



2 St Johns Avenue

For Sale £249,950

St Johns, WF1 2RE

Holroyd Miller have pleasure in offering for sale the FINAL two plots on St Johns Avenue. A beautiful collection of luxury homes, in Conservation area of St Johns, within walking distance to St. Johns Square, Wakefield Westgate Train Station and Wakefield City Centre and its range of amenities. Each home is built to the exacting standards and high specification that made J.P Wild the winner of the LABC Building Excellence Award. Reservations now being taken, subject to terms and conditions.

GENERAL

Private development with ample parking and tarmac driveways
Energy efficient homes built to the latest building regulations
NHBC 10 year Build Mark warranty

EXTERNAL SPECIFICATION

External walls of traditional construction with Artstone heads and cills
Maintenance free house exterior
Turf to front gardens, seeded lawn to rear
Trees, shrubs and fencing to approved design
Buff paving slabs to be laid where appropriate
Patio area to all houses
Outside Tap

KITCHEN

design available on request Fully fitted quality range of contemporary 18mm carcass units and worktops with upstands by Omega.
Stainless steel Zanussi (or similar) extractor hood, gas hob and built in double ovens
Franke (or similar) stainless steel 1 1/2 bowl sink and drainer with Bristan mixer tap
Integrated Zanussi (or similar) dishwasher
Integrated Fridge Freezer
Plumbing for washing machine
Luxury vinyl plank tile

CLOAKROOM

Quality sanitary ware with vanity units fitted to WC, Bathroom & Ensuite
Quality white sanitary ware with Bristan chrome fittings
Heated chrome towel rail
Half height wall tiling to appliance walls
Floor tiling

BATHROOM

Quality sanitary ware with chrome fittings
Bath with separate shower cubical having Independent thermostatic shower and quality glazed shower cubical and chrome trim
Heated chrome towel rail
Half height wall tiling to appliance walls and full height to shower area.
Tiling to the floor

ENSUITE

Quality sanitary ware with chrome fittings
Bristan chrome thermostatic shower
Mira sport electric shower with glazed door and chrome trim
Heated chrome towel rail
Half height wall tiling to appliance walls and full height to shower area
Tiling to the floor

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, ensuite, bathroom and kitchen
Mains operated smoke alarms on all levels
External lighting to front and rear
NACOSS fitted alarm
Pre-wired points to all bedrooms

INTERNAL DOORS/ WOODWORK

Oak veneer internal doors fire rated doors throughout
Contemporary chrome ironmongery throughout
Insulated loft access hatch
125m skirting and 75mm architrave throughout

WINDOWS AND EXTERNAL DOORS

Ivory finish, PVCu double glazed windows with adjustable ventilators and lockable handles
PVCu double glazed Bifolding doors on plots 1 - 3 only plots 4 & 5 have double glazed French doors.
Contemporary chrome handles throughout
High security front doors

DECORATION

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

Please note that where possible and subject to early reservation the purchaser may work with developer to review exact kitchen and tiling colours from a range of specific options.

Please note that the developer reserves the right to change the specification.

THE BIRCH

LOUNGE

16' 11" x 10' 6" (5.16m x 3.2m)

KITCHEN/DINING

17' 8" x 9' 11" (5.38m x 3.02m)

WC

5' 11" x 2' 9" (1.8m x 0.84m)

BEDROOM 2

16' 11" x 9' 10" (5.16m x 3m)

BEDROOM

10' 10" x 9' 11" (3.3m x 3.02m)

BATH

9' 11" x 6' 1" (3.02m x 1.85m)

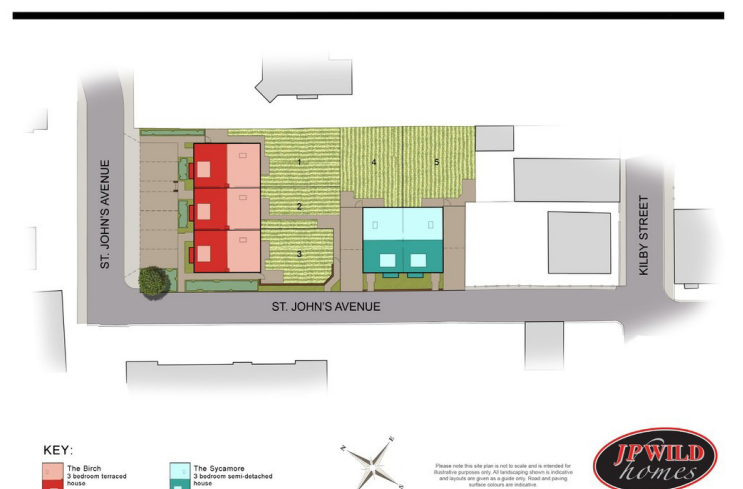
BEDROOM 1

19' 6" x 16' 11" (5.94m x 5.16m)

EN-SUITE

7' 6" x 5' 5" (2.29m x 1.65m)



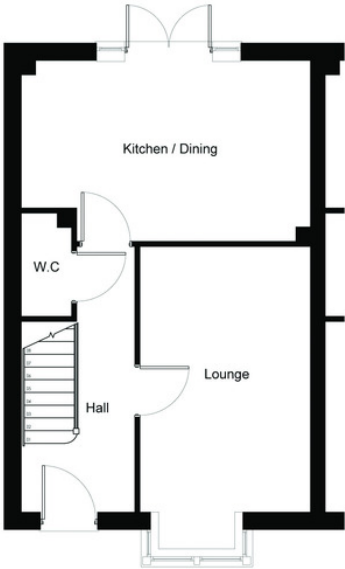


GROUND FLOOR

LOUNGE
5390mm x 3020mm max.
(17'8" x 9'11" max.)

W.C.
1800mm x 850mm max.
(5'11" x 2'9" max.)

KITCHEN/DINING
5160mm x 3200mm max.
(16'11" x 10'6" max.)



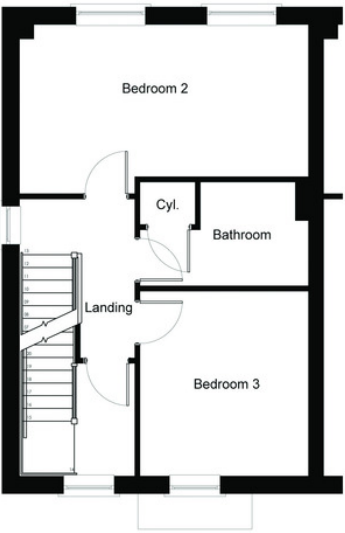
HOUSE TYPE B

FIRST FLOOR

BED 2
5160mm x 2992mm max.
(16'11" x 9'10" max.)

BATH
3010mm x 1856mm max.
(9'11" x 6'1" max.)

BED 3
3290mm x 3010mm
(10'10" x 9'11")



SECOND FLOOR

BED 1
5934mm x 5160mm max.
(19'6" x 16'11" max.)

EN-SUITE
2275mm x 1650mm max.
(7'6" x 5'5" max.)

