Robert Watts

Signature
PRESTIGE HOMES

Plot 5, 348a Leeds Road, Howden Clough, West Yorkshire, WF17 0HY
Asking Price: £800,000

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Plot 5 : The Westminster - Robert Watts Land and New Homes offer for sale Chapel View, a prestigious gated development of only five executive stone built detached family homes. Built to a high specification with quality fixture and fittings. In a prime location, close to local schools and amenities. Ideally located close to the vibrant city of Leeds and only minutes to the M1 and all local motorway networks.

Plot 5 is a super sized 5 bedroomed house, with 3 en suites + bathroom. Occupying a great plot in the corner with lovely gardens. One of the stand out features is a great annex, ideal for extended families Boast a stunning open plan family room/kitchen, with high end quality appliances. Plus snug/office to the ground floor. Outside, integral double garage with ample parking and gardens.

Summary Plot 5 occupies a lovely corner plot position on the development and is an impressive 5 bedroomed house, of approximately 2588 sft2. Makes it perfect for the growing extended families. To the ground floor is the hallway, that leads off to the annex/ bedroom 5, which also has its own front door entrance.

Good sized lounge, impressive kitchen/family room with bi folds doors leading out to the garden. Utility room access to the garage. Useful snug/office, making it a very useful multi purpose room.

To the first floor, amazing master bedroom suite, including dressing room and en suite. Bedroom 2 + en suite, along with double bedrooms 3 and 4, plus family bathroom.

Outside, ample parking, double integral garage and lovely gardens.

Specification 1. Bosch Oven
2. Bosch Microwave oven
3. Bosch Heat draw
4. Bosch Fridge (integrated)
5. Bosch Freezer (Integrated)
6. Bosch Dishwasher (Integrated)
7. Bosch Induction Hob
8. Texcom elite Alarm system
9. Ideal Logic + S30 ERP Boiler
10. Telford Tempest 250 Litre Water Cylinder
11. Stelrad Radiators
12. Bathroom suite supplier Cliftons
13. Full kitchen handle less complete with colour matching cabs (colour of the buyer choice)
14. Silestone work top (colour of the buyer choice)
15. Crome sockets and switches
16. All internal doors LPD (colour of buyers choice)
17. No Floor but contributing to a maximum value of £10k (used only at the supplier of our choice) Beyond Flooring at J27 retail Park.
18. Solor Panels
19. Zippi EV car charge point

Location The development is situated on the border of Morley and offers easy access into Leeds, with J27/M62 only a few minutes away. Close to Morley town centre, with local shops and amenties, with the busy Junction 27 only 2 miles away.

Please Note Images have been used for illustrative purposes only. Specification, layout and finish may be subject to change.

IMPORTANT NOTICE
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

AGENTS NOTES:
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

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