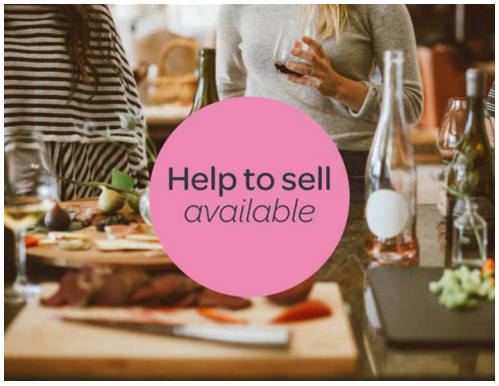
The Cherry, Tenter Hill Gardens, Shepley HD8 8GL

£345,000















The beautiful 3 bed Cherry, plot 45, has a stone garage, solar panels, and an air source heat pump. Additionally, flooring and carpets are included as is a 5% deposit contribution! Ask us about our Help to Sell scheme.

FREEHOLD / ENERGY RATING A

PAISLEY PROPERTIES

INTERIOR SPECIFICATION

• White doors with satin nickel ironmongery
• Air source heat pump heating system
• Skirtings, architraves and staircase painted in white satin
• TV point to principal bedroom and living room
• 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
• Plastered walls & ceilings painted in white matt emulsion
• Electrical towel rail to WC
• USB C Ports Kitchen and principal Bedroom [bedside]

KITCHEN

• 1.5 sink to kitchen
• 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 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 house bathroom
• Power supply (only) for de-mister mirror/shaver to en-suite
• 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)
• Tegular sett drive (plots 32-35)
• Solar panels
• 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 | 5190mm x 4400mm (17ft x 14.4ft)
- Lounge | 4170mm x 4020mm (13.7ft x 13.2ft)

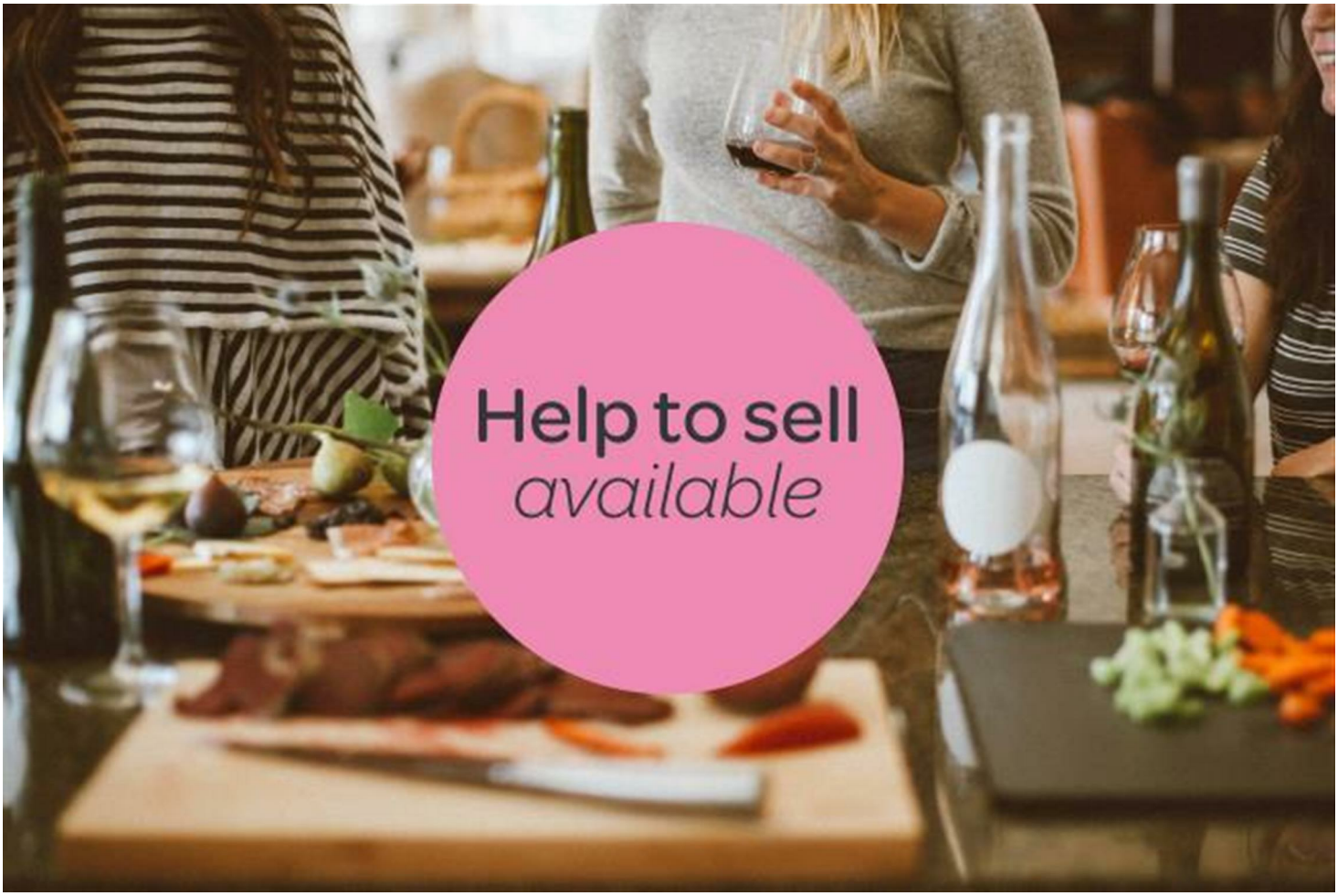
FIRST FLOOR

- Principal Bedroom | 2860mm x 3630mm (9.4ft x 11.9ft)
- Ensuite | 1860mm x 1310mm (6.1ft x 4.3ft)
- Bedroom 2 | 2860mm x 3380mm (9.4ft x 11.9ft)
- Bedroom 3 | 2210mm x 3420mm (7.3ft x 5.9ft)
- Bathroom | 2210mm x 1810mm (7.3ft x 5.9ft)

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








ROSE


Show Home
open



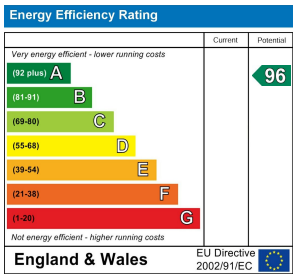


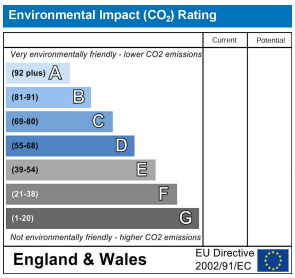

Knowle Grange
SHEPLEY
2 Bedroom
3 Bedroom
4 Bedroom
Affordable housing
First homes
The representation of our developments may not be accurate in every respect.
This site map is for guidance only and does not constitute a contract, part of a contract or warranty.


Kitchen
WC
Lounge
Hall


Principal Bedroom
Bedroom 3
Ensuite
Landing
Store
Bathroom
Bedroom 2







www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES