

The Ledsham Gibson Lane,Kippax Leeds LS25 7BA

william h brown

welcome to

The Ledsham Gibson Lane,Kippax Leeds

Just look at the BATHROOM! - Just Imagine the kitchen! This property is just getting finished ready for it's new owners. This house has FOUR DOUBLE BEDROOMS and a home office AND two ensuites!! Call for more information or to arrange a viewing.













The Ledsham
This detached stylish four-bedroom home offer flexible living with space for working from home and a spacious top floor bedroom ideal for teenagers, perfect space for a movie room or luxury play area. The options are endless with this house.

The kitchen is the heart of the home with large bi folding doors opening onto the west facing garden - ensuring you can make the most of the late summer evening sun. The separate lounge gives plenty of space for the whole family to relax.

Upstairs the four-piece bathroom with bath and separate shower is ideal for busy families as well as offering a bit of luxury with the main bedroom having an en suite as well.

Early buyers have a choice of colour choices in the kitchen as well as tiles for the bathroom.

Sales Assist
We may be able to offer Sales Assist or Part Exchange if you have an existing house to sell. With our in house sales team on hand to assist and give our expert advice we can help support you with this process.

Save On Your Mortgage
Green Deal mortgages, offered by numerous major lenders, provide financial incentives and reduced mortgage rates for homeowners investing in EPC A-B rated homes.

Incentives
Incentives are available on selected plots subject to the plot and terms and conditions. Please ask the sales team for more information.

Kitchen Specification
There are a limited number of plots to choose from. Please speak to the sales team for more information.

Bathroom Specification
Part tiled bathroom walls.
Contemporary white sanitary ware
Bath & walk in shower in main bathroom
Chrome taps & fittings
Chrome towel radiator

Decorating Finish
White finished doors with chrome ironmongery '
White gloss paint to woodwork
Flat white finish to ceilings
White emulsion to walls

Electrical Specification
Electric car charging point
BT Fibre Broadband data point to living room
Downlights in bathroom & kitchens
White sockets and light switches
Solar panels as standard

Heating & Insulation
Ideal instinct combi boiler with smart gas central heating & wireless room stat
Loft insulation in line with building regulations
Cavity wall insulation
White radiators

External Features
Secure GRP front door
Mains operated smoke detectors to hall and landing
PVCu double-glazed windows
Low maintenance PVCu fascia's soffits

Rear Garden
Rear garden fence 6ft fence and timber side gate
6 flag patio area & paths to the side and rear of the house
Front & rear external light
Driveways finished in block paving as per plans.

Epc Rating
Energy Rated B
'Green Mortgage Approved'

Tenure
Freehold
No maintenance charges

10 Year Structural Warranty
All properties for peace of mind come with a 10-year structural build warranty as well as the standard builder and manufacturers warranties for all appliances.

Show Home & Site Visits
To avoid disappointment please do not attend any of our development sites without an appointment.

We understand that it is a very exciting time purchasing a new home a, however Health and Safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only.

We cannot allow anyone on to site without a prior appointment with our Sales Team

Ground Floor
Entrance Hall
16' 7" x 7' 8" (5.05m x 2.34m)
Lounge
13' x 8' 8" (3.96m x 2.64m)
Kitchen/Diner
24' 9" x 12' 4" (7.54m x 3.76m)
Office
5' 2" x 7' 5" (1.57m x 2.26m)
First Floor
Bedroom One
10' 3" x 12' 4" (3.12m x 3.76m)
En Suite
8' 8" x 3' (2.64m x 0.91m)
Bedroom Three
10' x 12' 7" (3.05m x 3.84m)
Bedroom Four
8' 8" x 12' 1" (2.64m x 3.68m)
Bathroom
Second Floor
Bedroom Two
20' 6" x 19' (6.25m x 5.79m)
Digital Dressing
CGI and digitally dressed images have been used to

welcome to

Awaiting Photograph

The Ledsham Gibson Lane, Kippax Leeds

- Lounge, Ground Floor Office & Open Plan Kitchen Diner, Utility
- Guest WC, Four Piece House Bathrooms & 2 Ensuites
- UPGRADE INCLUDED - Underfloor Heating To Ground Floor
- FOUR DOUBLE BEDROOMS
- EV Charger & Solar Panels - Energy Rated B - Green Deal Mortgage Approved

Tenure: Freehold EPC Rating: Exempt









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114505

The Property Ombudsman

Property Ref:
CAF114505 - 0010

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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