



The Ash Westfield Lane, Wrose Shipley BD18 1LH

welcome to

The Ash Westfield Lane, Wrose Shipley

View Home NOW OPEN - The Ash is a spacious five bedroom family home with three bathrooms and open plan living GARAGE AND 3+ PARKING spaces come and view these stylish energy efficient homes in the heart of Wrose. Please call the office to arrange a viewing.



Kitchen Specification

'Porcelanosa' fitted Kitchen
Integral 70/30 fridge freezer
Integral dishwasher
Bosch Integral single oven
Bosch Integral microwave oven
Bosch Induction hob
Designer extractor hood
Integral washer

Bathroom Specification

Fully tiled walls & floors
Vanity unit storage
Contemporary white sanitary ware
Hudson Reed brass fittings to bathrooms
Hudson Reed chrome fittings to ensuites
Matching heated towel radiator
Concealed WC with wall mounted fittings
Walk in showers to en suites
Contemporary bath to house bathroom
LED mirrors
Shaver Points to en suites

Decoration Finish

Oak 'Dardogne' style doors with brushed ironmongery
Deep timber skirting boards with white eggshell paint to woodwork
Neutral Matt finish to walls & ceilings

Electrical Specification

Satin finish power points to ground floor
Recess LED spots to kitchen, bathroom & Ensuite
Pendant fitting to lounge, dining & bedrooms
Fibre Broadband to all plots
EV car charging point
Mains operated smoke detectors to hall and landing.
Heat alarm to kitchen
External socket
TV points to lounge

Heating & Insulation

A rated condensing boiler with digitally controlled gas central heating
Underfloor heating to the ground floor
White radiators to all other levels
Loft insulation in line with building regulations
Cavity wall insulation

External Features

Secure composite front door
Anthracite external finish (white internal) windows & doors
Low maintenance anthracite PVCu fascia's & soffits

Garden Specification

Rear garden fence and timber side gate
Flag patio area & paths to the side and rear of the house
Turf to front & seeded to rear garden
Front & rear external light
Rear Outside Tap

Peace Of Mind

All properties for peace of mind come with a 10-year Advantage structural build warranty as well as the standard builder and manufacturer's warranties for all appliances. There is also a National Land Investments build warranty that covers the house for first 2 years from your completion date.

Tenure

Freehold - Annual Service Charge - £250 per annum (estimated)

Green Deal Mortgages

Every property is energy rated B - this means you not only save on your day to day running costs but can also benefit from reduced mortgage rates. Please speak to our sales team for more information

Viewings

We can show you around our view properties
Monday - Friday - by appointment only as this is still a working construction site. Please contact the office

to arrange a 1 - 1 viewing. We cannot allow anyone on to site without a prior appointment accompanied with our new homes' sales team.

Sales Assist & Part Exchange

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.

Cgi & Digital Dressing

CGI and 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.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

The Ash Westfield Lane, Wrose Shipley

- Five Double Bedrooms
- Garage & 3 Parking Spaces
- Part Exchange & Sales Assist
- Energy Rated B - Green Deal Mortgage Approved
- Ready To Move In Summer 2026

Tenure: Freehold EPC Rating: Exempt

£495,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SHP111303](https://www.williamhbrown.co.uk/Property/SHP111303)



Property Ref:
SHP111303 - 0004

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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