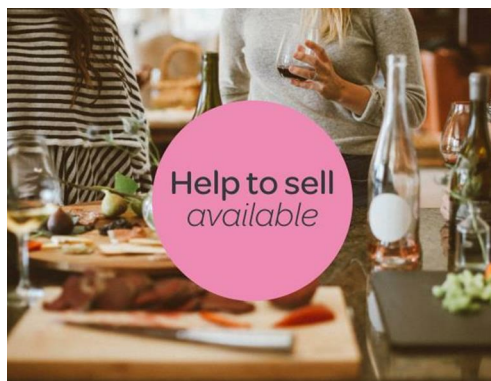


Plot 32, The Wisteria, Tenter Hill  
Gardens,

£540,000



Wisteria, plot 32, has a garage, study and utility, PLUS solar panels, oak doors, quartz worktops, underfloor heating to the ground floor and EV charger. Ask us about our Help to Sell scheme.

FREEHOLD / PREDICTED ENERGY RATING: A / COUNCIL TAX BAND: TBC

PAISLEY  
PROPERTIES

## **SHOW HOME UPGRADES INCLUDED!**

With this property you will get £35K worth of upgrades!

In the kitchen these include: Shaker slim, quartz worktops, fluted glass cupboards, Bosch (on show) and Beko (integrated) appliances - fridge, freezer, wine cooler, induction hob and double combination oven.

The utility will have a tiled feature wall.

All carpets are included, you will benefit from upgraded tiled flooring and underfloor heating.

A stunning oak/glass balustrade.

The wardrobes in the bedrooms are included.

A landscaped garden including extended patio/ flagged seating area.

## **INTERIOR SPECIFICATION**

- Oak doors with satin brushed gold ironmongery
- Plastered walls & ceilings painted in white matt emulsion
- Skirtings, architraves and staircase painted in white satin
- Oak Handrail and Oak Newel Cap with glass stair panel
- Air source heat pump heating system
- Mechanical ventilation with heat recovery (plots 32 & 35)
- Underfloor heating to ground floor / radiators to upper floor
- Smoke, heat and carbon dioxide detectors
- Programmable thermostat
- Pendant lighting to all rooms, white downlighting to kitchen and bathrooms
- Brushed gold electrical switches
- TV point to principal bedroom, 2nd Bedroom and living room
- Electrical Towel rail to WC
- USB C ports to Kitchen, Principle [bedside] and 2nd Bedroom [bedside]

## **KITCHEN**

- UK manufactured cabinet doors, handles and luxury worktops
- 1.5 sink to kitchen / single to utility
- Quartz Worktop to Kitchen
- BOSCH single oven
- BOSCH 60cm induction hob
- BOSCH extractor
- BEKO integrated fridge-freezer and dishwasher
- Under-cabinet downlighting
- Position for washer/dryer

## **MAIN BATHROOM AND EN-SUITE**

- Luxury white sanitaryware, floor and wall tiles and chrome brassware
- Full height tiling to bath/shower wall, half height to sink wall, other walls painted
- Shower over bath in family bathroom
- Power supply (only) for de-mister mirror/shaver to family bathroom
- Power supply (only) for de-mister mirror/shaver to Ensuite
- Heated towel rail
- Vanity unit to house bathroom
- Underfloor electric heating to Bathroom and Ensuite

## **EXTERIOR SPECIFICATION**

- Exterior built in natural stone and ashlar sandstone surrounds on windows and doors
- uPVC windows and French doors in moondust grey
- Composite front door in moondust grey
- Flagged terrace and paths in natural Indian stone flag
- Turfed gardens
- Tegular sett drive (plots 32-35)
- Tarmac drive (plots 36-50)
- Solar panels
- Semi Detached single garage with light & power (Plot 32/35)
- Detached single garage with light and power (Plot 49/50)
- Car charging point in garage
- Private parking for 2 cars
- Wiring only for front video door bell
- Outdoor tap
- Lighting at front and rear
- Secure boundary timber fencing or walling
- 'Paragon Oak' Oak porch
- Motorised garage door with remote control access

## **WARRANTY**

- 2 year Vivly Living warranty from legal completion
- 10 year ICW builder warranty (structural defects) from legal completion

## **GROUND FLOOR**

- Kitchen | 4940mm x 4320mm (16.2ft x 14.2ft)
- Lounge | 3290mm x 6850mm (10.8ft x 22.5ft)
- Utility Room | 2570mm x 1890mm (8.4ft x 6.2ft)
- Study | 2570mm x 2100mm (8.4ft x 6.9ft)

## **FIRST FLOOR**

- Principal Bedroom | 3620mm x 3880mm (11.9ft x 12.7ft)
- Ensuite | 1210mm x 2080mm (3.9ft x 5.4ft)
- Bedroom 2 | 2520mm x 4550mm (8.2ft x 14.5ft)
- Bedroom 3 | 3290mm x 3800mm (10.8ft x 12.4ft)
- Bedroom 4 | 3040mm x 2940mm (10ft x 9.6ft)
- Bathroom | 2050mm x 1710mm (6.7ft x 5.6ft)

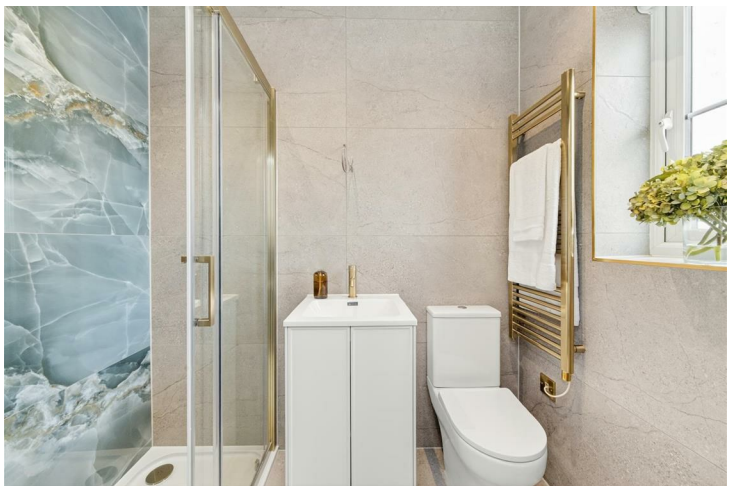
## **NOTES**

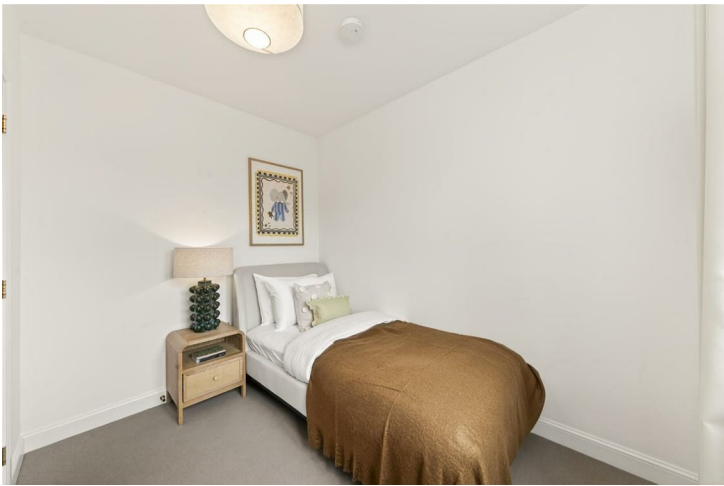
All plans shown are not to scale, measurements are for guidance only. Computer-generated images are for illustrative purposes only and individual features often vary from one plot to another.

\*Choices are subject to the build stage at the point of reservation.

\*\*Specification subject to change.











| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>94</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe,  
HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury,  
HD5 8RX  
t: 01484 443922

**Mappleton Office:**  
4 Blacker Road,  
Mappleton,  
S75 6BW  
t: 01226 395404

**Meltham Office:**  
14 Station Street,  
Meltham,  
HD9 5QL  
t: 01484 260160

**PAISLEY**  
PROPERTIES