

bramleys



Beaumont House
Whitley Willows
Lepton
HD8 0GD

Price: £995,000

**** Part Exchange Considered ****

Professionalism with Independence



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Beaumont House is an energy efficient, newly built, large, 5 bedroom family home within a gated development situated in the middle of Huddersfield countryside. It offers an open plan living kitchen (25'0" x 16'0") with patio doors leading out on to the patio seating area and garden beyond, a fabulous lounge (22'0" x 13'9") with door to the garden, a dining room and an office. To the first floor, 5 double bedrooms, 3 en suites and a family bathroom. Externally to the front there is gated access which leads to the driveway and double garage, there are also gardens to both the side and rear. This exceptionally spacious home is currently under construction and will offer a discerning purchaser a rare opportunity to purchase a new high quality home with large garden, where they can choose the fixtures and fittings (terms and conditions apply). The developer has installed highly energy efficient ground source heat pump technology which provides all hot water and heating throughout the year.

(Access to Leeds 25 mins, Sheffield 30 mins, Huddersfield 15 mins & Wakefield 20 mins)

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through an open Oak porch with timber external door and glazed side panels.

Entrance Hall

This superb entrance hall sets the scene in terms of size and style. A staircase rises to the first floor galleried landing and doors give access to:-

Cloakroom/WC

Fitted with a low flush WC and wash hand basin.

Storage Cupboard

Housing the heat pump and cylinder.

Lounge

6.71m x 4.19m (22'0" x 13'9")

This generous lounge has access to and views over the side garden. There is a double sliding door that leads to the dining room and family room/kitchen.

Dining Room

4.11m x 3.91m (13'6" x 12'10")

A large room with views over the side garden through a large barn style arch window. Double sliding doors lead to the lounge and family room/kitchen. These doors can be opened up to give a wonderful entertaining space throughout the reception rooms, or closed to create an intimate dining room.

Kitchen/Family Room

7.62m x 4.9m (25'0" x 16'1")

This open plan room will prove to be the heart of this home, with the large family area complementing the kitchen. The generous room has patio doors and full height windows providing views over the side and rear gardens from the family area. The proposed kitchen is fully appointed and is a generous size and design, but this can be changed subject to agreement. Within the allowance, the buyer can choose the finishes to suit their style and lifestyle.

Home Office

6.32m x 2.62m (20'9" x 8'7")

Another generously sized room which could be utilised for a variety of purposes subject to the buyers requirements.

Utility Room

2.67m x 2.51m (8'9" x 8'3")

Accessed from the kitchen, this room is fully fitted and has an external door accessing the garden.

FIRST FLOOR:

Galleried Landing

Having 2 large store cupboard and access into:-

Master Bedroom

4.90m x 4.60m (16'1" x 15'1")

Having windows to the side and rear, access into the dressing area and spacious en suite.

Dressing Area

En suite Bathroom

Furnished with a low flush WC, wash hand basin, freestanding bath and large shower.

Bedroom 2

7.54m x 6.34m (24'9" x 20'10" max.)

A generous double bedroom, having windows to the front and rear, a large wardrobe space and en suite.

En suite Shower Room

Furnished with a low flush WC, wash hand basin and shower cubicle.

Bedroom 3

4.19m x 3.28m (13'9" x 10'9")

Another double bedroom with windows enjoying views over the side elevation. A door gives access to the en suite.

En suite Shower Room

Furnished with a low flush WC, wash hand basin, bath and large shower.

Bedroom 4

4.19m x 3.33m (13'9" x 10'11")

A good sized double bedroom with room for wardrobes and views to the front of the property.

Bedroom 5

4.90m x 2.79m (16'1" x 9'2")

A good sized double bedroom with room for wardrobes and views to the rear garden.

Bathroom

Furnished with a 4 piece suite comprising low flush WC, wash hand basin, free standing bath and large shower cubicle.

SECOND FLOOR:

Attic

Being open plan and providing additional storage space.

OUTSIDE:

To the front there is a block paved driveway which in turn gives access to the double garage. There are garden areas to both the side and rear which incorporate patio seating, lawned areas, outside water tap, external power point and are enclosed by timber and stone walling.

Garage

A double garage with electronic up and over doors and an internal access door to the main house.

BOUNDARIES AND OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, John Savage is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact John Savage on 01484 530361. Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICE:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo keep in the left hand lane travelling through the lights into Wakefield Road. Proceed on the main road, travelling straight ahead at the roundabout and take the immediate left hand turning into Chimney Lane. Follow this road which leads into Lucy Lane and at the cross roads proceed straight ahead into Addle Croft Lane. Turn left into Whitley Willows, follow the road to the right and as the road opens up to the centre green, the property can be found on the left.



BEAUMONT HOUSE SPECIFICATION:

Energy Efficiency

- High efficiency geothermal ground source heat pump heating system.
- Fully zoned under floor heating system.
- High quality pressurised hot water system.
- Energy performance certificates to be issued upon completion.

EXTERIOR DETAIL

Elevational Treatment

- Natural, regular coursed stone walling.
- Ashlar surrounds to doors and windows.
- Natural slate roofs.
- Attractive lights to front, side and rear doors.

External Doors

- High quality factory finished timber doors with glazed vision panel.

Windows

- High quality factory finished windows.
- Roof windows where applicable.

Garage

- A double integrated garage with direct access into the house.
- Garage doors to be automated.

External Finishing Touches

- Car parking on block paved drive.
- Automatic sliding gate with manual override.
- Drystone walling, natural stone walling and timber fences to perimeters (see proposals).
- Turfed rear garden.
- Stone pathways as shown on drawings with gravel margins to junctions with building.
- Patio area to rear of the property.
- Outside tap to the property.

INTERIOR DETAILS:

Kitchen

- Subject to build stage, kitchen allowance for a bespoke, well appointed kitchen and utility from a wide choice of high quality units, appliances, tiles and granite worktops.
- Kitchen area to be fitted with downlights.

Utility

- Plumbing and drainage for a washing machine.
- Ventilation for tumble dryer.
- Sink with drainer.
- Choice of units, worktops and tiling.

Bathrooms

- Subject to build stage, sanitaryware allowance will allow the buyer to choose from a wide choice of quality fixtures and fittings.
- Layouts as shown on drawings.
- Subject to build stage, tile allowance for choice of wall tiling and splash backs.
- WC's fitted with wash hand basins with tile splash back and low level WC.
- Thermostatic showers with high quality enclosures and low level shower trays.
- Bathrooms and WC's to be fitted with downlights.
- All bathrooms and en suites to be fitted with shaver socket and power for mirror light.

Internal Doors

- Attractive oak internal doors with a choice of ironmongery.

Flooring

- Subject to build stage, choice of flooring to hall, kitchen, WC, family bathroom and en suites.

FINISHING TOUCHES:

Internal Finishes

- Feature staircase with oak strings, handrail and balustrades and galleried landing to the first floor.
- Architraves and skirting boards with plinth block details finished in white gloss.
- Internal walls to be finished with three coats of warm cream emulsion paint. Ceilings to be painted in classic white emulsion.

Electrical

- TV points installed to lounge, home office, family room and all bedrooms.
- Telephone point to central location to allow wireless connection throughout the house.
- WIFI router to ground floor with connection at first floor for WIFI booster.
- A suitable number of sockets to each room.
- Living area, ground floor hall and bedrooms to be fitted with pendants.
- Kitchen, bathrooms and WC to be fitted with downlights.
- Power and light to the garage.

General Structure

- Solid beam and block floors to ground and first floors.
- Open storage area in the attic.

Security

- Intruder alarms installed by NSI Gold Approved Contractor, with key pad at two main entrances and first floor for night setting.
- PIR movement detectors covering all external doors.
- Smoke, heat and carbon monoxide detectors installed in accordance with Building Regulations.
- External doors to have a multi lock system.
- Window locks fitted to all windows (except escape windows).

Guarantees

- Architects Certificate
- Building work to be undertaken under the Federation of Master Builders Contract.

Additional Packages

- Subject to build stage, finishes can be tailored to suit purchasers' requirements before installation.
- Alterations may be subject to price alteration.



PLEASE NOTE: Internal photos used are for illustration purposes only.



PROPERTY MISDESCRIPTION ACT 1991

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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