



**The Dalton, Penistone Road, Fenay Bridge, Huddersfield HD8 0BW**





**welcome to**

**The Dalton, Penistone Road, Fenay Bridge, Huddersfield**

The Heath is a brand new collection of 2, 3 and 4 bedroom homes in the charming village of Fenay Bridge. Visit us at Oakwood Grange in Emley where our expert Sales Executives are on hand to discuss your interest in The Heath.



## The Dalton

This is a sophisticated three bedroom home offers plenty of space to grow. The impressive ground floor hosts an open plan kitchen diner complimented with French doors allowing plenty of light to flow through this area. The first floor features three generously sized bedrooms, the master bedroom has an en suite bathroom. Also on the first floor is the family bathroom. Outside there is off street parking and a private enclosed garden. Ideal for growing families!

## Why Buy New?

Whether you're moving out, moving on, moving upwards or sizing down, make sure you're moving forward.

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. In fact, the cost of upgrading an old home to new build specifications is nearly £45,000. Newett Homes work with the Environment Agency at planning stage and building control throughout the build, to guarantee you a high specification home.

Did you know, 17% of space in older properties often goes unused? New build homes make use of every inch, providing flexible, practical spaces, whatever your circumstance.

Whenever you move into a new home, it's natural that you'll want to put your own stamp on it. With a new build you have a blank canvas and you can even work with the builder to help shape the space the way you want it. Speak to the sales team to find out more about the options and choices on offer.



**view this property online** [williamhbrown.co.uk/Property/HDF117117](http://williamhbrown.co.uk/Property/HDF117117)



## Peace Of Mind

Newett Homes is an award winning developer provide customers with a 2-year Newett Guarantee and 10-year Structural Warranty. You can choose a new home from us with complete confidence. Under this warranty, NHBC following legal completion, have defined responsibilities regarding a wide range of structural defects, should anything occur during the first 10 years after construction.

## Visit Us

Now selling from Oakwood Grange, Wentworth Drive, Emley, HD8 9SL. Sales office opening hours Thursday to Monday 10am - 5.30pm. Sunday 10am - 5pm. Closed Tuesday and Wednesday.

## External Specification

- Landscaped front garden
- Patio area
- uPVC windows
- Composite front door
- Outside tap
- Car charging point
- Up/Down light
- 1.2m timber post and rail fence

## Internal Specification

- Plastered or dry-lined walls and ceilings finished in a white matt emulsion
- White satinwood to skirtings and architraves
- Central heating
- Smoke, heat, and carbon dioxide detectors fitted where required
- Softwood painted staircase
- Programmable thermostat

## Kitchen Specification

- Choice of contemporary doors and worktops
- Stainless steel 1.5 sink
- Single oven
- 60cm induction hob
- 60cm extractor
- 60cm stainless steel splashback
- Downlights

## Living Room

- TV point in the Living Room
- Telephone point as indicated

## Bedroom Specification

- TV point in the Master Bedroom

## Bathroom & En-Suite

- Luxury bathroom sanitaryware in the bathroom
- Choice of contemporary wall tiles
- Shaver point in the main bathroom
- Downlights

## Ground Floor

### Kitchen Diner

15' 11" x 13' 9" ( 4.85m x 4.19m )

### Living Room

9' 1" x 14' 4" ( 2.77m x 4.37m )

### Wc

6' 5" x 4' 9" ( 1.96m x 1.45m )

### First Floor

### Master Bedroom

12' 8" x 12' ( 3.86m x 3.66m )

### En Suite

4' 11" x 5' 3" ( 1.50m x 1.60m )

### Bedroom Two

9' 8" x 10' 1" ( 2.95m x 3.07m )

### Bedroom Three

7' 10" x 12' 9" ( 2.39m x 3.89m )

### Bathroom

6' 2" x 7' ( 1.88m x 2.13m )

## Measurements & 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 may depict a similar property type. For detailed specifications and accurate representation of the home, please consult with a Newett Homes Sales Executive

welcome to

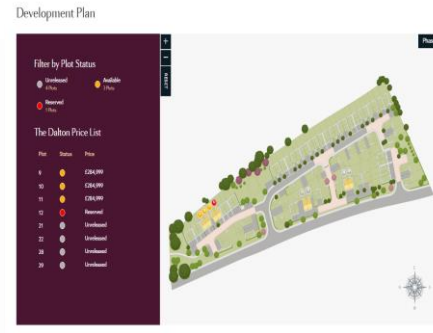
## The Dalton, Penistone Road, Fenay Bridge, Huddersfield

- Just Released!
- Three Bedrooms
- Open Plan Dining Kitchen
- Separate Hallway & Lounge
- Guest WC, En Suite & House Bathroom
- Choice Of Contemporary Wall Tiles
- Choice Of Contemporary Door And Worktops
- 2-year Newett Homes' warranty & 10-year NHBC warranty

Tenure: Freehold EPC Rating: Exempt

from

**£284,999**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117117 - 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



**01484 542072**



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



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



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