



Plot 11, The Willows
Barnsley Road | Denby Dale | West Yorkshire | HD8 8TS

FINE & COUNTRY

The Willows - Site plan



CGI – Computer generated images are for illustrative purposes only and individual features often vary and may be subject to change.

Site map – The representation of our developments may not be accurate in every respect. This site map is for guidance only and does not constitute a contract, part of a contract or warranty.

PLEASE NOTE – the specification provided may be subject to change and is correct at time of print.

vivly living



STEP INSIDE

Plot 11, The Willows

Built from natural tumbled Yorkshire stone, Sessile is a four-bedroom, light and airy contemporary home providing approx. 1,570 sq. ft of living space, and is designed for today's modern way of life. The spacious entrance hall leads through to the rear of the house featuring an open plan premium quality kitchen and family diner, a large roof lantern adds an extra dimension to the open plan living space. With a separate seating area and large double glazed sliding doors opening to a rear terrace and garden this really is an exceptional space, perfect to extend your living area outside – and a great spot for some after work relaxation. A large living room with bay window, downstairs cloaks/WC and handy utility room completes this floor. The first floor consists of a principal bedroom, with separate dressing area and ensuite shower room, with Porcelanosa tiling. There are a further three double bedrooms, and a large family bathroom. An integral single garage completes this amazing family home. Outside there is a front and rear garden and separate private parking for two cars. This home benefits from PV roof panels for a low carbon footprint and is and is 'A' rated for energy efficiency.

KEY FEATURES

- 1570 sq ft of internal living space
- Open-plan living
- 4 double bedrooms
- Premium UK manufactured kitchen
- Gardens to the front and rear
- PV roof panels
- Integral single garage
- 'A' rated predicted EPC for energy efficiency
- 10 year Premier Guarantee
- External EV charging point

INTERIOR SPECIFICATION

- Oak Suffolk doors throughout with white skirts, arch's and frames
- Painted white walls & woodwork
- Profile MDF white painted skirting and architraves
- Softwood staircase, including strings, with oak newels and oak/glass balustrade
- Chrome electrical switches and sockets
- Lighting - spots throughout, excluding secondary bedrooms
- TV sockets to all bedrooms
- Wiring only for standard front door bell

KITCHEN

- Modern or shaker style kitchen
- Integrated fridge/freezer, integrated dishwasher, integrated double oven, electric hob, cooker extractor (Bosch appliances)
- Composite 1.5 sink / glass splashback to hob / under cabinet lighting

- Position for washer/ dryer
- Luxury laminate worktops

FLOOR COVERINGS

- Floor tiling to Bathroom and Ensuited included
- All remaining rooms to receive customers own flooring

BATHROOMS

- Bathroom - floor & wall tiling from Porcelanosa
- Full height wall tiling to shower, half tiling to bath & remaining walls
- Luxury white sanitaryware - chrome brassware and chrome towel rail
- House bathroom - Follow me shower, bath and screen
- Vanity unit
- Electric underfloor heating to ensuite and bathroom
- Mirror and shaver socket feeds supplied
- Ensuite - wall mounted shower and screen
- Full height tiling to en-suite

EXTERNAL SPECIFICATION

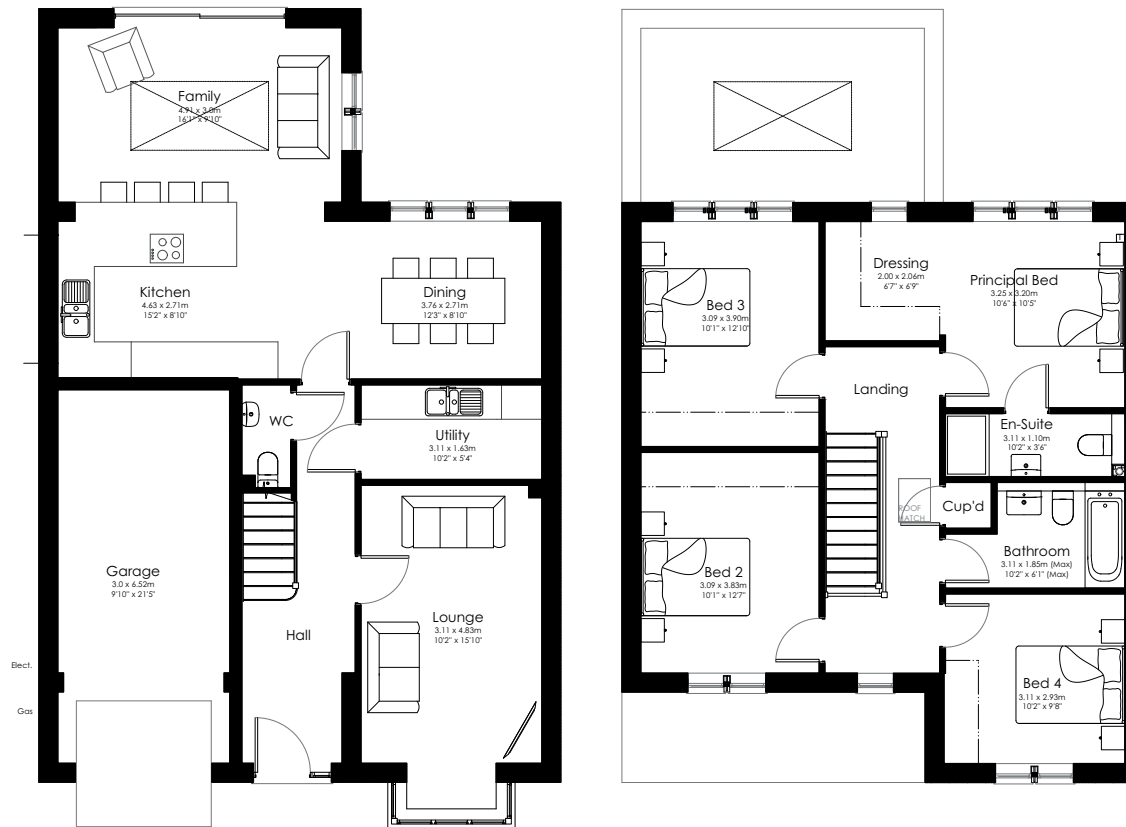
- Built from natural stone
- Contemporary upvc windows finished externally in a colour
- Flagged terrace and paths in natural Indian stone flag
- Standard composite front door
- 16 Amp electric vehicle charging point
- Turf to garden
- PV roof panels for low carbon footprint and energy efficiency
- Electric garage door



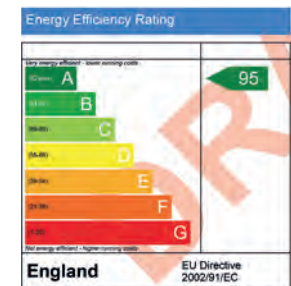




Plot 11 - Floor plans & dimensions



Council Tax Band: D
Tenure: Freehold



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