



14a Ashton Park Drive,  
Withymoor Village, DY5 3ER

**Taylor's**

# 14a Ashton Park Drive, Withymoor Village Offers in the Region Of £450,000

*BRAND NEW, STUNNING & EXPENSIVELY  
APPOINTED, DETACHED RESIDENCE situated  
within this HIGHLY SOUGHT AFTER Cul-De-Sac*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Hall
  - Sitting Room - 14' 5" x 13' 10" (4.39m x 4.21m)
  - Dining Kitchen - 20' 8" x 10' 6" (6.29m x 3.20m)
    - Rear Hall
    - Guests Cloakroom
  - FIRST FLOOR
    - Landing
    - Bedroom 1 - 14' 8" x 8' 2" (4.47m x 2.49m)
      - En-Suite - 8' 1" x 5' 9" (2.46m x 1.75m)
    - Bedroom 2 - 12' 5" x 9' 9" (3.78m x 2.97m)
    - Bedroom 3 - 11' 2" x 8' 2" (3.40m x 2.49m)
    - Bedroom 4 - 12' 4" x 9' 7" (3.76m x 2.92m)
  - House Bathroom - 6' 4" x 6' 2" (1.93m x 1.88m)
    - OUTSIDE
    - Driveway
    - Garage
    - Rear Garden
  - ALL MEASUREMENTS TAKEN AT WIDEST  
AVAILABLE POINTS

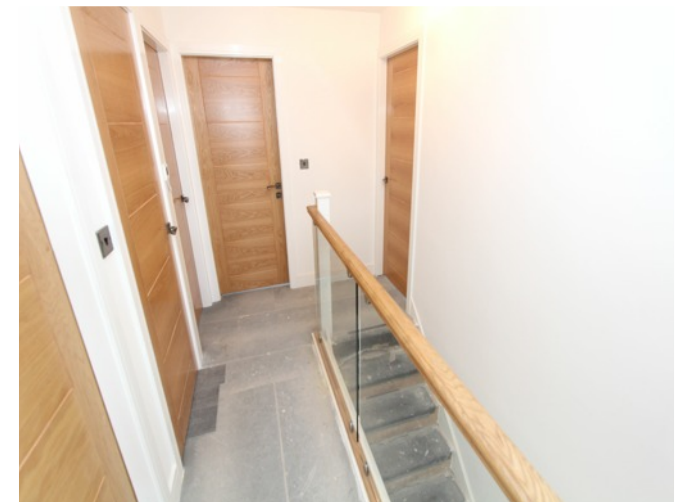
These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

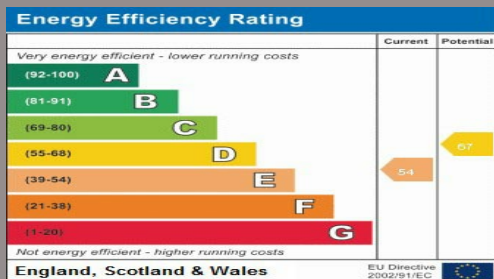


A BRAND NEW, STUNNING & EXPENSIVELY APPOINTED, FOUR BEDROOM, DETACHED RESIDENCE situated within this HIGHLY SOUGHT AFTER Cul-De-Sac, which has a SUPERB ARRAY of POPULAR SCHOOLING CLOSE by & encompassing a LUXURY & HIGH SPECIFICATION LAYOUT of accommodation with FRESHLY FITTED UPVC DOUBLE GLAZING, NEWLY INSTALLED ELECTRIC BOILER with Unvented Cylinder & BRAND NEW ELECTRICS throughout (complete with New Fuse Board). This GORGEOUS NEW BUILD PROPERTY comes complete with a 10 YEAR NEW BUILD WARRANTY & furthermore offers a TREMENDOUSLY SPACIOUS & VERY WELL DESIGNED arrangement of accommodation with UNDERFLOOR HEATING also available on the GROUND FLOOR. An early viewing is ESSENTIAL if to appreciate this UNIQUE & QUALITY PROPERTY which combined with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall (Approached Via Composite Front Door), Stylish Lounge with OAK VENEER DOUBLE DOORS which open to a Stunning Re-Fitted Dining Kitchen with Integrated Fridge Freeze / Dishwasher & Oven, Rear Hall, Guests Cloakroom, Landing with Glass Balustrade, Four DOUBLE & WELL PROPORTIONED First Floor Bedrooms (Master Bedroom with Contemporary Re-Appointed En-Suite Shower Room) & Luxury Beautifully Appointed House Bathroom. Furthermore with Extensive Tarmac Driveway which provides OFF ROAD PARKING for Several Vehicles, Garage with Remote Controlled Roller Shutter Garage Door, Attractively Landscaped Rear Garden with Initial Patio Area for Alfresco Dining, Good Sized Loft with Pull Down Ladder, NEWLY INSTALLED CCTV & ALARM SYSTEM & being conveniently located for a WONDERFUL RANGE of AMENITIES & TRANSPORT LINKS. Agents Note - there will also be NEW FLOORING throughout before legal exchange of contracts. EPC: E BHS9615

MISREPRESENTATION ACT 1967

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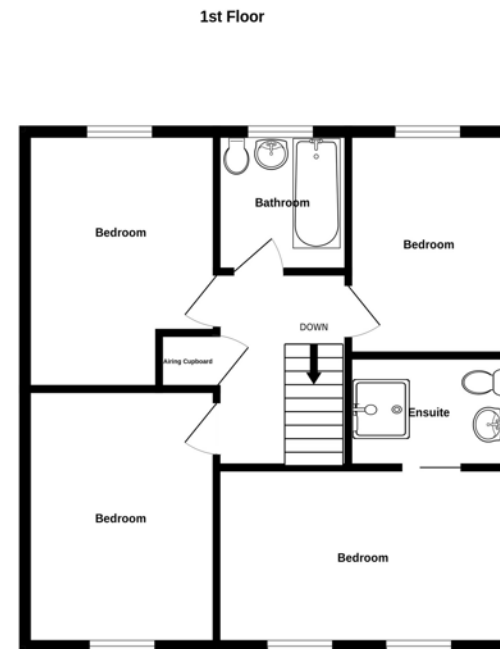
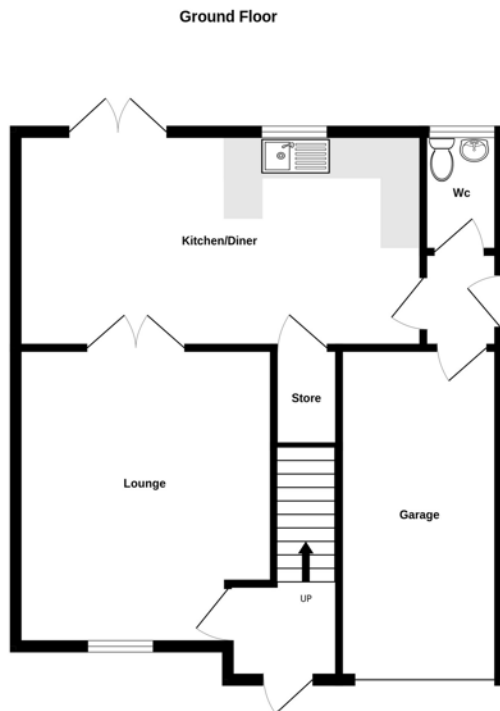
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