16 Ash Well Grove,
Denby Dale HD8 8GP

OFFERS AROUND
£526,500

Built from natural tumbled Yorkshire stone, The Sessile is a four bedroom, light and airy contemporary home which provides approx. 1440 sq. ft of living space, designed for today's modern way of life.

Buy this home with Help to Sell - enjoy a simple move and support with fees.

FREEHOLD / COUNCIL TAX TBC / EPC RATING A

PAISLEY
PROPERTIES

INTERIOR SPECIFICATION

• Oak Suffolk doors throughout with white skirting, architraves and frames
• Oak and glass glass balustrade with oak newel posts on a softwood staircase
• Large lantern light to kitchen/living area
• Painted white walls & woodwork
• MDF white painted skirting and architraves
• Chrome electrical switches and sockets
• Lighting - spotlights throughout ground floor, and principal bedroom
• TV sockets to principal bedroom
• Wiring only for standard front door bell

KITCHEN

• Modern moss green kitchen with Japandi timber cladding to peninsular island
• Integrated Bosch fridge/freezer, integrated dishwasher, integrated single oven, microwave / combi oven, electric hob, extractor, warming drawer
• Composite 1.5 sink
• Under cabinet lighting
• Bosch washer/dryer to utility room
• Marble effect worktop to kitchen and utility

MAIN BATHROOM AND EN - SUITE

• Bathroom - floor & wall tiling from Porcelenosa
• Full height wall tiling to shower, half tiling to bath & remaining walls
• Luxury sanitaryware - chrome brassware and chrome towel rail
• House bathroom - Follow me shower, bath and screen
• Vanity unit
• Electric underfloor heating to both bathrooms
• Mirror power and shaver sockets to both bathrooms
• Ensuite - wall mounted shower and screen
• Full height tiling to en-suite

FLOOR COVERINGS

• Floor tiling to Bathroom and Ensuites included
• Flooring included

EXTERIOR SPECIFICATION

• Built from natural stone
• Contemporary upvc windows finished externally in a colour
• Flagged terrace and paths in natural Indian stone flag
• Standard composite front door
• 32 Amp electric vehicle charging point
• Turf to garden
• PV roof panels for low carbon footprint and energy efficiency
• Electric garage door

WARRANTY

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

GROUND FLOOR

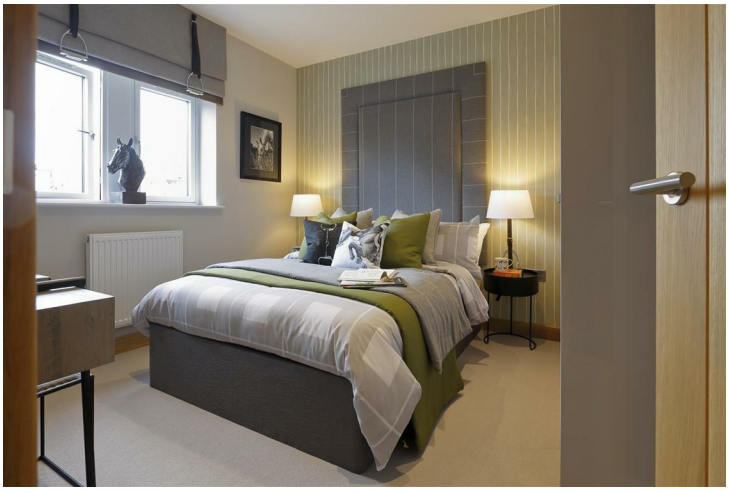
- Kitchen | 4630mm x 2710mm (15.2ft x 8.10ft)
- Lounge | 3110mm x 4830mm (10.2ft x 15.10ft)
- Utility Room | 3110mm x 1630mm (10.2ft x 5.4ft)
- Dining | 3760mm x2710mm (12.3ft x 8.10ft)
- Family Room | 4910mm x 3000mm (16.1ft x 9.10ft)
- Garage | 3000mm x 6520mm (9.10ft x 21.5ft)

FIRST FLOOR

- Principal Bedroom | 3250mm x 3200mm (10.6ft x 10.5ft)
- Ensuite | 3100mm x 1100mm (10.2ft x 3.6ft)
- Bedroom 2 | 3090mm x 3830mm (10.1ft x 12.7ft)
- Bedroom 3 | 3090mm x 3900mm (10.1ft x 12.10ft)
- Bedroom 4 | 3110mm x 2930mm (10.2ft x 9.8ft)
- Bathroom | 3100mm x 1850mm (10.2ft x 6.01ft)

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.
Specification subject to changes



AGENT NOTES - PAISLEY

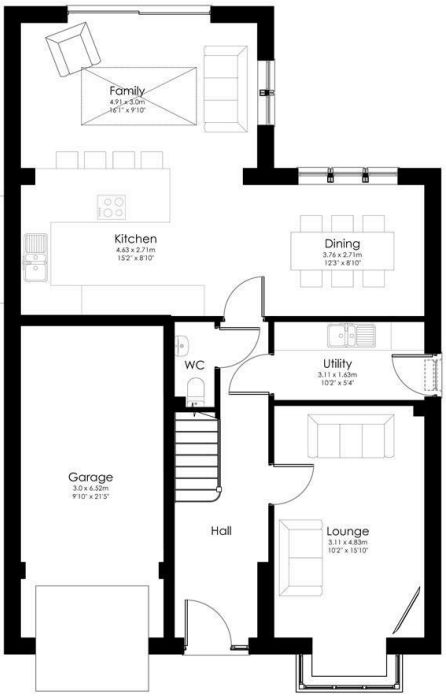
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

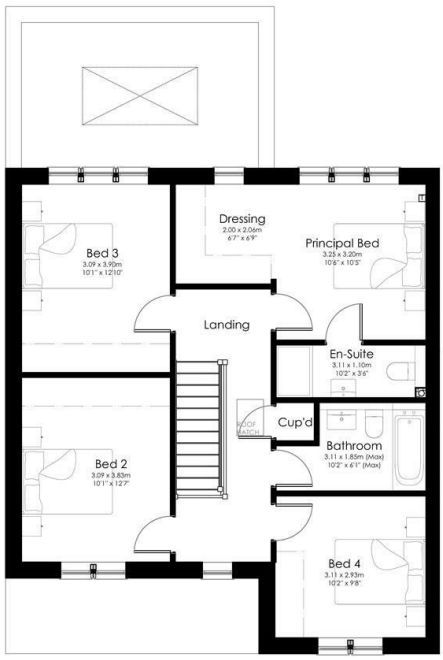
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

Plot 27: The Sessile, Denby Dale - *Floor plans & dimensions*

vivly living

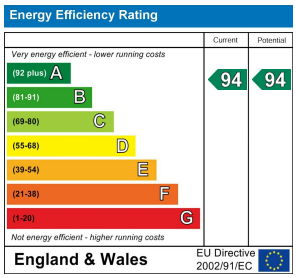


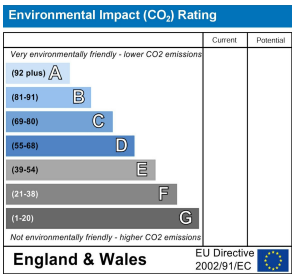
GROUND FLOOR PLAN
75 sq. m / 811 sq. ft.*



FIRST FLOOR PLAN
71 sq. m / 759 sq. ft.*

*All dimensions shown are approximate





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