

The Rowan, Tenter Hill Gardens,
Shepley HD8 8GL

£420,000



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PROPERTIES

DESCRIPTION

The beautiful Rowan, plot 46, has oak internal doors, solar panels, underfloor heating to ground floor and air source heat pump. Ask us about our Help to Sell scheme!

Rowan is a three-bedroom home built in tumbled stone offering contemporary living spaces with timeless rural style.

The front door leads into a wide hallway and into the open plan kitchen diner, creating an impressive entrance. The bright, open-plan kitchen/diner includes expansive French doors giving you the option of extending your eating & entertaining space out into the garden & terrace.

On the first floor there is a principal bedroom, with ensuite shower room, and choice of ceramic tiling. The further double and single bedroom plus family bathroom mean plenty of room and flexibility to suit your lifestyle.

Outside, there is a front and rear garden, single stone-garage and a drive with parking for two cars. Charging for electric vehicles, air source heat pump, underfloor heating to ground floor and solar PV roof panels, making this a practical, sustainable and efficient choice.

INTERIOR SPECIFICATION

- Oak doors with satin nickel ironmongery
- Plastered walls & ceilings painted in white matt emulsion
- Skirtings, architraves and staircase painted in white satin
- Air source heat pump heating system
- Underfloor heating to ground and radiators to first floor
- Smoke, heat and carbon dioxide detectors
- Programmable thermostat
- Pendant lighting to all rooms, white downlighting to kitchen and bathrooms
- White electrical switches
- USB C Ports Kitchen and Principle Bedroom [bedside]
- Carpets and flooring now included - Terms and conditions apply
- Smoke, heat and carbon dioxide detectors
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KITCHEN

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

MAIN BATHROOM AND EN-SUITE

- Luxury white sanitaryware, choice of floor and wall tiles and chrome brassware
- 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 electric 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
- Detached single garage with light and power
- 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

WARRANTY

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

GROUND FLOOR

- Kitchen | 3080mm x 5950mm (10.1ft x 19.5ft)
- Lounge | 3050mm x 5940mm (10ft x 19.4ft)
- Utility Room | 2070mm x 1660mm (6.8ft x 5.4ft)

FIRST FLOOR

- Principal Bedroom | 3080mm x 4380mm (10.1ft x 14.4ft)
- Ensuite | 2030mm x 1460mm (6.6ft x 4.8ft)
- Bedroom 2 | 3040mm x 3260mm (10ft x 10.7ft)
- Bedroom 3 | 3040mm x 2580mm (10ft x 8.4ft)
- Bathroom | 2050mm x 1850mm (6.7ft x 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.

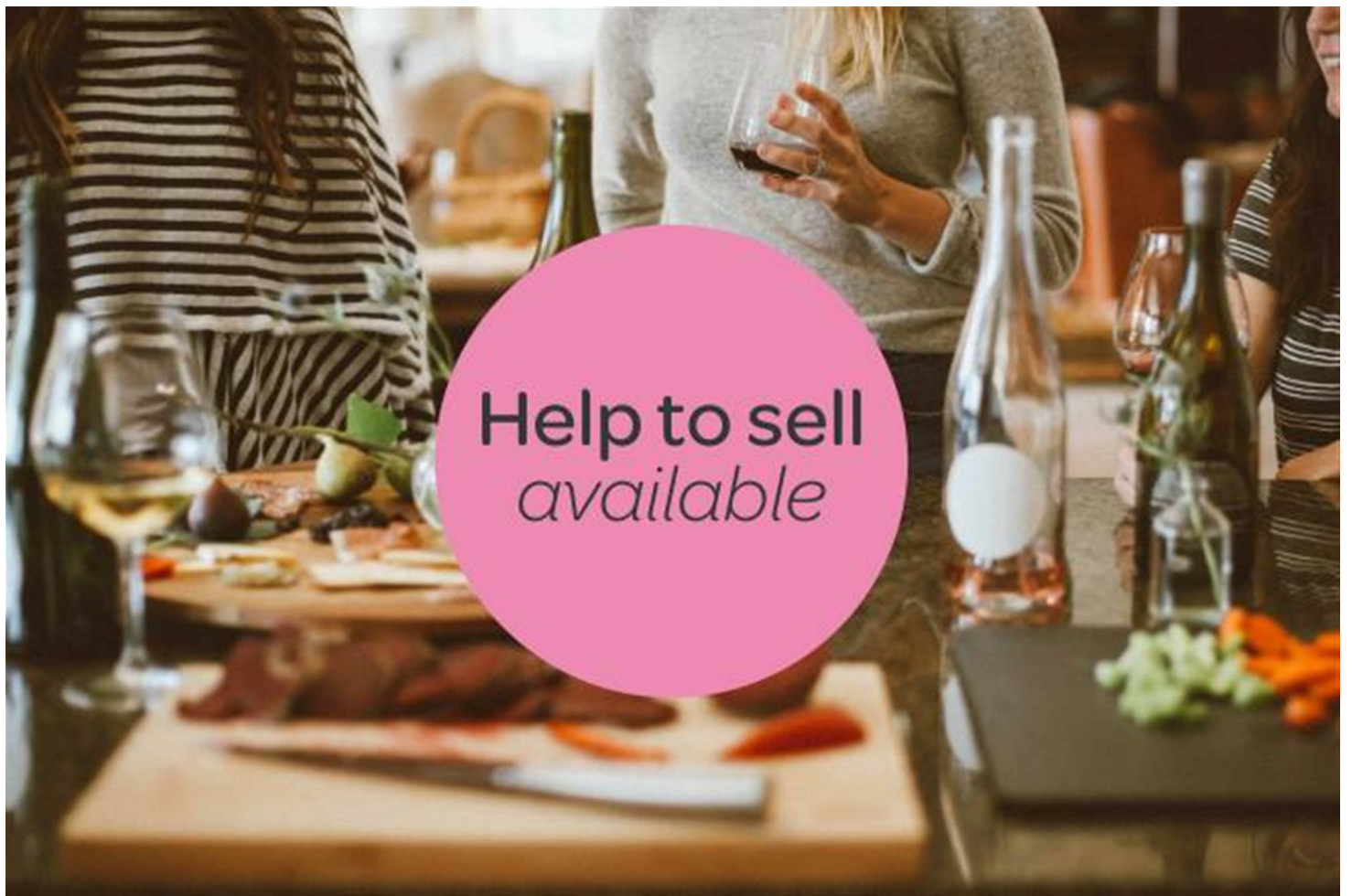
*Choices are subject to the build stage at the point of reservation.

**Specification subject to changes













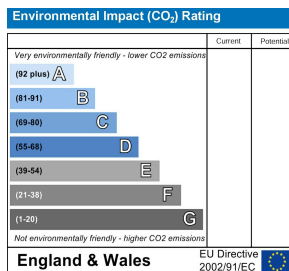
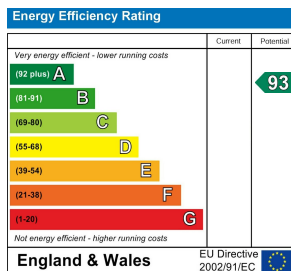












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