



Plot 8 'The Richmond', 2A Whitebank Close,  
Hasland S41 0TS

£455,000

  
WILKINS VARDY

# £455,000

\*\*\* THE ARNCLIFFE HOMES PART EXCHANGE PROMISE - MOVE WITH A GENUINE 100% PX OFFER ON YOUR OWN HOME \*\*\*

\*\*\* TAKE A VIRTUAL TOUR OF THE STREET AND PLOTS 2 & 3 \*\*\*

THE RICHMOND - PLOT 8 - 1744 SQ. FT. ENERGY EFFICIENT FOUR BED DETACHED NEW BUILD FAMILY HOME

The Richmond is a fantastic new build home, with four well proportioned bedrooms and two bathrooms and a 10 year new build warranty as standard. Built to Arncliffe Homes usual high standards, the property includes a fantastic open plan family dining kitchen, generous living room and separate study as well as utility and single detached garage.

Bankside is an exclusive development of nine executive homes, set within this secluded mature tree lined location with generous plots and being ideally situated for the village of Hasland with its various amenities and ideally placed for access into the town centre and for routes towards the M1.

- Superb 4 Bed Detached Family Home
- Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Utility Room & Cloaks/WC
- Four Double Bedrooms
- En Suite & Family Bathroom
- Turf to Front and Rear Gardens
- Detached Garage & Car Standing Space
- NHBC 10 Year Buildmark Warranty
- Arncliffe Part Exchange Promise Available

## General

NHBC 10 Year Buildmark Warranty

Secondary School Catchment Area - Outwood Academy Hasland Hall

Anticipated Completion Date - Summer 2023

## Arncliffe Part Exchange Promise

Plan your move with certainty by taking advantage of The Arncliffe Part Exchange Scheme! Avoid the hassle of finding a buyer for your house, the inconvenience of showing people around, dealing with time-wasters and waiting for property chains to complete. We will arrange to have your house professionally valued and make you a firm part exchange offer based on that valuation. As an added bonus, if we are able to re-sell your house for more than our part exchange offer, we promise to pay you 100% of the excess! What could be fairer than that?

If part exchange isn't appropriate, there is also a sales assistance package on selected plots which can be discussed on an individual basis.

## Energy Efficiency

Built to the highest standards, these new build homes offer exceptional energy efficiency standards, meaning improved energy usage. The properties are also tested for air leakage, meaning heat loss and drafts are kept to a minimum. A copy of the SAP energy rating will be made available to any interested parties.

## External Specification

External walls of traditional construction in red brick.

Windows and external glazed frames in low maintenance white PVCu with polished chrome ironmongery.

High efficiency double glazed window units.

Composite external doors fitted with 3-Star 'anti-snap' cylinder locks.

Turf to front and rear gardens and landscaping in accordance with the approved plan.

External lights to front and rear and push button doorbell to front door.

External tap.

## Internal Specification

Walls and ceilings finished in almond white matt emulsion paint.

Doors, architraves and skirtings finished in white gloss paint.

White panelled internal doors with polished chrome handles throughout.

Full height wall tiling within shower enclosures and part tiling to all other bathroom and en-suite walls with choice from the range provided.

Floor tiling to bathrooms, en-suites and downstairs WC with choice from the range provided.

Electrical sockets and switches in white.

Chrome LED down lights to kitchen/breakfast areas, utility, bathrooms/en-suites and WC.

Pre-wired satellite TV point to lounge and terrestrial TV points to lounge, master bedroom and family/dining areas.

Data distribution points to lounge and master bedroom.

Fibre optic cable laid to each property.

Intruder alarm with sensors to ground floor, landing and garage.

High efficiency gas fired condensing boiler with heated towel rail to bathrooms and radiators to other rooms.

A choice of kitchen finishes from the range provided including quartz worktops and upstands (excluding utility).

Kitchen appliances comprising double oven, choice of gas or induction hob, extractor, integrated fridge/freezer and dishwasher, all by Zanussi or similar.

Washer/dryer (or separate washer and dryer) in kitchen or utility according to house type.

Sanitary-ware by Ideal Standard.

Showers 'Dream' by Aqualisa with both adjustable and wall fixed heads.

Where purchasers are offered a choice of finish/style, this is subject to items concerned not having been fitted or ordered at the time of reservation.

## Management Company

There will be a management company formed to maintain all communal areas. Annual charge expected to be £200.00 per annum.

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Hall

Having a built-in under stair store cupboard and a staircase rising to the First Floor accommodation.

## Study

11'2 x 10'4 (3.40m x 3.15m)

A bay fronted reception room.

## Lounge

16'5 x 10'0 (5.00m x 3.05m)

A generous front facing reception room.

## Open Plan Kitchen/Breakfast Room

13'2 x 11'0 (4.01m x 3.35m)

To be fitted with a kitchen from the range provided.

Integrated appliances to include a dishwasher, fridge/freezer, double oven, choice of gas or induction hob and extractor.

## Family/Dining Area

17'6 x 10'4 (5.33m x 3.15m)

Having French doors which overlook and open onto the rear patio.

## Utility Room

9'1 x 5'9 (2.77m x 1.75m)

To be fitted with units from the range provided, including a washer/dryer (or separate washer and dryer).

A composite door gives access onto the side of the property.

A further door opens to a ...

## Cloaks/WC

To be fitted with an Ideal Standard 2-piece suite.

## On the First Floor

## Landing

Having a built-in cupboard housing the hot water cylinder.

## Bedroom One

12'4 x 10'6 (3.76m x 3.20m)

A front facing double bedroom having an opening through to a walk-in wardrobe. A door gives access into the ...

## En Suite Shower Room

7'3 x 6'9 (2.21m x 2.06m)

To be fitted with an Ideal Standard 3-piece suite.

## Bedroom Two

13'10 x 9'8 (4.22m x 2.95m)

A front facing double bedroom.

## Bedroom Three

10'6 x 8'9 (3.20m x 2.67m)

A rear facing double bedroom.

## Bedroom Four

12'2 x 8'10 (3.71m x 2.69m)

A rear facing double bedroom.

## Bathroom

8'7 x 7'6 (2.62m x 2.29m)

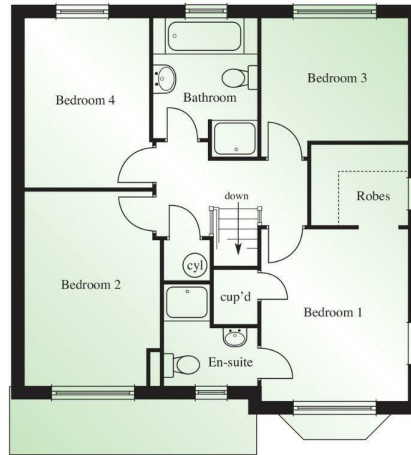
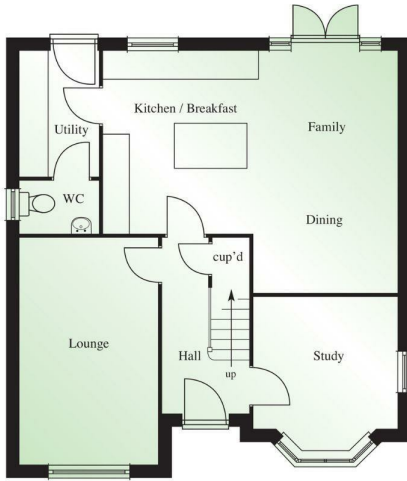
To be fitted with an Ideal Standard 4-piece suite.

## Outside

Turf to front and rear gardens and landscaping in accordance with the approved plan.

Detached single garage and car standing space for two cars.





| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            | <b>85</b> | <b>85</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |



## VIEWINGS

VIEWINGS: All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014  
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

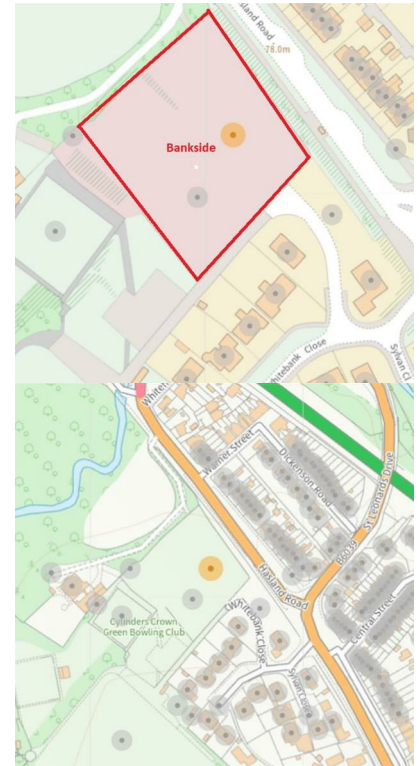
The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Arncliffe Homes reserve the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.

## SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Outwood Academy Hasland Hall Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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