The Marham Manywells,Cullingworth Bradford BD13 5DX

william h brown

welcome to

The Marham Manywells, Cullingworth Bradford

Phase 3 Now Launched!! - Last change to purchase on this popular development. Only 4 of this house type left!! Viewing available 7 days a week. Please call for more information.

Kitchen Specfication
High quality German kitchen. Bosch appliances include; induction hob, integrated fridge/freezer, designer extractor and integrated dishwasher.

Bathroom Specification
Every bathroom is fitted with Hudson Reed taps and accessories, Wash hand-basin with vanity unit, concealed WC with wall mounted flush system. In the main bathroom it has a contemporary bath with chrome shower over and shower screen. Finished with complementary tiling and a heated towel rail.

Finishing Touches & Fittings
Each homes comes complete with luxury vinyl flooring to ground floor, underfloor heating to ground floor, radiators to first floor, carpets to hallway, staircase and bedrooms. There are PVCu double glazed windows, Oak 'Dordogne' style internal doors with brushed stainless steel ironmongery, deep timber skirting boards with detailed architrave's finished in white eggshell as well a the walls and ceilings finished in a neutral matt emulsion.

Electrical Specifications
Every property is complete with digital heating thermostat, pendent light fittings to lounge, dining area and bedrooms, recessed spot lighting to kitchen, bathroom, en suite and cloakroom, TV points to lounge, dining area and bedrooms, security alarm, external lighting positioned at front and rear doors and an external double electric socket.

Part Exchange & Sales Assist
We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

10 Year Warranty
For peace of mind the builder is offering a 10 year Advantage structural warranty as well as all standard warranties on appliances.

Sustainability
At Eco Developments we take our environmental responsibilities extremely seriously. Our new-build homes are typically 30% more efficient than traditional housing in the UK which not only saves you money on your running costs, but also reduces the impact on the environment. We are fully committed to high levels of energy efficiency which is why our in-house sustainable team is working towards us having net zero carbon homes in use by 2030 and for our own operation to be net zero carbon by 2025.

Energy efficiency built-in. EPC : B
Our typical B rating means our homes are much more energy efficient than traditional D-rated homes.

Lower-carbon bricks
Our concrete bricks typically use 28% less carbon in the manufacturing process in comparison to clay, delivering a total lifetime carbon saving of 2.4 tonnes of C02 per house built.

High levels of roof insulation
Keeping your home warm in the winter, cool in the summer and reduced energy bills all year round.

Argon gas filled double glazing
Greater insulation leading to reduced heat loss.

Energy efficient lighting
Energy-saving LED light bulbs our specified as standard in all our homes.

A-Rated appliances
Many of our kitchen appliances have an A - rating for improved efficiency.

A-Rated boilers
All our boilers are specified in order to achieve high efficiency levels.

Electric vehicle charging
We provide electric vehicle charging ports to every home.

Ultra-fast broadband
Fibre connectivity encourages home working to reduce your carbon footprint.
Local links
Our developments are close to amenities and public transport to help you reduce your carbon footprint.

Location
Within centre of Cullingworth village less than 500m away the residents of Manywell Heights benefit from easy access to a well-stocked local convenience store, post office and pharmacy, as well as excellent schools. Good local restaurants and a selection of pubs add to the genuine feeling of community, as do various thriving sports clubs and groups.

Images
CGI digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look. Please contact the sales team for more information on plot specific fixtures and fittings.

Viewings
1 - 1 viewings can be arranged with the sales manager. Please call the office for more information.

Lounge
15' 3" x 13' 6" (4.65m x 4.11m)
Dining Kitchen
21' 1" x 9' (6.43m x 2.74m)
Utility Room
6' x 4' 6" (1.83m x 1.37m)
First Floor
Bedroom 1
9' x 18' 8" max (2.74m x 5.69m max)
Ensuite
6' x 9' 3" (1.83m x 2.82m)
Bedroom 2

welcome to

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- Four Double Bedrooms & Home Office
- Bosch Integral Appliances Included as Standard
- Quality Vinyl Flooring & Carpets Included As Standard
- Two Ensuites, Guest Wc & House Bathroom
- Green Deal Mortgage Approved - Energy Rated B

Tenure: Freehold EPC Rating: Exempt

from

£385,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116737

Property Ref:
BDF116737 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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