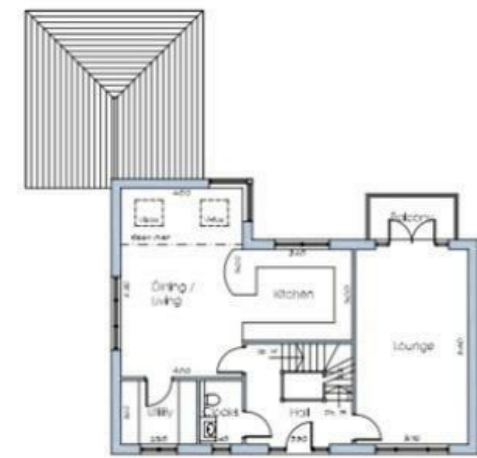
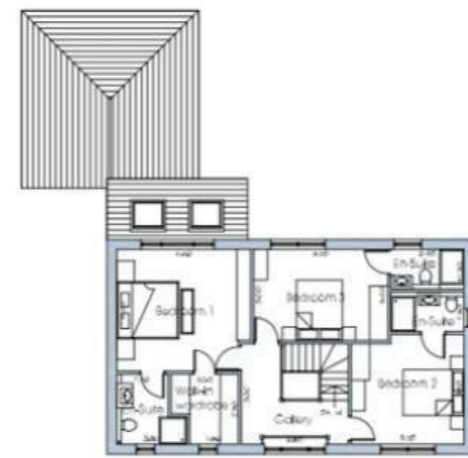


BOULTONS

54 JOHN WILLIAM STREET
 HUDDERSFIELD
 HD1 1ER
 01484 515029



Upper Ground Floor Plan



First Floor Plan



Lower Ground Floor Plan



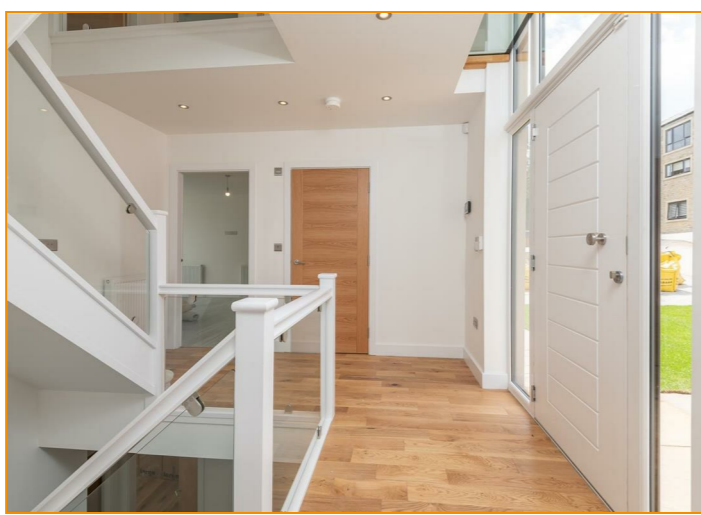
Plot 6, Stoneleigh Leak Hall Crescent
 Denby Dale, Huddersfield, HD8 8RZ

Price £695,000



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ABOUT THE LOCAL AREA

Denby Dale, famous for its enormous pies, is a thriving village positioned to the south east of Huddersfield with a number of shops, services and restaurants within the locality.

Well served by a railway station on the Penistone line and also having main arterial road infrastructure giving easy access to the surrounding financial centres such as Leeds, Wakefield, Sheffield, Barnsley and of course Huddersfield.

In addition to the local amenities in Denby Dale, rolling countryside abounds nearby and this provides an ideal setting for walking, cycling and general recreation. There is a local cricket and tennis club, village pubs and attractive woodland walks all nearby.

Within the area of HD8 a much admired three tier, pyramidal school system is currently in operation which allows children from the ages of 2 to 10 to progress through a nursery and first school system, then moving on to a local middle school from ages of 10 to 13, and then finally onto Shelley high school and college which is rated as one of the best finishing schools in the region.

SPECIFICATIONS

SPECIFICATIONS

1. Natural Yorkshire Stone construction incorporating ashlar heads and cills
2. Large panel glazing and sliding doors to maximise the benefit of natural light
3. Natural slate roofing
4. Underfloor heating to ground floor and towel radiators to bathrooms
5. Full and half tiling to bathrooms and toilets
6. Energy efficient LED lighting
7. Generous allowance of electrical sockets and wiring for TV, Sky and CAT5
8. Energy efficient hot water and heating system
9. Large Kitchen including high specification units, work surfaces and integrated appliances
10. High Specification sanitary ware, and showers to bathrooms and toilets
11. Internal Joinery to include Contemporary Oak fire doors throughout
12. Open feature hall way and staircase with full height glazing
13. Stone double garage including electric roller door, water, power and lighting
14. Driveway with generous parking
15. Fully landscaped gardens with stone patios and paved areas and external lighting
16. Boundaries to be planted with trees and hedging for privacy
17. Full ten year new build guarantee (LABC)
18. Each individual home will be approximately 2500 ft2 to 2900 ft2

DROPBOX AVAILABLE UPON REQUEST

A full digital file of additional information is available from the agent. Individual prices, floor plans and images of kitchens and bathrooms from previous developments undertaken by Eastwood Homes are displayed for your attention.

Alternative information is available from the developers own website: <https://www.eastwoodhomes.co.uk/>

AGENTS NOTES

Please note that some of the images shown herein are examples of the other plots and are used as indicative examples of the type and style of fixtures, fittings and high level of finish.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	