Clayton View Bell Dean Road,Allerton Bradford BD15 7WB

william h brown

welcome to

Clayton View Bell Dean Road, Allerton Bradford

An exclusive opportunity to purchase one of four newly built, high-quality four and five-bedroom semi-detached homes, constructed by a well-respected local builder and finished to an exceptional standard throughout.

Kitchen Specification
Range of wall and base units (buyers' choice subject to build stage)
Integral 50/50 fridge freezer
Integral dishwasher
Integral eye level single oven
Gas 5 ring hob
Extractor hood
Glass splashback
Laminate worktops
Gold effect taps and handles
**Upgrade Options Available

Bathroom Specification
Part tiled en-suites and bathroom walls. (Buyer's choice subject to build stage)
Tiled floor
Anthracite vanity unit storage as standard to en-suites and bathroom
Contemporary white sanitary ware
Chrome taps & fittings
Anthracite metal towel radiator
Electric point for shaver/mirror
**Upgrades Option Available

Decorating Finish
Contemporary Oak style paneled doors with chrome ironmongery
Flat white paint to woodwork
Flat white finish to ceilings
White emulsion to walls
** Other colour option available

External Specification
Anthracite Secure GRP front door
Anthracite Aluminum Bifold doors
Anthracite UPVC double glazed windows and French doors
Tarmac Driveway

Garden Specification
Rear garden fence and timber side gate
Paving including patio from bi fold doors, paths to front, side and rear.
Turf to gardens
Front & rear external light

Electrical Specification
White power points
TV sockets to lounge wall mount position
Heat alarm to kitchen
Mains operated smoke detectors to hall and landing
BT master socket to lounge with BT Fibre Point

Road & Council
Private Off Street Parking 2 Cars
Bradford City Council

Epc
On completion (Expected B)

Sales Assist & Part Exchange
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.

Peace Of Mind
All properties, for peace of mind, come with a 10-year structural defect warranty from Build Warranty (www.buildwarranty.co.uk) well as the standard manufacturer's warranties for the boiler and all appliances.

William H Brown adhere to the Consumer Code for Builder regulations, and you can see their terms and conditions https://consumercode.co.uk. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.

Choices & Options
We can run through the options and choices in advance and there are some upgrades available. Please note any extra's/upgrade payments are non-refundable for any reason and must be paid for in advance. Please check with the sales advisor regarding plot specific adjustments.

Viewings
Please contact the office for more information and to arrange a viewing. The properties are currently under construction and all viewing must be accompanied by a member of the sales team to comply with health and safety requirements.

Digitally Dressed Images
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 when furnished. Please contact the sales team for more information on plot specific fixtures and fittings.

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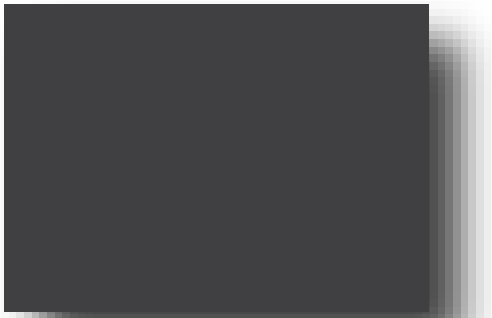
Clayton View Bell Dean Road, Allerton Bradford

- Show Home Available - Call to arrange a viewing
- Four & Five Bed Homes
- 5% Gifted Depsoit or Stamp Duty Paid
- Choices on Kitchens, Tiles & Flooring
- Off Street Parking For Two Cars

Tenure: Freehold EPC Rating: Exempt

from

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116771

The Property Ombudsman

Property Ref:
BDF116771 - 0002

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.

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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.