



The Addingham, The Heath, Penistone Road, Huddersfield HD8 0BW

welcome to

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SHOW HOME NOW OPEN Discover The Addingham, a four bedroom home boasting plenty of space throughout. The ground floor hosts a generously sized open-plan kitchen diner complimented with French doors leading into your rear garden, bringing the outside in,



The Addingham

As you enter the hall of this fantastic 4-bedroom detached house, you'll find yourself at the centre of everything in the home. Head left for the front-to-back open-plan dining, kitchen and family area that boasts French doors onto the garden. The perfect arrangement for time with family and friends, especially in the warm summer months. Enjoy a living room with views of the garden or the versatile study which also sits on the ground floor for something more private. Climb the stairs to find four spacious and immaculate bedrooms, a bathroom and an ensuite for the master bedroom.

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.

General Specification

White matt emulsion to walls & ceilings
Painted woodwork
TV Point to Lounge & Master Bedroom
Smoke detectors
Carbon monoxide detector
UPVC double glazed windows
Gas central heating system
Digital Thermostat – Wifi/Smartphone app-controlled

Kitchen Specification

Fitted contemporary kitchen units, worktops & splash-back
Soft-closing drawers with soft closers to all cupboard doors
Zanussi Induction Hob with Glass chimney extractor hood
Zanussi stainless steel oven (double oven in 4 & 5 bedroom)
Integrated Fridge Freezer
Stainless steel sink with 1.5 bowl & chrome tap – single bowl to utility (where applicable)
Chrome recessed downlighters to kitchen area and utility (where applicable)

Bathroom Specification

Villeroy & Boch Sanitaryware
Chrome single lever basin mixer with pop-up waste
Thermostatic multi-valve shower
Chrome recessed downlighters
Chrome heated towel-rail

External Specification

Close-boarded timber fencing to rear gardens
Timber side gate to rear access
Paving to rear patio & footpath
Car Charging points

Fixtures & Fittings

Chrome door furniture
Ample power points throughout
Contemporary white internal doors
Composite front door
UPVC Double glazed French doors (where applicable)
UPVC double glazed personnel/side door (where applicable)

Show Home

The show home is open Monday, Thursday, Friday, Saturday: 10:00 - 17:30 / Sunday: 10:00 - 17:00. Feel free to come and find out more about the development and options on offer.



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welcome to

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- New Move Available
- Solar Panels & EV Charger
- Detached Garage Plus A Study
- 10 Year NHBC Warranty
- Award Winning Developers
- JUST LAUNCHED, SHOW HOME NOW OPEN
- Own New Mortgage Rate Reducer
- Valley Views

Tenure: Freehold EPC Rating: Exempt

£449,999



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117920 - 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.

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.



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