

Illingworth Hall Gardens

Keighley Road, HX2 8HZ

Plot No	House No	House Name	House Type	Price
1	75	The Oak	4 Bed End Town House	RESERVED
2	77	The Oak	4 Bed Mid Town House	£299,950
3	79	The Beech	4 Bed End Town House	£299,950



An **NEW** development of **family homes** tucked away in a quiet position but within easy access to Morrisons, other local amenities, green space and **transport links**.

Designed and built with busy family life in mind these properties included fully integral appliances as standard and flooring throughout.

The accommodation comprises of entrance hall, downstairs WC, lounge and separate dining kitchen with doors leading into the garden. Upstairs are the four double bedrooms, house bathroom and en suites.

Each property comes with off street parking for two cars and an enclosed rear garden.

these new build, energy efficient properties will be ready for their owners in early 2026

Early buyers have a choice of kitchen colours and styles as well as tile choices and flooring.

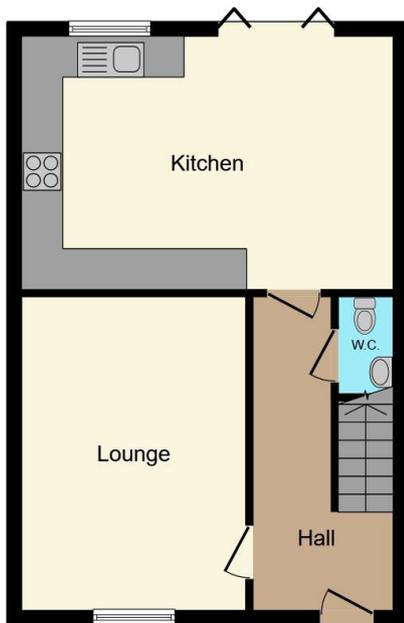
For more information and to arrange a viewing please contact Halifax on 01422 362845



Site Plan



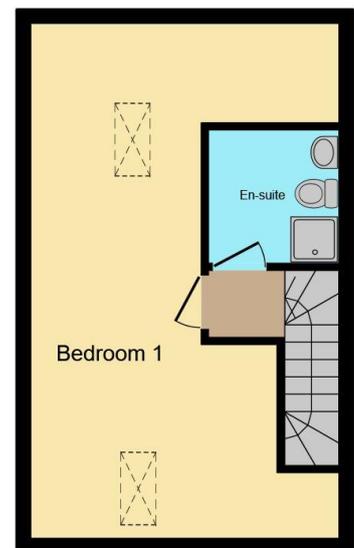
House Layouts



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Standard Specification

Tenure

Freehold (no maintenance charges)

EPC

B - On completion.

Bathrooms

Full tiling to en suites and bathroom walls.

Vanity unit storage as standard to en suites and bathroom.

Contemporary white sanitary ware.

Black taps & fittings.

Black towel radiator.

Decoration Finish

Solid Oak doors with brushed chrome ironmongery.

White gloss paint to woodwork.

Flat white finish to ceilings.

White emulsion to walls.

Electrical

White power points

TV sockets to all bedrooms wall mount position.

TV sockets to lounge & kitchen wall mount position.

BT master socket to lounge.

USB charge point to kitchen.

EV car charging point.

Intruder alarm system fitted.

Fibre Broadband to house

Heat alarm to kitchen.

Garden

Rear garden fence 6ft fence and timber side gate.

6 flag Indian Stone patio area & paths to the side and rear of the house.

Front & rear lift external downlights.

Outside tap to rear

Block paved driveway

Artificial Turf

10 Year Warranty

All properties for peace of mind come with an Architects certificate (professional consultants certificate/insurance) as well as the standard builder and manufacturer's warranties for all appliances.

Please note that all particulars and images are for marketing and illustrative purposes only.

Fixtures, fittings, and appliances inclusion many changes plot by plot. Advertising images may include upgrades as home specifications can vary. Please speak to the sales advisor for more information.

Kitchen

Fitted range of wall and base units from Howdens

Integral fridge freezer 70/30

Integral dishwasher

Integral Eye Level Double Oven

Electric Hob

Extractor Hood

Glass Splashback

Quartz Worktops and upstands

Plumbed for a washing machine

Composite Sink

Spotlights

Heating & Insulation

Ideal Logic boiler with smart hive gas central heating

5 Year boiler warranty

Loft insulation in line with building regulations.

Cavity wall insulation

White radiators

External features

Secure GRP front door.

PVCu double glazed windows and patio doors.

Low maintenance PVCu fascias soffits.

Mains operated smoke detectors to hall and landing.

If you wish to reserve a plot, we require a £500 reservation fee. This will reserve the property for a period of 35 days (7 weeks) to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason, we reserve the right to resell the property to another party.

Finances

We will need to confirm your financial position with our new homes mortgage advisor. If you have already sourced a mortgage, that's great but our advisor needs to will confirm the details and we will need your mortgages advisors name and contact number. If you have not yet sourced a deal we will be happy to chat to you about the options. It costs nothing to talk to them and we have specialist lenders who deal with new builds. Please note there are special terms and conditions needed when purchasing a new build and not all lenders/deals with be suitable. Please ask the sales advisor for more information.

Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If this does not happen, you will be at risk of losing the property.

ID

We require all buyers to comply with the Anti Money Laundering regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process.

Sales Assist

We can offer you a sales assist option where we can reserve a plot for 6-week subject to the sale of your property. This is only available on selected plots. Please ask the sales team for more information.

Consumer Code For Builders

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what's included in the sale at the site office.

William H Brown adhere to the Consumer Code For Builder regulations and you can see their terms and conditions here: <https://consumercode.co.uk>. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.

