



**The Ledsham Gibson Lane, Kippax Leeds LS25 7BA**

**welcome to**

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NOW AVAILABLE TO RESERVED! - 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 Ledhsam**

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**

On some properties, 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**

8' 8" x 13' ( 2.64m x 3.96m )

#### **Kitchen Diner**

12' 4" x 24' 9" ( 3.76m x 7.54m )

#### **Home Office**

7' 5" x 5' 2" ( 2.26m x 1.57m )

### **First Floor**

#### **Bedroom One**

12' 4" x 10' 3" ( 3.76m x 3.12m )

#### **En Suite**

3' x 8' 8" ( 0.91m x 2.64m )

#### **Bedroom Three**

12' 7" x 10' ( 3.84m x 3.05m )

#### **Bedroom Four**

12' 1" x 8' 8" ( 3.68m x 2.64m )

#### **Bathroom**

10' 1" x 6' 8" ( 3.07m x 2.03m )

### **Second Floor**

#### **Bedroom Two**

19' x 20' 6" ( 5.79m x 6.25m )

### **Digital Dressing**

CGI and 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.

### **Bespoke Options**

The builder of these properties are happy to work with buyers to create there dream home. Arrange a viewing to find our more!



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## The Ledsham Gibson Lane, Kippax Leeds

- Four Double Bedrooms
- Lounge, Ground Floor Office & Open Plan Kitchen Diner
- Guest WC, Four Piece House Bathrooms & Ensuite
- EV Charger & Solar Panels
- Choice Of Fixtures & Fittings

Tenure: Freehold EPC Rating: Exempt

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF114136 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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