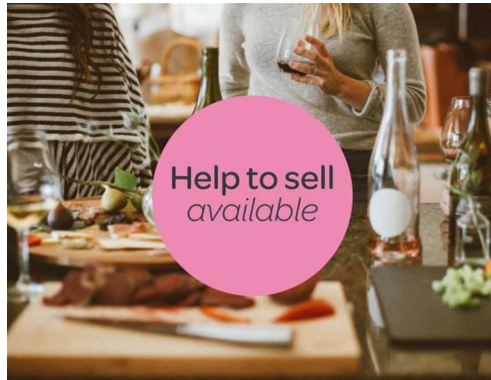


The Beech, Tenter Hill Gardens,  
Shepley HD8 8GL

£290,000



The lovely Beech, plot 43, is built from natural tumbled stone, has solar panels, an air source heating system and parking for two cars. The practical, sustainable and smart choice. Ask us about our energy saving features!

FREEHOLD / ENERGY RATING A



## **INTERNAL SPECIFICATION**

- White doors with satin nickel ironmongery
- Plastered walls & ceilings painted in white matt emulsion
- Skirtings, architraves and staircase painted in white satin
- Mechanical ventilation with heat recovery
- Air source heat pump heating system
- Radiators to all rooms
- Smoke, heat and carbon dioxide detectors
- Programmable thermostat
- Pendant lighting to all rooms, white downlighting to kitchen and bathrooms
- White electrical switches
- TV point to principal bedroom and living room
- Electrical Towel rail to WC
- USB C Ports Kitchen and Principle Bedroom [bedside]

## **KITCHEN**

- Choice of UK-manufactured cabinet doors, handles and worktops
- 1.5 sink to kitchen - choice of finishes
- BEKO appliances: single oven, 60cm induction hob & extractor
- BEKO integrated fridge-freezer and dishwasher
- Under-cabinet downlighting
- Position for washer/dryer

## **MAIN BATHROOM**

- Luxury white sanitaryware, choice of floor and wall tiles and chrome brassware
- Full height tiling to bath/shower wall, splashback to sink, other walls painted
- Shower over bath in family bathroom
- Power supply (only) for de-mister mirror/shaver to family bathroom
- Heated towel rail

## **EXTERIOR SPECIFICATION**

- Exterior built in natural stone and ashlar sandstone surrounds on windows and doors
- uPVC windows and French doors in moondust grey
- Composite front door in moondust grey
- Flagged terrace and paths in natural Indian stone flag
- Turfed gardens
- Tarmac drive (plots 36-50)
- Solar panels
- Car charging point
- Private parking for 2 cars
- Wiring only for front video door bell
- Outdoor tap
- Lighting at front and rear
- Secure boundary timber fencing or walling

## **WARRANTY**

- 2 year Vivly Living warranty from legal completion
- 10 year ICW builder warranty (structural defects) from legal completion

## **GROUND FLOOR**

- Kitchen | 4620mm x 3720mm (15.2ft x 12.2ft)
- Lounge | 3580mm x 3810mm (11.7ft x 12.5ft)

## **FIRST FLOOR**

- Principal Bedroom | 4620mm x 2950mm (15.2ft x 9.7ft)
- Bedroom 2 | 4620mm x 3530mm (15.2ft x 11.6ft)
- Bathroom | 2210mm x 1970mm (7.3ft x 6.5ft)

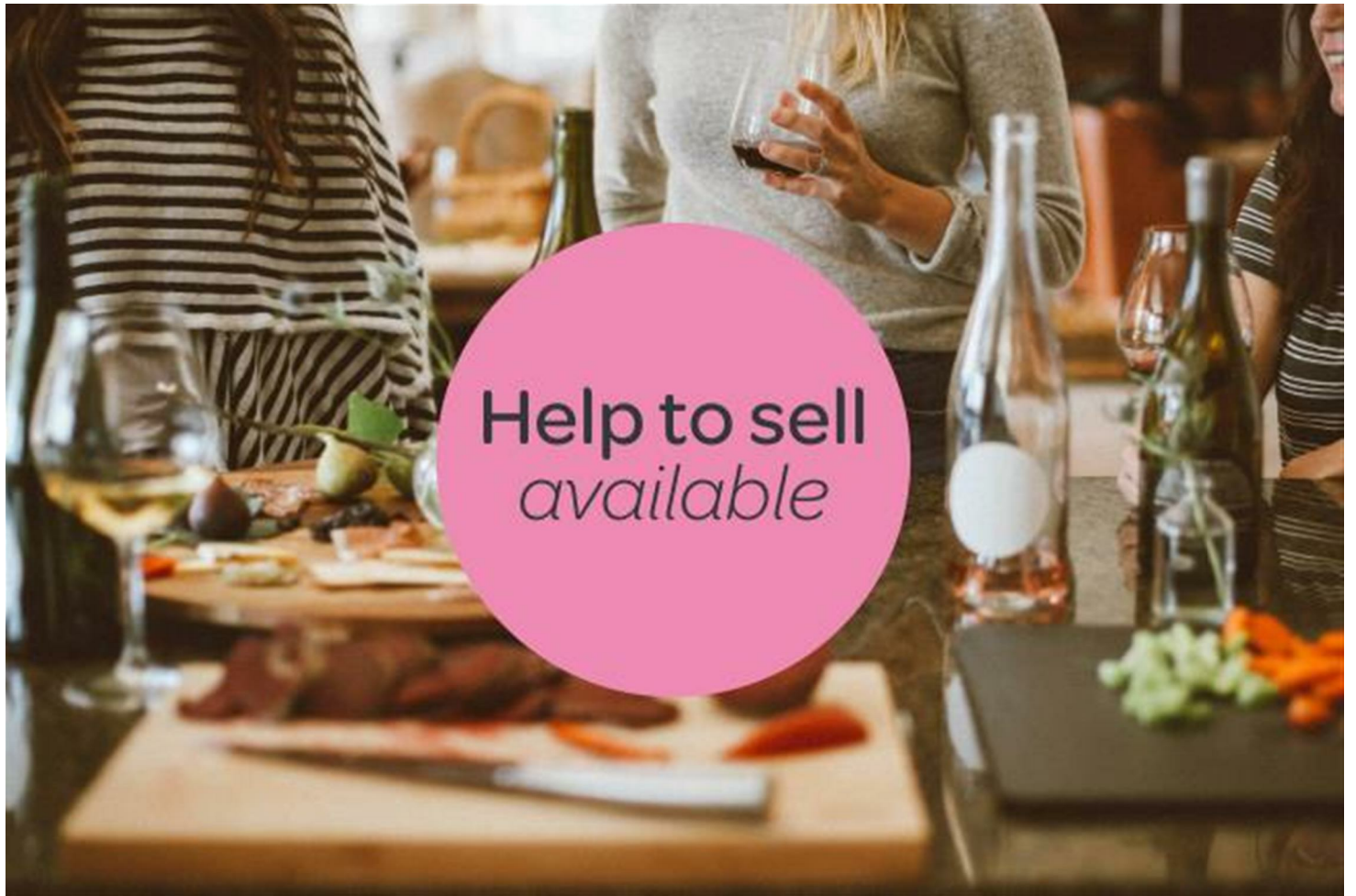
## NOTES

All plans shown are not to scale, measurements are for guidance only. Computer generated images are for illustrative purposes only and individual features often vary from one plot to another.

\*Choices are subject to the build stage at the point of reservation

\*\*Specification subject to changes





**Help to sell**  
*available*









Choose your  
kitchen &  
bathroom





Show Home  
*open*















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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