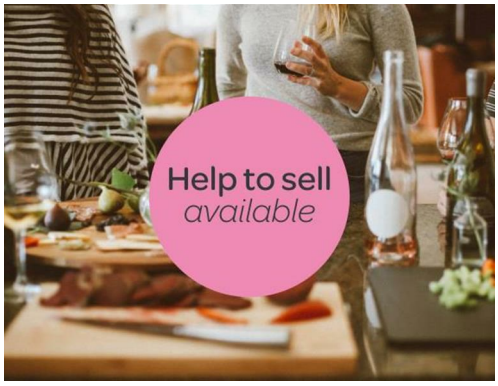
Plot 49 Tenter Hill Gardens, Shepley HD8 8GL

£520,000















Wisteria, plot 49, has a garage, study and utility, PLUS solar panels, oak doors, quartz worktops, underfloor heating to the ground floor and EV charger. Ask us about our Help to Sell scheme.

FREEHOLD / PREDICTED ENERGY RATING: A / COUNCIL TAX BAND: TBC

PAISLEY PROPERTIES

INTERIOR SPECIFICATION

- Oak doors with satin nickel ironmongery
- Plastered walls & ceilings painted in white matt emulsion
- Skirtings, architraves and staircase painted in white satin
- Oak Handrail and Oak Newel Cap with White softwood spindles
- Air source heat pump heating system
- Underfloor heating to ground floor / radiators to upper floor
- Smoke, heat and carbon dioxide detectors
- Programmable thermostat
- Pendant lighting to all rooms, white downlighting to kitchen and bathrooms
- Brushed chrome electrical switches
- TV point to principal bedroom, 2nd Bedroom and living room
- Electrical Towel rail to WC
- USB C ports to Kitchen, Principle [bedside] and 2nd Bedroom [bedside]
- A rated EPC

KITCHEN

- Premium kitchen specification
- 1.5 sink to kitchen / single to utility - choice of finishes
- Choice of Quartz Worktop to Kitchen
- BOSCH single oven
- BOSCH 60cm induction hob
- BOSCH extractor
- BEKO integrated fridge-freezer and dishwasher
- Under-cabinet downlighting
- Position for washer/dryer

MAIN BATHROOM AND EN-SUITE

- Luxury white sanitary ware, premium tiling to bathroom and en-suite
- Full height tiling to bath/shower wall, half height to sink wall, other walls painted
- Shower over bath in family bathroom
- Power supply (only) for de-mister mirror/shaver to family bathroom
- Power supply (only) for de-mister mirror/shaver to en-suite
- Heated towel rail
- Vanity unit to house bathroom
- Underfloor electric heating to Bathroom and en-suite

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
- South facing rear garden
- Tegular sett drive (plots 32-35)
- Tarmac drive (plots 36-50)
- Solar panels
- Semi Detached single garage with light & power (Plot 32/35)
- Detached single garage with light and power and electric door (Plot 49/50)
- Car charging point in garage
- 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
- ‘Paragon Oak’ Oak porch

WARRANTY

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

GROUND FLOOR

- Kitchen | 4940mm x 4320mm (16.2ft x 14.2ft)
- Lounge | 3290mm x 6850mm (10.8ft x 22.5ft)
- Utility Room | 2570mm x 1890mm (8.4ft x 6.2ft)
- Study | 2570mm x 2100mm (8.4ft x 6.9ft)

FIRST FLOOR

- Principal Bedroom | 3620mm x 3880mm (11.9ft x 12.7ft)
- Ensuite | 1210mm x 2080mm (3.9ft x 5.4ft)
- Bedroom 2 | 2520mm x 4550mm (8.2ft x 14.5ft)
- Bedroom 3 | 3290mm x 3800mm (10.8ft x 12.4ft)
- Bedroom 4 | 3040mm x 2940mm (10ft x 9.6ft)
- Bathroom | 2050mm x 1710mm (6.7ft x 5.6ft)

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 change.









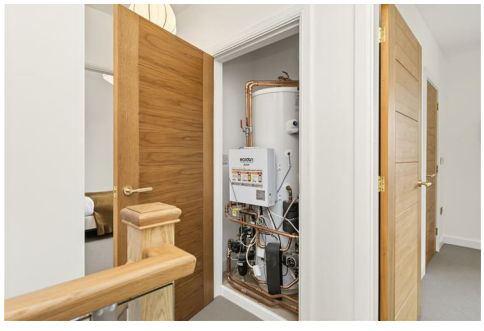




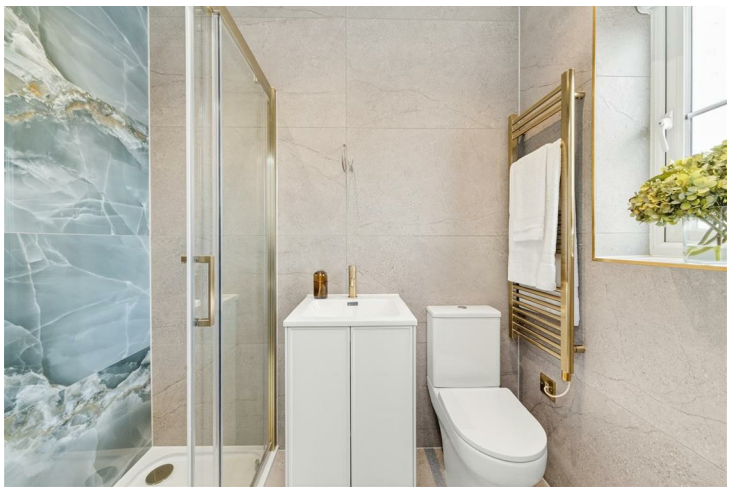




























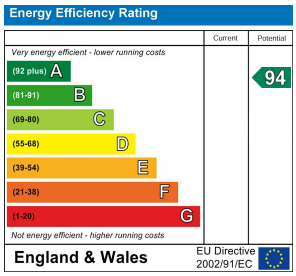


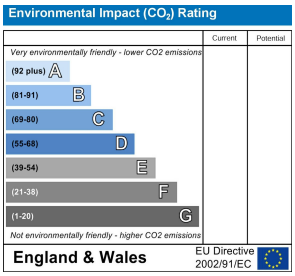

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2 Bedroom
3 Bedroom
4 Bedroom
Affordable housing
First homes
The representation of our developments may not be accurate in every respect.
This site map is for guidance only and does not constitute a contract, part of a contract or warranty.


Kitchen
WC
Utility
Lounge
Hall
Study


Ensuite
Principal Bedroom
Store
Bedroom 4
Landing
Bedroom 2
Bedroom 3
Bathroom







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PAISLEY
PROPERTIES