

FOURTH AVENUE

WETHERBY, WEST YORKSHIRE



A new detached house with three bedrooms, parking and garden

A development by

MAJOR PROPERTY LTD

A new build two story detached house with driveway parking and gardens to the front and rear. The house is of an attractive contemporary design with white rendered elevations, a grey tiled roof, anthracite windows and grey infill panels.

The ground floor has an entrance hallway lounge kitchen and separate WC and the first floor eight landing three bedrooms house bathroom and ensuite.

Finished with a quality specification, this new home will appeal to first-time buyers, families, downsizers, couples and individuals.

The West Yorkshire market town of Wetherby is located on the banks of the river Wharfe and lies almost equidistant between Leeds, Harrogate and York.

Local amenities include a range of shops, schools sporting amenities to use, including a swimming pool, golf course, tennis, squash, rugby, cricket and football clubs and teams.

Wetherby is convenient for access to Leeds, Harrogate and York and the other major commercial centres via the A1(M).



Not to scale

Warranty

The properties will have a Checkmate 10 insurance backed warranty. Solicitors to confirm full details before purchase.

Tenure

Freehold. Solicitors to confirm all boundaries before purchase.

Energy Efficiency Ratings

These are available upon request. Where a property is not yet complete these will be predicted Energy Assessments (PEA) rather than Energy Performance Certificates (EPC). The PEA might not represent the final energy rating of the property at completion.

Viewing and further information contact New Homes Sales Agent:

John Shaw FRICS

T: 07392 000922 E: john@jshawfrics.co.uk

NB Estimated build completion Winter 2018 – subject to confirmation and change. The properties are currently under construction with restricted access. Some limited access with sturdy footwear and other protective clothing may be possible subject to health and safety restrictions.

Reservation Procedure

Reservations are subject to a payment of a £1,000 reservation fee. If a purchaser cancels the reservation or fails to proceed in accordance with the reservation agreement, the vendor will reimburse the reservation fee but deduct an administration charge to cover expenses and costs. Purchasers are usually required to exchange contracts and pay the balance of the contractual deposit within 6 weeks of contract issue. Legal completion at this stage will be subject to notice. Any proposed completion dates are subject to change and confirmation. Cheques should be made payable to 'Major Property Ltd'. Reservations are subject to availability. To make a reservation contact sales agent: John Shaw FRICS, 5 Hawksworth Street, Ilkley, West Yorkshire LS29 9DU

Tel 07392 000922 **Email** john@jshawfrics.co.uk

The developer reserves the right to alter any aspect of the development including site layout, house types, internal layout / dimensions, external finishes and specification as the build programme progresses. Any other marketing material is for general guidance only. It should be noted that some of the images and pictures of the buildings, plans and surroundings are artist impressions are computer generated artist impressions and are indicative for illustration only.

Plans

Floor layout plans are illustrations available for guidance only and these may be subject to change as the build programme progresses. All boundaries and rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Landscaping is subject to confirmation. The plans are not to scale and all dimensions are approximate. Where properties are not build complete any measurements given are estimated, and are subject to change and confirmation.

Specification

General:

A two story detached house of timber framed construction. Concrete block external walls with white coloured render finish and grey coloured infill panels

Mains services

Outside:

UPVC framed windows in anthracite grey with double glazing. Brushed aluminium or similar handles

Dark grey Marley modern concrete roof tiles or similar

Painted hardwood front door with glazed upper panel and brushed aluminium ironmongery or similar

Gravel driveway with timber gates and concrete paving

Seeded areas of soft landscaping. Part timber fencing

Inside:

Traditional gas Central heating system with condensing combi boiler and radiators with thermostatic controls

Quality fitted kitchen units including cupboards, worktops and appliances.

Tiled upstand

Quality bathroom fittings with house bathroom and ensuite shower to master bedroom. Wall tiling to three sides of bath and basin splashback. Full height tiling to shower. Tiled floors.

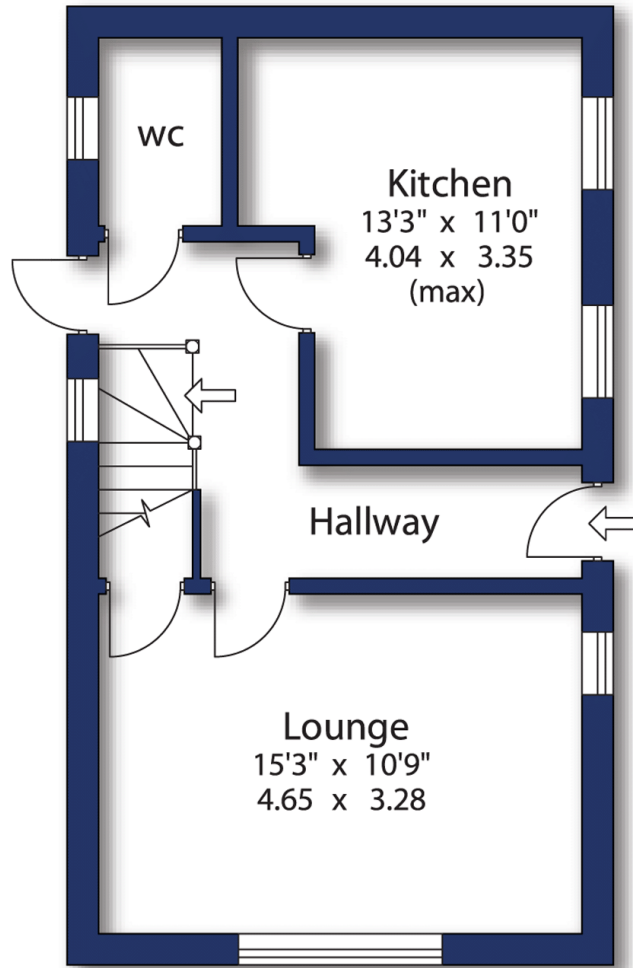
Emulsion painted walls and painted internal joinery. Oak handrails to stairs.

Access hatch to loft with drop down ladder

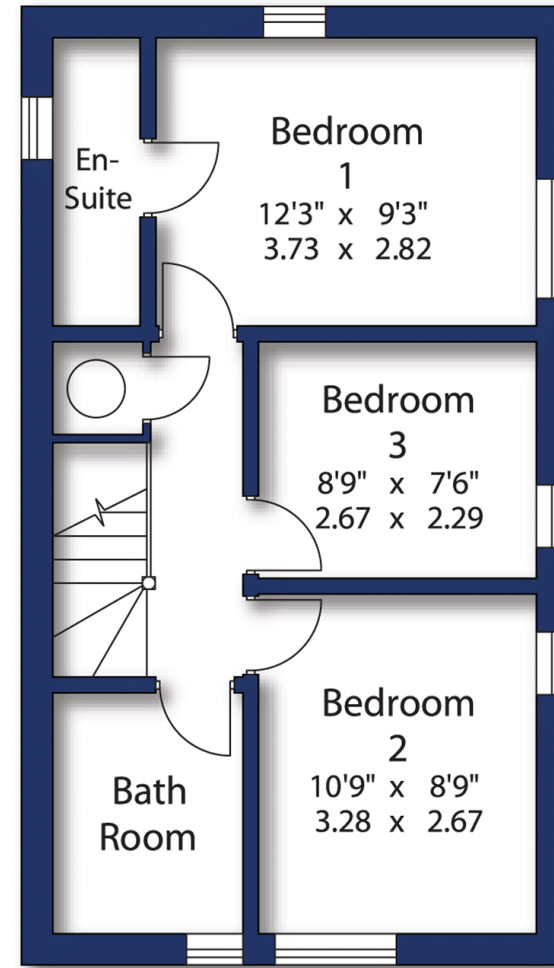
Insulation to floors, walls and ceilings

Subject to Contract. Ref JS/29/07/18.





Ground Floor



First Floor

1. Our description of any appliances and services (including central heating systems) based upon the developers instructions. They have not been, nor will they be tested by the agent. Any guarantees should be obtained by the buyers solicitor before completion. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of sales agents staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are in metric to the nearest 7.5cm. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not.

