

Woodsome Avenue  
Mirfield



Craftsman Built Homes by  
Towngate Homes



## PLOTS 10 & 12

Detached

### GROUND FLOOR

<b>FAMILY ROOM/</b>	<b>SHOWER ROOM:</b>
<b>BEDROOM 4:</b>	2.3m x 1.6m
3.5m x 4.4m	<b>HALL:</b>
<b>LAUNDRY:</b>	5.1m x 2.5m
2.5m x 2.7m	<b>GARAGE:</b>
	4.8m x 5.3m

### FIRST FLOOR

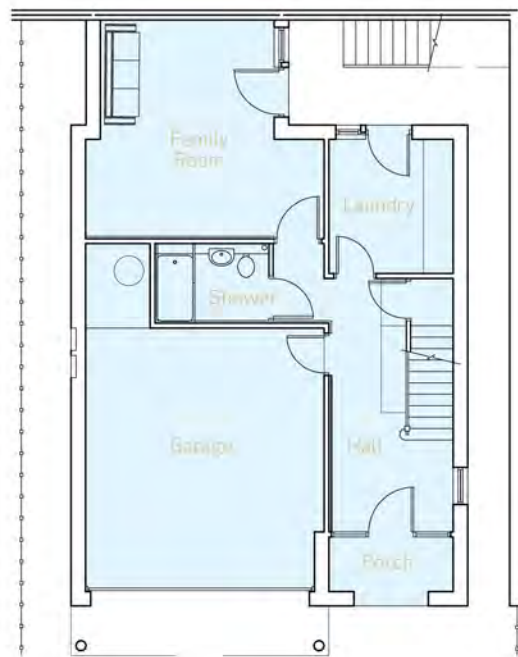
<b>LIVING/</b>	<b>LANDING:</b>
<b>DINING:</b>	1.0m x 3.4m
2.5m x 6.1m	<b>STUDY:</b>
<b>KITCHEN:</b>	2.5m x 2.7m
2.7m x 3.6m	
<b>LOUNGE:</b>	
4.8m x 4.3m	

### SECOND FLOOR

<b>BEDROOM 1:</b>	<b>BEDROOM 3:</b>
4.8m x 4.3m	4.2m x 2.7m
<b>EN-SUITE:</b>	<b>BATHROOM:</b>
1.6m x 2.3m	2.7m x 2.5m
<b>BEDROOM 2:</b>	<b>LANDING:</b>
3.1m x 3.7m	1.0m x 3.4m

Measurements should be used as a guideline only.

Disclaimer: Information contained within this publication is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of Woodsome Avenue, where similar to the development, may not be accurate in every respect. At the time of going to press planning permission and listed building consent had not been obtained for the plans displayed herein and therefore they may be subject to change. Photography may not be of actual interiors. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Specification:

Windows – Cills to be painted timber.

Doors – 1981mm high, oak veneered 4 panelled doors.

Heating System – Gas fired central heating system, with white painted steel radiators, time clock, room thermostat, installed to NHBC class 1 standards.

Security– Supplied with a burglar alarm system to BS4737 (Part 1 1986) including external door detectors and PIR detectors.

### Kitchen:

Choice of oak style kitchen – Hamilton range. Double oven, fridge freezer, granite worktops and upstand, dishwasher and stainless steel sink unit with mono mixer. Hob and extractor mounted in base units.

### Bathroom:

White bathroom suite, with close coupled w.c. suite with basin and pedestal. Chrome mixer taps and chrome plated heated ladder towel rail.

### Ensuite:

Cast resin shower tray, thermostatic shower, glass shower screen. Close coupled w.c. suite, w.h. basin and pedestal. Chrome plated heated ladder towel rail.