



**The Marham Manywells, Cullingworth Bradford BD13 5DX**

**welcome to**

**The Marham Manywells, Cullingworth Bradford**

Phase 3 Now Launched!! - Last chance to purchase on this popular development. Only 4 of this house type left!! Viewing available 7 days a week. Please call for more information.



### **Kitchen Specification**

High quality German kitchen. Bosch appliances include; induction hob, integrated fridge/freezer, designer extractor and integrated dishwasher.

### **Bathroom Specification**

Every bathroom is fitted with Hudson Reed taps and accessories, Wash hand-basin with vanity unit, concealed WC with wall mounted flush system. In the main bathroom it has a contemporary bath with chrome shower over and shower screen. Finished with complementary tiling and a heated towel rail.

### **Finishing Touches & Fittings**

Each home comes complete with luxury vinyl flooring to ground floor, underfloor heating to ground floor, radiators to first floor, carpets to hallway, staircase and bedrooms. There are PVCu double glazed windows, Oak 'Dordogne' style internal doors with brushed stainless steel ironmongery, deep timber skirting boards with detailed architrave's finished in white eggshell as well as the walls and ceilings finished in a neutral matt emulsion.

### **Electrical Specifications**

Every property is complete with digital heating thermostat, pendent light fittings to lounge, dining area and bedrooms, recessed spot lighting to kitchen, bathroom, en suite and cloakroom, TV points to lounge, dining area and bedrooms, security alarm, external lighting positioned at front and rear doors and an external double electric socket.

### **Part Exchange & Sales Assist**

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

### **10 Year Warranty**

For peace of mind the builder is offering a 10 year Advantage structural warranty as well as all standard warranties on appliances.

### **Sustainability**

At Eco Developments we take our environmental responsibilities extremely seriously. Our new-build homes are typically 30% more efficient than traditional housing in the UK which not only saves you money on your running costs, but also reduces the impact on the environment. We are fully committed to high levels of energy efficiency which is why our in-house sustainable team is working towards us having net zero carbon homes in use by 2030 and for our own operation to be net zero carbon by 2025.

Energy efficiency built-in. EPC : B

Our typical B rating means our homes are much more energy efficient than traditional D-rated homes.

Lower-carbon bricks

Our concrete bricks typically use 28% less carbon in the manufacturing process in comparison to clay, delivering a total lifetime carbon saving of 2.4 tonnes of CO2 per house built.

High levels of roof insulation

Keeping your home warm in the winter, cool in the summer and reduced energy bills all year round.

Argon gas filled double glazing

Greater insulation leading to reduced heat loss.

Energy efficient lighting

Energy-saving LED light bulbs our specified as standard in all our homes.

A-Rated appliances

Many of our kitchen appliances have an A - rating for improved efficiency.

A-Rated boilers

All our boilers are specified in order to achieve high efficiency levels.

Electric vehicle charging

We provide electric vehicle charging ports to every home.

Ultra-fast broadband

Fibre connectivity encourages home working to reduce your carbon footprint.

Local links

Our developments are close to amenities and public transport to help you reduce your carbon footprint.

### **Location**

Within centre of Cullingworth village less than 500m away the residents of Manywell Heights benefit from easy access to a well-stocked local convenience store, post office and pharmacy, as well as excellent schools. Good local restaurants and a selection of pubs add to the genuine feeling of community, as do various thriving sports clubs and groups.

### **Images**

CGI digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look. Please contact the sales team for more information on plot specific fixtures and fittings.

### **Viewings**

1 - 1 viewings can be arranged with the sales manager. Please call the office for more information.

### **Lounge**

15' 3" x 13' 6" ( 4.65m x 4.11m )

### **Dining Kitchen**

21' 1" x 9' ( 6.43m x 2.74m )

### **Utility Room**

6' x 4' 6" ( 1.83m x 1.37m )

### **First Floor**

#### **Bedroom One**

9' x 18' 8" max ( 2.74m x 5.69m max )

#### **Ensuite**

6' x 9' 3" ( 1.83m x 2.82m )

#### **Bedroom Two**

9' x 15' 2" ( 2.74m x 4.62m )



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## The Marham Manywells, Cullingworth Bradford

- Four Double Bedrooms & Home Office
- Bosch Integral Appliances Included as Standard
- Quality Vinyl Flooring & Carpets Included As Standard
- Two Ensuites, Guest Wc & House Bathroom
- Green Deal Mortgage Approved - Energy Rated B

Tenure: Freehold EPC Rating: Exempt

# £385,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116747 - 0003

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