



The Ledsham Gibson Lane, Kippax Leeds LS25 7BA

welcome to

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NOW AVAILABLE TO BE RESERVED -!! - This detached stylish four-bedroom home offers 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 Ledsham

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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

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



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



