



The Ripponden, The Heath, Penistone Road, Fenay Bridge HD8 0BW

welcome to

The Ripponden, The Heath, Penistone Road, Fenay Bridge

Traditional style meets the demands of modern living with The Ripponden. Ground floor hosting a generously sized open plan kitchen diner leading to the rear garden bringing the outside in. Spacious area upstairs leading to two double bedrooms and family bathroom. Offering £10,000 Deposit Boost!!



The Ripponden

Traditional style meets the demands of modern living with The Ripponden. The ground floor hosts a generously sized open-plan kitchen diner complimented with French doors leading into your rear garden, bringing the outside in, filling this spacious area with plenty of light. There's also a separate front-facing living room. Upstairs is a spacious landing area leading to two double bedrooms and the family bathroom

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 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

Our show homes are now open! Contact us for more information.

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 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 & Guest Wc

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

Ground Floor

Kitchen Diner

13' 11" x 12' 9" (4.24m x 3.89m)

Living Room

10' 8" x 13' 10" (3.25m x 4.22m)

Wc

6' 5" x 4' (1.96m x 1.22m)

First Floor Measurements

Master Bedroom

13' 11" x 10' 11" (4.24m x 3.33m)

Bedroom Two

13' 11" x 8' 5" (4.24m x 2.57m)

Bathroom

6' 5" x 7' 1" (1.96m x 2.16m)

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



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welcome to

The Ripponden, The Heath, Penistone Road, Fenay Bridge

- Just Released! - £10,000 Deposit Boost
- SALES SUITE NOW OPEN
- Separate Hallway & Lounge
- Two Double Bedrooms
- Guest WC & House Bathroom

Tenure: Freehold EPC Rating: Exempt

£249,999



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117153



Property Ref:
HDF117153 - 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.

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