The Rowan, Tenter Hill Gardens, Shepley HD8 8GL

£420,000



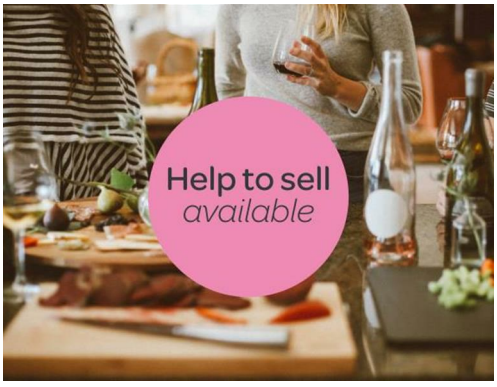












The beautiful Rowan, plot 46, has oak internal doors, solar panels, underfloor heating to ground floor and air source heat pump. Ask us about our Help to Sell scheme!

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
- 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

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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

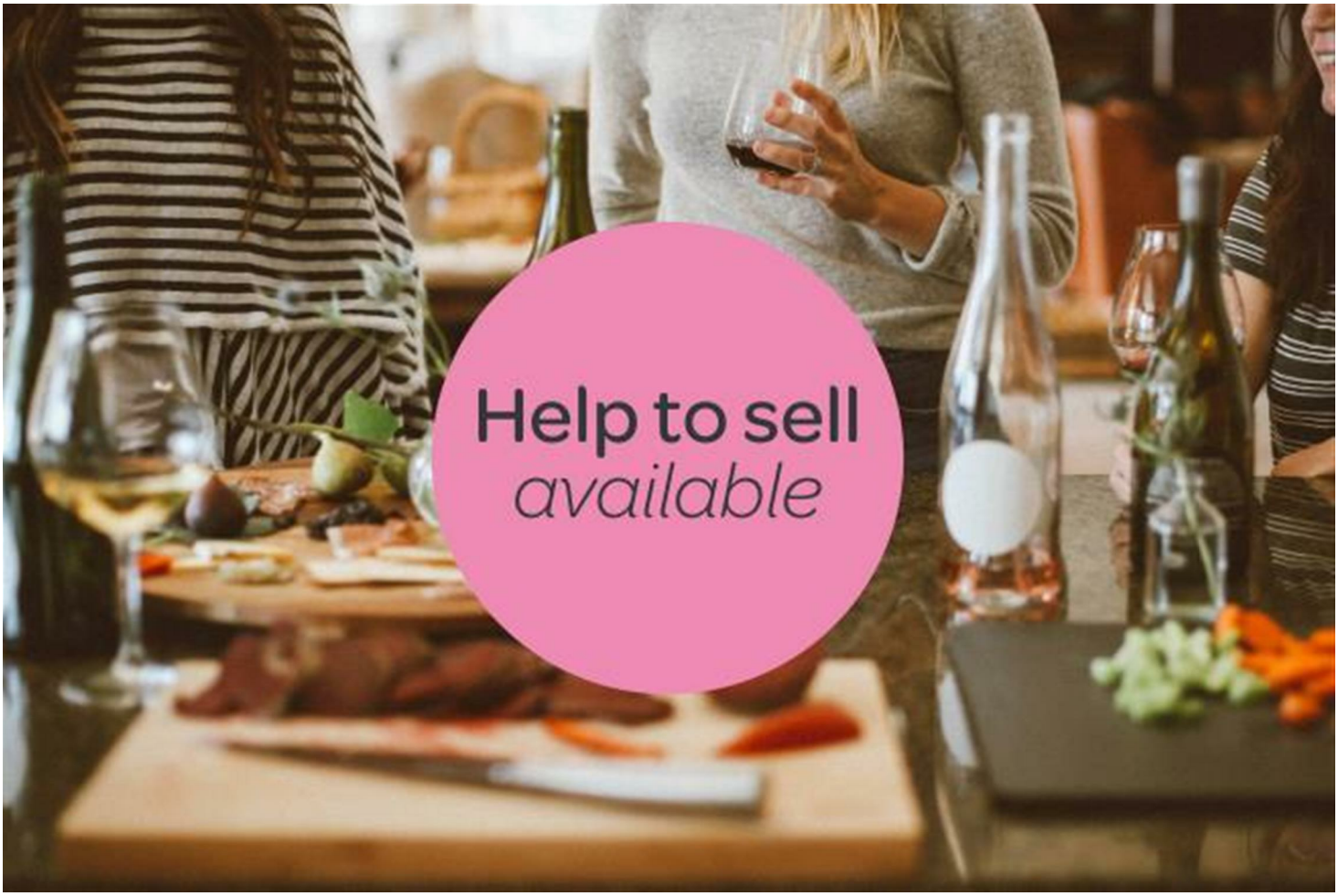









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LAUNDRY ROOM
PEGS
HOME


Help to sell
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Show Home
open








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3 Bedroom
4 Bedroom
Affordable housing
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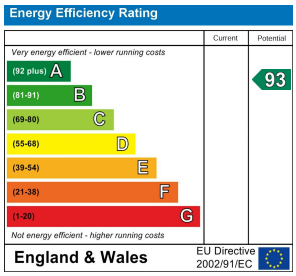


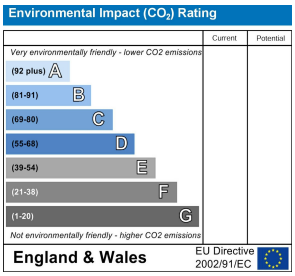



Utility
Kitchen
WC
Lounge
Hall


Bedroom 3
Landing
Ensuite
Principal
Bedroom
Bedroom 2
Store
Bathroom







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PROPERTIES