



**The Saxton, The Heath, Penistone Road, Fenay Bridge  
Huddersfield HD8 0BW**



**welcome to**

**The Heath 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 Saxton

The Saxton is a sophisticated three bedroom home offering 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. Completing the ground floor is the utility room and family lounge. 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 and plenty of additional storage. This home also comes with off street parking for two cars.

## 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.

## Peace Of Mind

Newett Homes provide customers with a 2-year Newett Guarantee and 10-year Structural Warranty. So 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  
Light and power to the detached garage within plot curtilage (plots 1 and 2 only)  
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 undermounted oven  
60cm induction hob  
60cm extractor  
60cm stainless steel splashback  
Downlights

## Living Room Specification

TV point in the Living Room  
Telephone point as indicated

## Bedroom Specification

TV point in the Master Bedroom

## Bathroom & En Suites

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

## Ground Floor Measurements

### Kitchen/Diner

16' 6" x 10' 7" ( 5.03m x 3.23m )

### Living Room

16' 6" x 9' ( 5.03m x 2.74m )

### Utility

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

### Wc

5' 10" x 4' 10" ( 1.78m x 1.47m )

## First Floor Measurements

### Master Bedroom

16' 6" x 12' 3" ( 5.03m x 3.73m )

### En Suite

5' 9" x 4' 9" ( 1.75m x 1.45m )

### Bedroom 2

10' x 11' 10" ( 3.05m x 3.61m )

### Bedroom 3

7' 4" x 11' 10" ( 2.24m x 3.61m )

### Bathroom

6' 4" x 7' ( 1.93m 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



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welcome to

## The Saxton, The Heath, Penistone Road, Fenay Bridge Huddersfield

- Just Released
- Three Bedrooms (Master With En Suite)
- Kitchen Diner & Seperate Utility Room
- Off Street Parking & Private Garden
- Choice Of Contemporary Wall Tiles
- Choice Of Contemporary Door And Worktops
- Guest WC, En Suite & House Bathroom
- 2 Year Newetts Homes' warranty & 10 Year NHBC warranty

Tenure: Freehold EPC Rating: Exempt

from

**£339,999**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117118 - 0002

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