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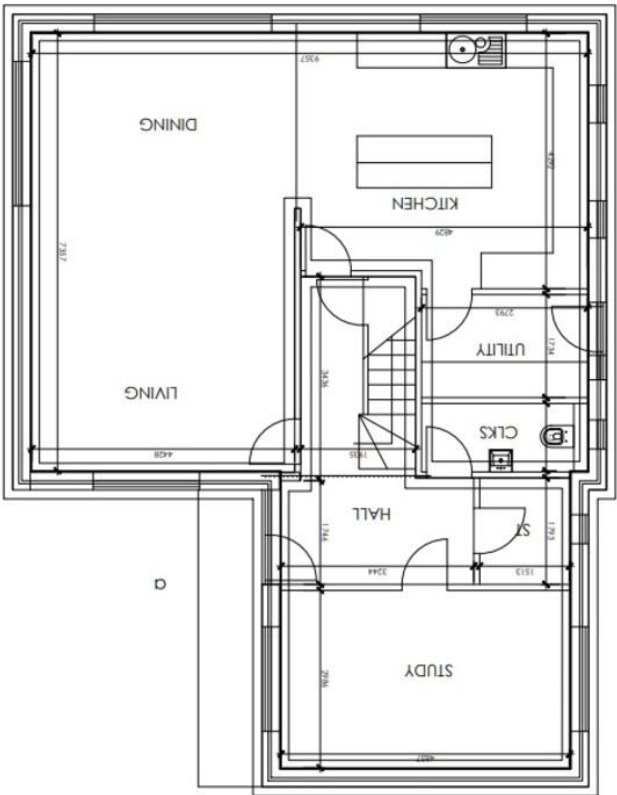
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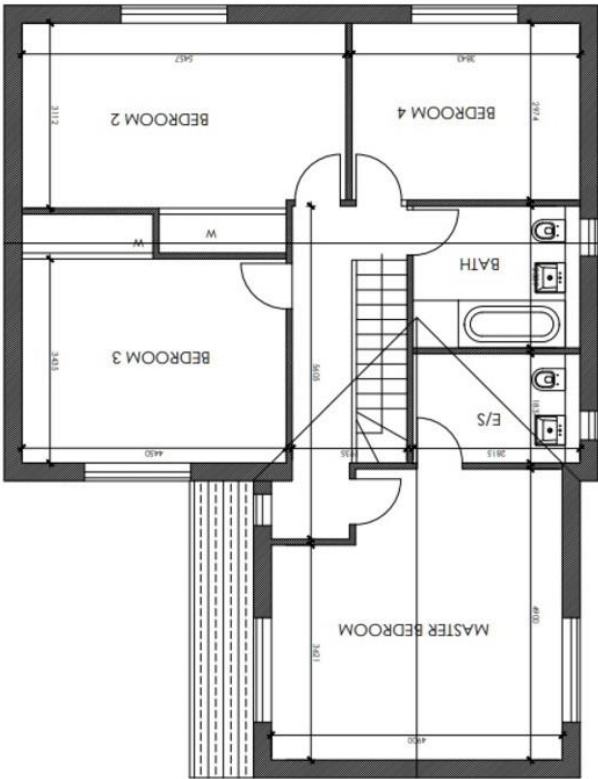
24 High Street | Wetherby | West Yorkshire | LS22 6LT

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Ground Floor Plan



First Floor Plan



£550,000

Plot 2, The Croft, Kirk Deighton, Wetherby, LS22 4DT

A stunning four double bedroomed detached newly built family home, offered to the market with no onward chain. With well appointed flexible living accommodation, detached double garage and gardens set on the outskirts of this popular and historic residential village. *Due for completion - early 2020*.

- HALL

10' 4" x 5' 5" (3.15m x 1.65m)

CLOAKS / WC
- LIVING / DINING AREA

23' 9" x 14' 4" (7.24m x 4.37m)

KITCHEN

15' 7" x 14' 1" (4.75m x 4.29m)

UTILITY ROOM

9' 1" x 5' 5" (2.77m x 1.65m)

STUDY

15' 7" x 9' 2" (4.75m x 2.79m)

FIRST FLOOR
- LANDING
- MASTER BEDROOM

16' 0 (Max)" x 16' 0 (Max)" (4.88m x 4.88m)

ENSUITE

9' 1" x 5' 9" (2.77m x 1.75m)

BEDROOM 2

17' 7" x 10' 1" (5.36m x 3.07m)

BEDROOM 3

14' 7" x 11' 1" (4.44m x 3.38m)

BEDROOM 4

12' 4" x 9' 8" (3.76m x 2.95m)

- HOUSE BATHROOM

9' 1" x 7' 8" (2.77m x 2.34m)

OUTSIDE

Turfed lawn to front and rear, planted beds to front, stone paving to footpaths and rear patio, block edged gravel driveway.

NB

Whilst every effort has been taken to represent accurate measurements, there may be some variations during the build process.

SPECIFICATION

HOME :-

High performance energy efficient SIP Construction

Multi point locking system external doors

Oak internal doors

Architectural internal ironmongery

Fitted wardrobes to bedrooms 2 & 3

Bi-fold doors to patio

- KITCHEN :-

Handcrafted Bespoke Kitchen by Hue Interiors

Choice of Classic Shaker hand painted or modern contemporary

Featured island unit

Appliances to include:- Ovens, Hob, Integrated Fridge/Freezer, Dishwasher & Wine cooler
Egger bespoke made work surfaces

- BATHROOMS :-

Fully tiled walls - options available

Hansgrohe chrome fixtures

Concealed fixtures

Wall hung WC

Wall hung vanity unit

- ELECTRICS :-

CAT 5 TV/Network options

Chrome switches

Nest smoke detector

Spot lights

- SMART HOME :-

Nest operated system

Heating system operated from a smart phone

Nest Hello doorbell

Google Home installed

Nest lighting compatible

- PLUMBING & HEATING :-

Unvented cylinder system

Nest smart system

External taps

- EXTERNAL :-

Turfed lawn to front and rear

Planted beds to front

Stone paving to footpaths and rear patio

Blocked edge gravel driveway

Extensive lighting and power

Featured oak porch

