



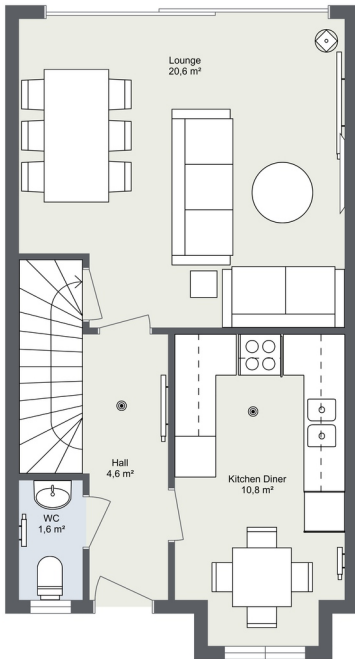
# AXMINSTER COURT

## Specification

Your New Home Ltd

2 Weavers Place, Bailiff Bridge, Brighouse, HD6 4FX  
Enquiries@YourNewHome.org.uk

# Ground Floor (Options)



## Lounge/Diner

4.8m x 4.5m(Max)

15"9' x 14"7' (Max)

## Kitchen

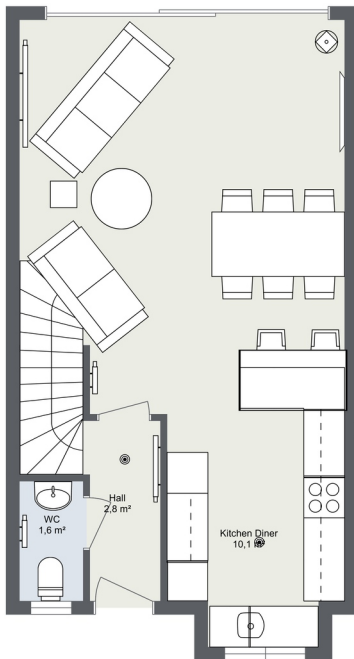
2.5m x 4.5m (Max)

8"2' x 15"9'

## WC

1m x 1.8m

3"3' x 5"10'



## Lounge/Diner

4.8m x 5.1m(Max)

15"9' x 16"9" (Max)

## Kitchen

2.5m x 4m (Max)

8"2' x 13"1"

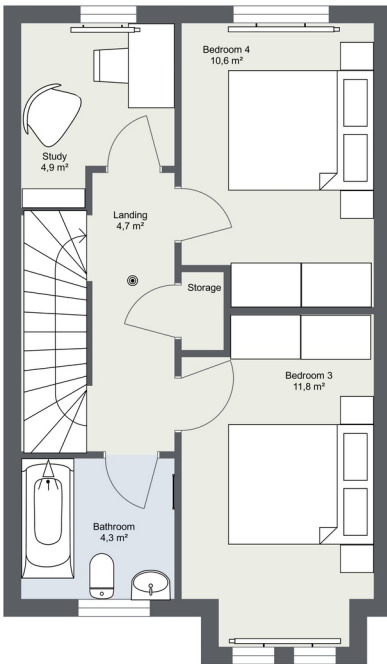
## WC

1m x 1.8m

3"3' x 5"10'

All Dimensions are approximate

# 1st Floor



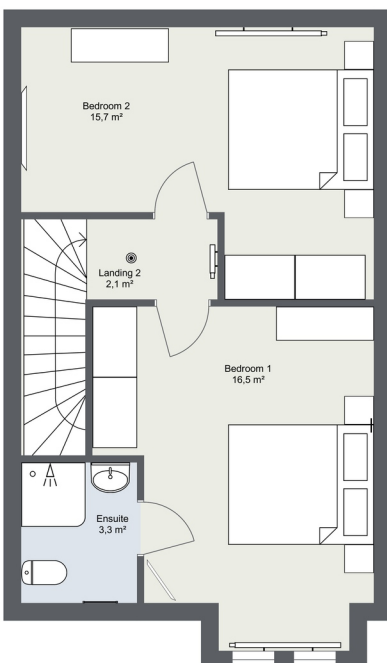
**Bedroom 3**  
2.7m x 4.7m  
8"10' x 15"4" (Max)

**Bedroom 4**  
2.7m (Max) x 4m  
8"10' (Max) x 13"2'

**Study**  
2.2m x 2.6m (Max)  
7"2' x 8"6'

**Bathroom**  
2.2m x 2m  
7"2' x 6"6'

# 2nd Floor



**Bedroom 1**  
4m(Max) x 5m (Max)  
13"1' x 16"5" (Max)

**Ensuite**  
1.6m x 2m  
5"2' x 6"6'

**Bedroom 2**  
5m x 3.9m (Max)  
16"5' x 12"9'(Max)

All Dimensions are Approximate  
Total floor area is 121.6m<sup>2</sup> (1,309ft<sup>2</sup>)

# Standard Specification

## Tenure

Freehold

## EPC

B (TBC)

## Roads and Council

Private Road

Calderdale Council

## Kitchen

Range of Wall and base units

Integrated 70/30 Fridge Freezer

Integrated Dishwasher

Integrated Oven

Electric Hob

Extractor Hood

Space for washing machine

## Heating & Insulation

Gas Central heating throughout

Mains operated smoke detectors

Heat alarm in kitchen

Cavity wall and loft insulation in line with building regulations

## External features

Secure composite front door

PVCu double glazed windows and doors

Low maintenance PVCu fascia's soffits

## Communal Area

Managed and owned by the home owners

No external management companies

## Council Tax

D (TBC)

## Bathrooms

Main and en-suite have part tiled walls

Vanity unit as standard to ensuite & bathroom

Pull-out shower / hair wash in bath

Contemporary white sanitary ware

Chrome taps & fittings

Chrome heated Towel Radiator

## Decoration Finish

White doors with Chrome ironmongery

White Satin paint to woodwork

Flat white finish to ceilings

White emulsion to walls

## Electrical

White power points

TV and ethernet socket to top floor bedrooms

TV and ethernet Socket to lounge

BT master socket under stairs

BT Open Reach fibre broadband

External power point

EV Car Charger (Where Applicable)

## Garden

Enclosed rear garden

Indian stone flag patio area & paths to the front and side of the house

Front and Rear external lights

Off-street parking for 2 cars

All properties come with a 10 year Structural Build Warranty (first 2 years are a standard developer warranty) and manufacturers warranties for all appliances