



PART EXCHANGE CONSIDERED



Hilton &  
Horsfall

BB8 7JE

## The Loxley, The Brambles, off Keighley Road, Laneshawbridge

### £479,950

- PART EXCHANGE AVAILABLE
- German Kitchens
- Quartz Worktops
- Siemens Appliances
- Villeroy & Boch Bathrooms & En-suites
- Underfloor Heating
- High Specification
- Exclusive Development
- Freehold

Built in natural sandstone with stone quoins, mullions and door surround, this really is a stunning home. The Loxley has an exceptional open plan kitchen, dining and family room with French doors leading to the rear garden. This is complemented by a stunning lounge with dual aspect windows, a utility room and w/c. The en-suite master bedroom overlooks the front of the house with fantastic views of the countryside, Three further double bedrooms and a large family bathroom can also be found on this floor.

The Brambles is a prestigious development of 4 luxury detached homes located in the beautiful village of Laneshawbridge. This exclusive development offers something very unique as each house type on the development has been bespoke designed to take advantage of its immediate setting.

These highly specified homes include stunning open plan kitchens with French doors leading to the garden. The stunning German kitchens are complemented by Quartz worktops and Siemens appliances. All of the beautifully designed bathrooms and en-suite bathrooms are complemented by the timeless elegance of Villeroy & Boch sanitary ware. We pride ourselves on delivering a high specification including underfloor heating, elegant oak finish interior doors, feature architrave and skirting boards and brushed chrome switches and sockets.

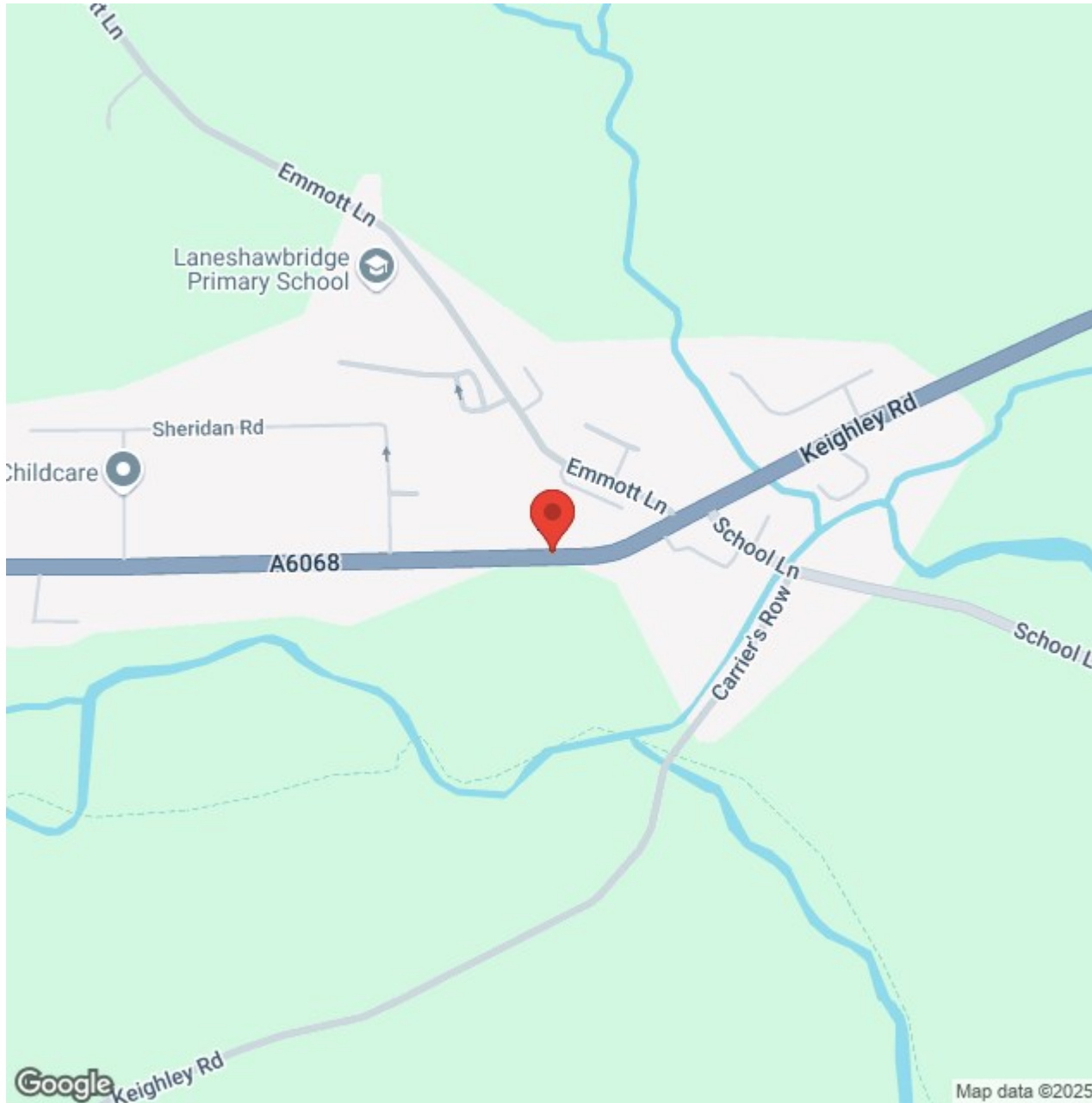
Situated in the heart of Laneshawbridge, the village boasts a primary school which has been rated outstanding by Ofsted. The real hub of the village is the village pub where you will find a roaring log fire, great food and traditional ales. The development is close to Haworth, the home of the famous Bronte sisters. With its historic cobbled Main Street, iconic parsonage and rolling moors, this picturesque village exudes a vintage charm that makes you feel like you've stepped into another era.

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Example images of specification



## Lancashire

### BECK HOMES

We are a local family-owned award-winning house builder that has been building luxury homes throughout the North West since 1996. We have established an enviable reputation over the years for delivering exceptional homes in idyllic surroundings. Using intelligent design, uncompromising specifications and the finest craftsmanship we create homes that are aesthetically stunning with a high degree of individuality in both the way they look and feel. A high quality specification and finish come as standard.

### SETTING THE STANDARD IN LUXURY HOMES

Our attention to detail and build quality has been recognised by Local Authority Building Control. We are multiple award winners at the LABC, North West Building Excellence Awards.

We believe in delivering a product that is far superior to the vast majority of new build houses that are available on the market. Furthermore, we pride ourselves on personal service from the moment you walk in to our show home to beyond the day of legal completion. We want you to really love your new home.

**LOUNGE 15'8" x 12'5" (4.8m x 3.8m)**

**DINING / KITCHEN 22'7" x 12'9" (6.9m x 3.9m)**

**GARDEN ROOM 12'1" x 11'1" (3.7m x 3.4m)**

**UTILITY 7'2" x 6'4" (2.2m x 1.95m)**

**BEDROOM ONE 12'5" x 11'1" (3.8m x 3.4m)**

**EN-SUITE 8'2" x 6'4" (2.5m x 1.95m)**

**BEDROOM TWO 12'5" x 11'1" (3.8m x 3.4m)**

**BEDROOM THREE 11'1" x 9'2" (3.4m x 2.8m)**

**BEDROOM FOUR 11'1" x 9'2" (3.4m x 2.8m)**

**BATHROOM 9'10" x 5'6" (3m x 1.7m)**

### KITCHEN AND UTILITY ROOM

- German kitchen units

- Quartz worktops
- Wall unit lighting
- Blanco one and a half bowl sink
- Blanco chrome tap
- Siemens single oven
- Siemens combination microwave oven
- Siemens 5 zone induction hob
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- High quality extractor
- LED chrome recess down lights
- Plumbed space for washing machine

### BATHROOM, EN-SUITE AND WC

- Villeroy and Boch white sanitary ware
- Villeroy and Boch vanity units
- Shower enclosures in bathrooms and en-suites
- Hansgrohe polished chrome brassware
- Part wall tiling
- Chrome heated ladder towel rail
- LED chrome recess down lights

### INTERNAL FEATURES

- Emulsion paint finish in rum caramel
- White satin paint finish to woodwork
- Ceilings flat skim finish with white emulsion paint finish
- Oak finish internal doors
- Oak finish staircase handrail
- Chrome door furniture
- Feature architrave and skirting boards throughout
- Chrome light switches and power sockets
- TV point to lounge, dining/family room and master bedroom Satellite point to the lounge
- Mains operated smoke detectors
- Loft access hatch
- Intruder alarm
- Underfloor heating to all ground floor rooms

### GENERAL INFORMATION

- 10 year structural warranty
- Freehold

### PUBLISHING

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### IMAGERY

Please note that some imagery / illustrations are used as examples of Beck Homes specifications and are sometimes taken from previous developments. For full correct detail, please enquire.







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## OUTSIDE

- Timber frame construction
- Natural sandstone walling, quoins, mullions and door surrounds
  - Natural slate roofing tiles
- Black UPVC woodgrain windows and doors
- French doors in the kitchen/dining/family room
- External lighting to front entrance, rear patio areas and side entrance (if applicable)
  - Garage with lighting and power
    - External cold water tap
    - External electrical socket
      - Tarmac driveway
      - Vertical timber fencing
  - Paved patio area in Indian stone
    - Indian stone flagging paths
      - Electric charging point







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