



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

The Willow, Plot 15, Meltham Grange
Colders Lane, Meltham



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Offers In Region Of £350,000

WELCOME TO MELTHAM GRANGE, AN EXCLUSIVE AND HIGHLY DESIRABLE DEVELOPMENT OF 24 HOMES COMPRISING 18 FOUR BEDROOM DETACHED, 2 FOUR BEDROOM TOWNHOUSES AND 4 THREE BEDROOM TOWNHOUSES SITUATED ON THE EDGE OF THE PEAK DISTRICT NATIONAL PARK AND BEING ONLY A SHORT STROLL INTO MELTHAM TOWN CENTRE.

JP WILD WON AN LABC AWARD IN 2012 (HORSFORTH) AND WERE FINALISTS IN 2015 (LIVERSEDGE) & 2017 (SCRAYINGHAM)
PLEASE NOTE - PHOTOS ARE FOR ILLUSTRATIVE PURPOSE ONLY. IMAGES MAY CONTAIN OPTIONAL UPGRADES AT ADDITIONAL COST.

GENERAL SPECIFICATION

Exclusive, enclosed private development on large plots, with ample parking and large driveways. Energy efficient homes built to approved building regulations. Garages with power and lighting (where applicable). NHBC 10 year Build Mark warranty.

EXTERNAL SPECIFICATION

External brick or stone walls of traditional construction with Artstone cills. Maintenance free house exterior. Turf to front & rear gardens. Trees, shrubs and fencing to approved design. Buff paving slabs to be laid where appropriate. Patio areas to every house.

KITCHEN

22' 3" x 15' (6.78m x 4.57m) approx.
DESIGNS AVAILABLE ON REQUEST
Fully fitted quality Omega kitchens with under unit lighting and worktops with upstands. Selection of colours available. Stainless steel Bosch (or similar) 5 ring gas hob and fan assisted oven. Stainless steel Bosch (or similar) extractor hood. Franke (or similar) 1½ bowl sink and drainer with mixer tap. Integrated dishwasher and fridge freezer. Wine cooler (where applicable).

UTILITY

8' 4" x 6' 1" (2.54m x 1.85m) approx.
PLENTY OF STORAGE & DESIGNS AVAILABLE ON REQUEST (where applicable)
Plumbing for washing machine. Space for tumble dryer. Sink (where applicable).

CLOAKROOM

6' 1" x 2' 9" (1.85m x 0.84m) approx.
Quality white branded sanitaryware with chrome fittings. Heated chrome towel rail. Half tiling to appliance walls. Floor covering.

BATHROOM

8' 10" x 8' 7" (2.69m x 2.62m) approx.
Quality white branded sanitaryware with chrome fittings. Vanity unit. Independent chrome thermostatic shower and quality glazed shower screen with chrome trim. Separate shower cubicle (where applicable). Heated chrome towel rail. Tiling to appropriate areas. Floor covering.



ENSUITE

8' x 5' 8" (2.44m x 1.73m) approx.

Quality white branded sanitaryware with chrome fittings. Vanity unit (where applicable). Contemporary chrome thermostatic shower. Quality shower enclosure with glazed door and chrome trim. Heated chrome towel rail. Full tiling to shower and other areas as appropriate. Floor covering.

HEATING/HOT WATER

Gas fired, two zone central heating with high efficiency boilers and individual thermostatic radiator valves.

ELECTRICAL

Stainless steel sockets and switches throughout including telephone and TV points. Low energy LED down lighters to cloakroom, en suite, bathroom and kitchen. Mains operated smoke alarms on all levels. External lighting to front and rear. NACOSS fitted alarm. Pre-wired TV points to lounge, family area and most bedrooms.

INTERNAL DOORS/WOODWORK

Solid doors throughout. Contemporary chrome ironmongery throughout. 125mm skirting and 75mm architrave throughout.

WINDOWS & EXTERNAL DOORS

Anthracite or Ivory finish, PVCu double glazed windows with adjustable ventilators and lockable handles. PVCu double glazed French doors or bi-fold (where applicable). Contemporary chrome handles throughout. Hörmann (or similar) low maintenance garage doors. High security front doors.

DECORATION

Matt emulsion to walls. White satin painted woodwork. Skimmed plastered ceilings with white emulsion.



GROUND FLOOR

LOUNGE
5881 x 3440 mm max.
(19' 4" x 11' 3" max.)

UTILITY
2531 x 1850mm
(8' 4" x 6' 1")

GARAGE
6000 x 3000mm max.
(19' 8" x 9' 10" max.)

KITCHEN / DINING
6778 x 4584 mm max.
(22' 3" x 15' 0" max.)

W.C.
1850 x 850mm max.
(6' 1" x 2' 9" max.)



FIRST FLOOR

BEDROOM 1
4692 x 4088 mm max.
(15' 5" x 13' 5" max.)

BEDROOM 2
4591 x 3792mm max.
(15' 2" x 12' 5" max.)

BED 4
3115 x 2437 mm max.
(10' 3" x 8' 0" max.)

ENSUITE 1
2426 x 1735 mm max.
(8' 0" x 5' 8" max.)

BEDROOM 3
3926 x 2823 mm max.
(12' 11" x 9' 3" max.)

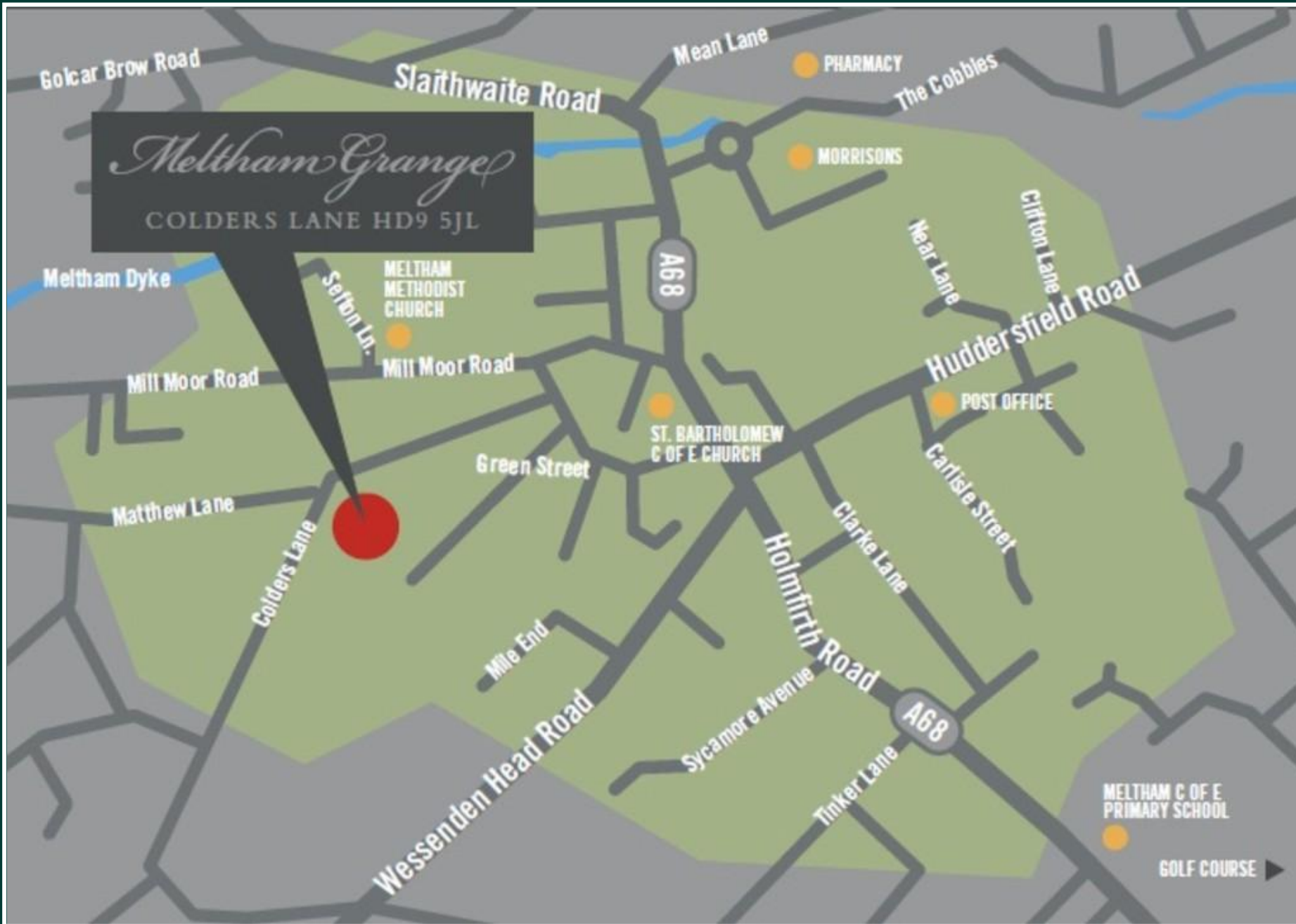
BATHROOM
2700 x 2618 mm max.
(8' 10" x 8' 7" max.)



THE WILLOW



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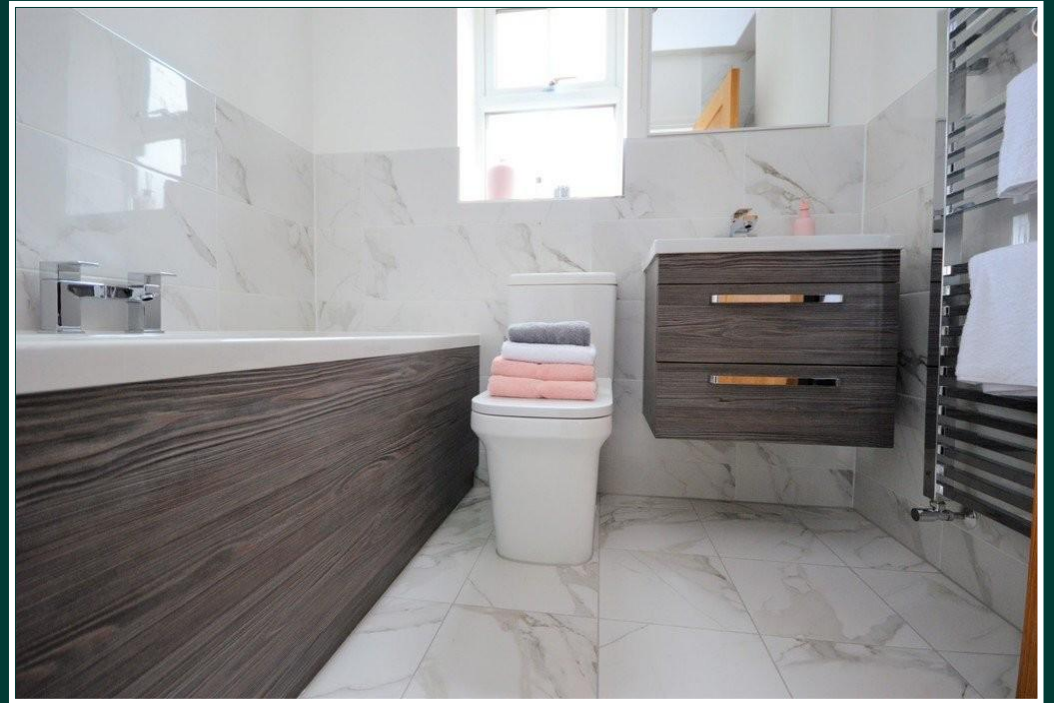
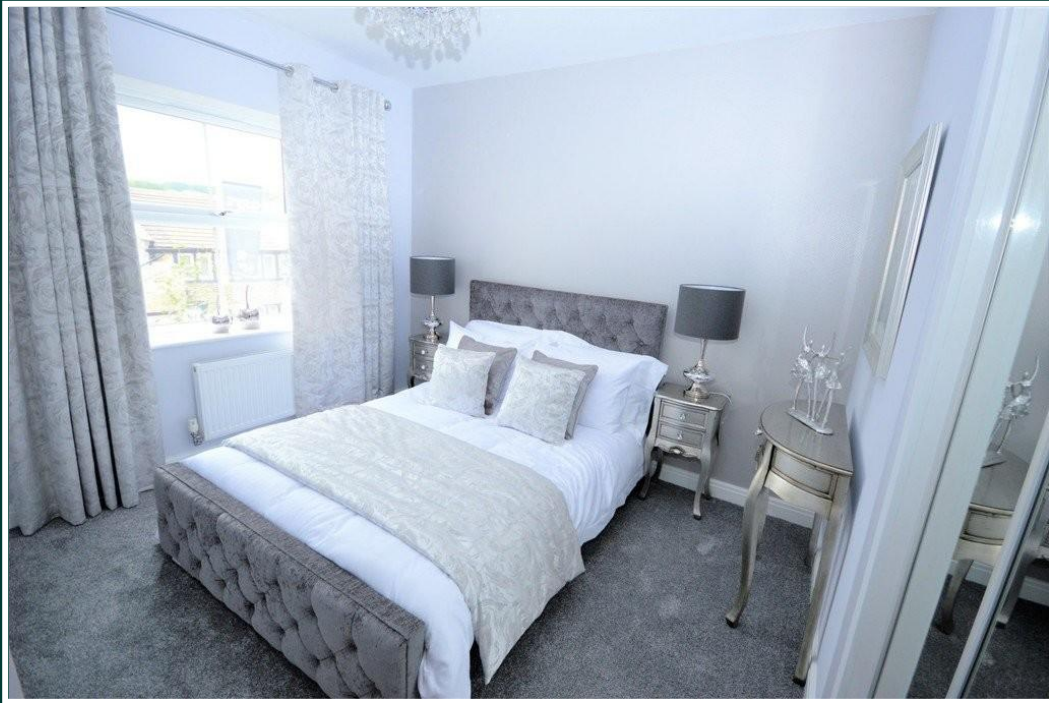
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