of the way making the property a home, for homebuyers who reserve off plan we can enable individual design changes* to the electrical layout be made before first fix stage.

*Changes maybe subject to an additional charge

Sales Assist & Part Exchange

On some properties, we may be able to offer Sales Assist or Part Exchange if you have an existing house to sell. With our in house sales team on hand to assist and 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. Buying off plan enables you to make design changes to the property from first fix. Buying your new home off-plan your home could increase in value before you've even moved in.

Hauser will provide a detailed specification for the property, with plans, Computer aided design images of the property, kitchens and bathrooms. This along with visiting our dedicated Sales centre will enable your home to be brought to life.

Whilst at this stage we would not be able to set a completion date, regular updates will be sent and photographs showing the property coming to life your property as it is built.

Site Visits

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



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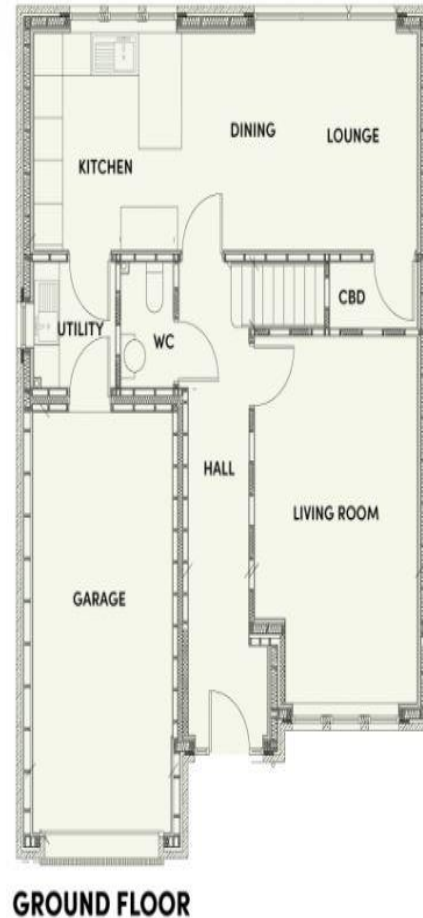
The Verdant Bluebell Meadows, Netherthong Holmfirth

- Sought After Village Location
- Breathtaking views
- ECO Home - EPC Rating A (Green Mortgage Approved)
- Bespoke Design Service
- Private Driveway & Enclosed Private Garden

Tenure: Freehold EPC Rating: Exempt

from

£580,000



Ground Floor:

Garage - 6m x 6m
WC - 1.07m x 2.1m
Utility - 1.7m x 2.69m
Hall - 2.42m x 5.6m
Study - 2.8m x 2.5m
Living Room - 5m x 4.1m
Kitchen / Dining - 3.67 x 6.1m
Garden Room - 3.7m x 6m

First Floor:

Bedroom 1 - 5.85m x 3.4m
Ensuite - 2.14m x 3.12m (longest)
Bathroom - 2.61m x 4.05m (longest)
Bedroom 2 - 5m (longest) x 4.1m
Ensuite - 1.7m x 1.85m
Bedroom 3 - 5.4m x 2.95m
Bedroom 4 - 4.1m x 3.17m
Bedroom 5 - 3.1m x 2.8m

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Property Ref:
HMF108323 - 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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