



Plot 28, The Willows  
Barnsley Road | Denby Dale | West Yorkshire | HD8 8TS

FINE & COUNTRY



## The Willows - *Site plan*



**vivly living**

# STEP INSIDE

## Plot 28, The Willows

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Built from natural tumbled Yorkshire stone, Poplar is a 4 bedroom family home with garage, provides approx. 1,576 sq. ft of living space, designed for today's modern way of life. The entrance hall leads through to a study, utility room and separate WC. At the end of the hall you will find a spacious kitchen/diner which features a contemporary stylish kitchen and dining area which has bi-fold doors opening onto the rear terrace/garden. The kitchen/ diner leads into the lounge in an open plan format, creating a sense of space to the ground floor. The first floor consists of three double bedrooms and a principal bedroom with an ensuite. The house bathroom has a separate shower and bath. Outside there is a front and private rear garden, a single detached garage built out of our signature Yorkshire stone plus private parking for an additional two vehicles. This home benefits from PV roof panels for a low carbon footprint and is and is 'A' rated for energy efficiency.

### KEY FEATURES

- Approx 1576 sq ft of internal living space
- Open-plan living
- 4 double bedrooms
- Generous specification with premium UK manufactured kitchen
- Gardens to the front and rear
- Single detached garage
- PV roof panels
- 'A' rated predicted EPC for energy efficiency
- 10 year Premier Guarantee
- External EV charging point

### INTERIOR SPECIFICATION

- Internal doors - white solid door with handle
- Painted white walls & woodwork
- Profile MDF white painted skirting and architraves
- White painted softwood stair with oak handrail (newels, spindles, handrail)
- White electrical switches and sockets
- Lighting - white spotlights to kitchen & bathrooms
- Single rose light points in remaining rooms
- Wiring only for standard front doorbell

### KITCHEN

- Modern/shaker style kitchen
- Integrated Zanussi fridge/freezer, integrated Zanussi dishwasher, AEG integrated double oven, AEG electric hob, AEG cooker extractor
- Composite 1.5 sink / glass splashback to hob / under cabinet lighting
- Position for washer/ dryer
- Infiniti stone worktop to main kitchen
- Laminate worktop to utility

### FLOOR COVERINGS

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

### BATHROOMS

- Bathroom - floor & wall tiling from Porcelenosa
- 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
- Separate shower
- Vanity unit
- Ensuite - wall mounted shower and screen

### EXTERNAL SPECIFICATION

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

### UPGRADES

- Smart home heating system & doorbell hardware
- Oak Suffolk doors
- Brushed stainless steel electrical switches & sockets
- Floor finishes
- Appliance upgrade
- Washer / tumble dryer where design will allow
- Wardrobe
- Enlarged patio paving area
- Kitchen upgrades

PLEASE NOTE: THE PHOTOS USED IN THE SALES PARTICULARS ARE FOR ILLUSTRATION ONLY.

**CGIs** - 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.









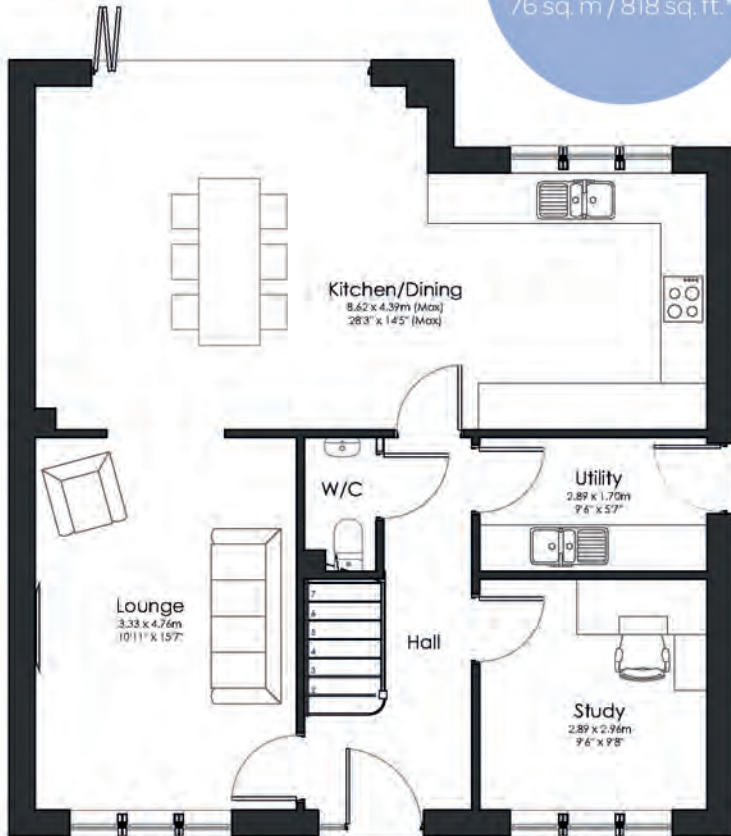






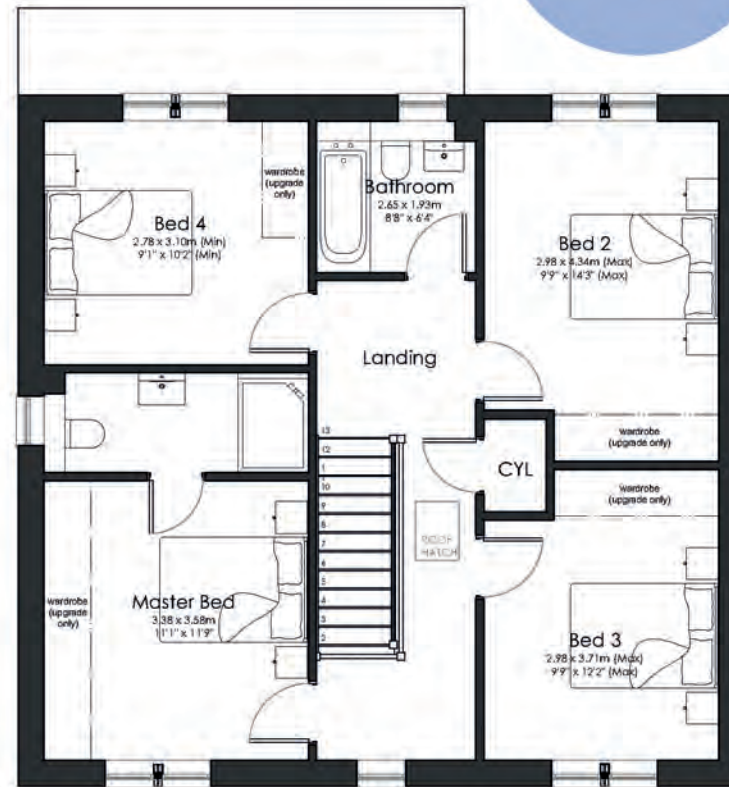
## GROUND FLOOR PLAN

76 sq. m / 818 sq. ft.\*



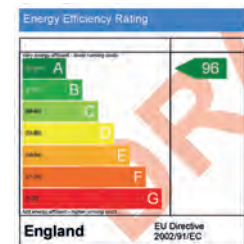
## FIRST FLOOR PLAN

70 sq. m / 758 sq. ft.\*



\*All dimensions shown are approximate

Council Tax Band: D  
Tenure: Freehold



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