

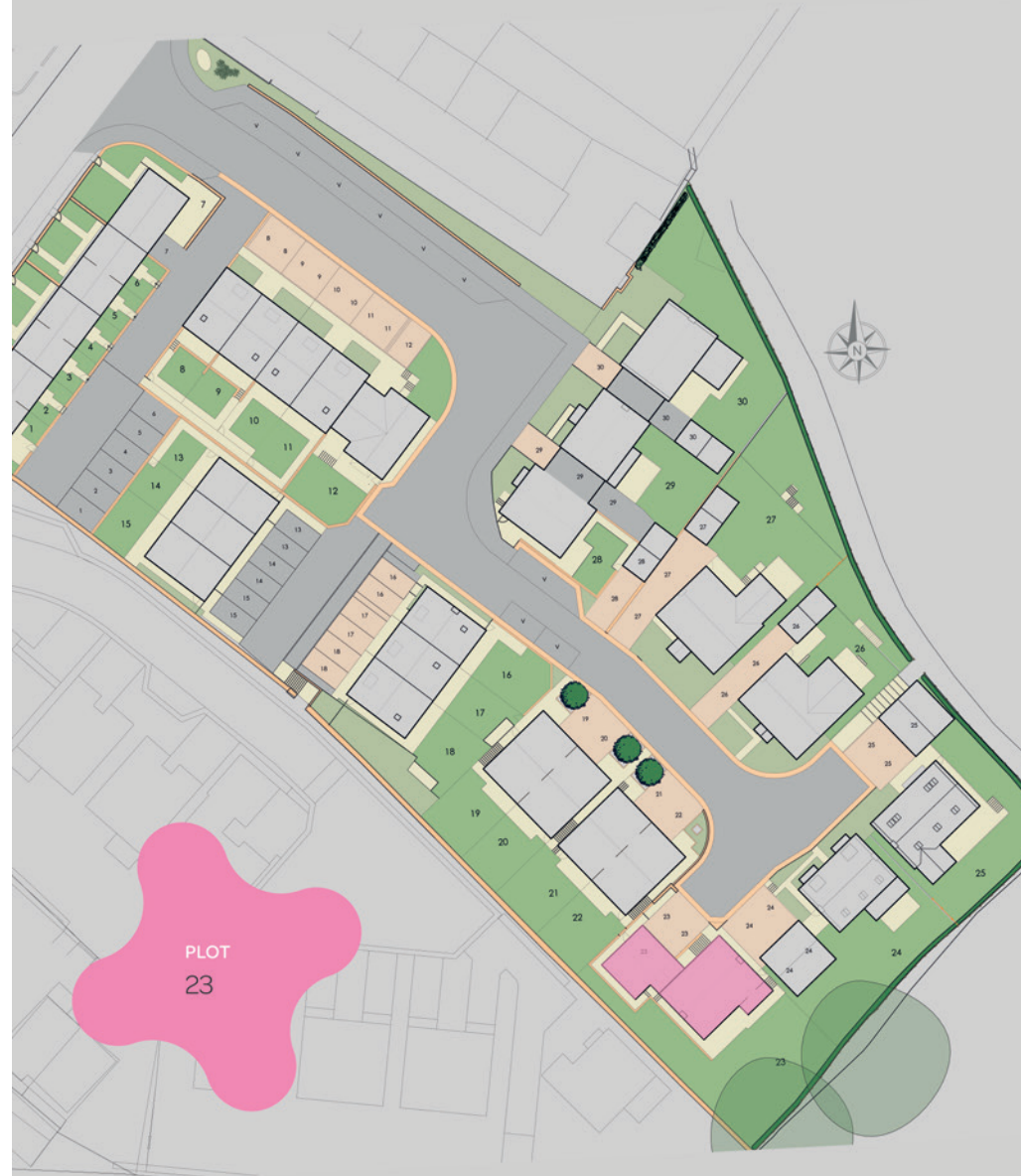


Plot 23, Whistle Bell Court
Whistle Bell Court | Skelmanthorpe | Huddersfield | West Yorkshire | HD8 9BA

FINE & COUNTRY

Whistle Bell Court - *Site plan*

Version 3 - Dec 2024



SITE MAP FOR ILLUSTRATIVE PURPOSES ONLY

vivly living

STEP INSIDE

Plot 23, Whistle Bell Court

Designed to let in lots of light and fresh country air this beautiful home has over 1500 square feet of living area and a spacious South facing garden/terrace for relaxing outdoors. With a large contemporary SieMatic kitchen, double garage, utility room and study it ticks all the boxes when it comes to the perfect family home. The ground floor has an open plan kitchen diner with aluminium bi-fold doors out to the terrace, and a large lounge with French doors opening out to the garden, a cloakroom/WC, study and utility room are also included on this level. The first floor has a primary bedroom with en-suite, a further two double bedrooms and a single that could be used as either a bedroom or an extra home working space. A luxurious family bathroom with separate shower completes this modern home. Outside there is a garage, private parking for two cars and large gardens to side and rear.

KEY FEATURES

- Over 1500 sq ft of internal living space
- Open-plan living
- Bi-fold doors to rear garden
- Premium contemporary SieMatic German kitchen
- Oak staircase with glass balustrade
- Spacious South facing garden
- 10 year Premier Guarantee
- External EV charging point

INTERIOR SPECIFICATION

- Internal doors - white solid door with handle
- Painted walls & woodwork
- MDF skirting and architraves
- Oak and glass staircase
- White electrical switches and sockets
- Lighting - Finished white spot lights to kitchen & bathrooms
- Single rose light points in remaining rooms
- Wiring only for standard front door bell

KITCHEN

- Premium contemporary SieMatic German kitchen retailing at £31,000
- Integrated Bosch fridge freezer / single oven / combination microwave oven / warming drawer & dishwasher
- Bosch induction hob with integrated downdraft and mirrored splashback
- Stainless steel undermount sink
- Position for washer/dryer in utility room
- Instant hot water tap

FLOOR COVERINGS

- Porcelanosa floor tiling to the Bathrooms and Ensuites
- All remaining rooms to receive customers own flooring

EXTERNAL SPECIFICATION

- Built from natural stone
- Contemporary upvc windows finished externally in colour (colour may vary from house to house) & white interior
- Standard composite front door
- Aluminium Bi-fold doors
- Flagged terrace & paths in natural Indian stone
- 16 Amp electric vehicle charging point
- Turf to gardens
- Manual double garage door

UPGRADES

- Smart home heating system & door bell hardware
- Brushed stainless steel electrical switches & sockets
- Floor finishes
- Appliance upgrade
- Washer / tumble dryer where design will allow
- Built in wardrobes

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.





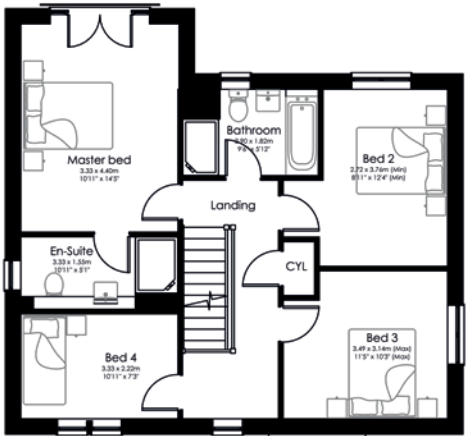
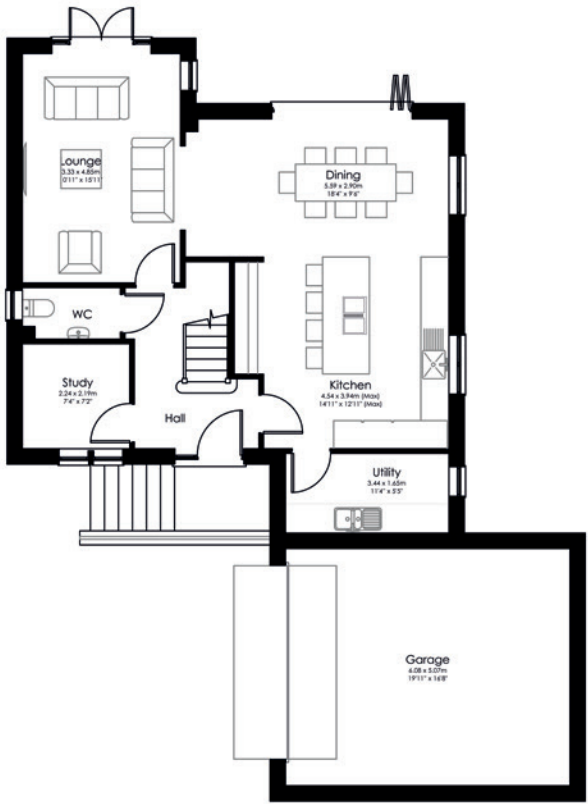


Plot 23 - Floor plans & dimensions

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GROUND FLOOR
PLAN

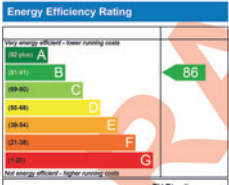
74 sq. m / 800 sq. ft.*



FIRST FLOOR
PLAN

68 sq. m / 733 sq. ft.*

Council Tax Band: D
Tenure: Freehold



*All dimensions shown are approximate



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 24.02.2025



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