





Delph Park Gibraltar Road,Pudsey LS28 8LL

william h brown

welcome to

Delph Park Gibraltar Road, Pudsey

Delph Park is an exclusive development of just 8 finely crafted, energy-efficient 4 bedroom detached family homes. Located near the heart of the vibrant market town of Pudsey. Nestled in a semi-rural location adjacent to open countryside which provides a natural playground for young and old.













The Travertine
Kitchen Diner
23' 4" x 15' 7" (7.11m x 4.75m)
Utility Room
12' 8" x 6' 9" (3.86m x 2.06m)
Lounge
23' 4" x 15' 7" (7.11m x 4.75m)
Study
8' 2" x 10' 8" (2.49m x 3.25m)
Garage
9' 8" x 19' 7" (2.95m x 5.97m)
Bedroom One
11' 10" x 14' 4" (3.61m x 4.37m)
Bedroom Two
11' 2" x 11' 5" (3.40m x 3.48m)
Bedroom Three
11' 5" x 11' 10" (3.48m x 3.61m)
Bedroom Four
8' 2" x 10' 8" (2.49m x 3.25m)
Bathroom
7' 2" x 8' 2" (2.18m x 2.49m)

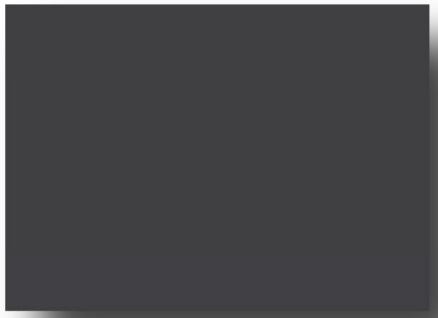
welcome to

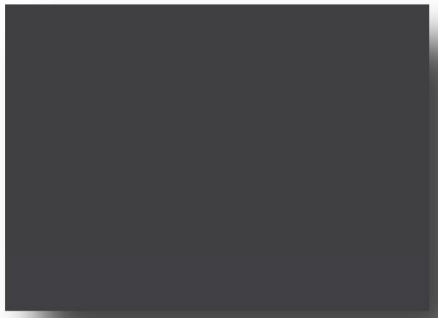
Delph Park Gibraltar Road, Pudsey

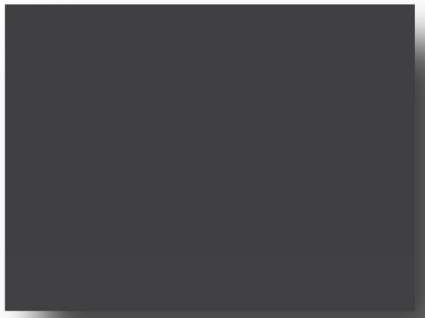
- COMING SOON! Exclusive development of just 8 finely crafted, detached homes
- 25% RESERVED OFF PLAN
- Exceptional specification and a layout!
- Energy-efficient, energy rating B
- Well-connected, with a major bus route nearby and near to New Pudsey Train Station

Tenure: Freehold EPC Rating: Exempt

£530,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116171

The Property Ombudsman

Property Ref:
PDY116171 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

0113 257 2014

Pudsey@williamhbrown.co.uk

4-6 Church Lane, PUDSEY, West Yorkshire, LS28 7BD

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.