

ARBORFIELD

SOUTH LANE
NETHERTON



holroyd miller

Residential

LINFIT 
Group



Arborfield, South Lane, Netherton, WF4 4LW

Specification

Kitchen and Utility Room

The kitchen will be designed and fitted to a high specification incorporating a feature island with eating area.

Appliances included are as follows:

- Built In Double Fan Oven.
- Built In Full Height Fridge & Freezer
- Built In Microwave
- Induction hob
- Extractor Hood
- Integrated Dishwasher
- Granite worktops will be fitted to the kitchen with a laminate worktop fitted to the utility room
- Stainless steel under mounted sink
- Integrated bin
- Space and plumbing provided for washing machine & dryer within utility layout



SPECIFICATION CONTINUED..

Interior Finishes

Feature engineered oak doors will be fitted throughout the property. Polished chrome furniture throughout. The stairs will have oak full newels with oak handrails complemented by softwood spindles painted to match the woodwork. Fitted walk in wardrobes to the main bedrooms, with fitted wardrobes to bedroom 2 in plots 1, 2 & 3. Carpets to be fitted which compliment the colour of the walls.

Bathrooms

- The bathrooms and cloakroom will be fitted out with sanitary ware to a high specification.
- Freestanding baths to main en-suite and house bathroom
- Wall hung WCs with soft close seats
- Shaver sockets

All Bathrooms will be ½ tiled except the main en-suite which will be fully tiled.

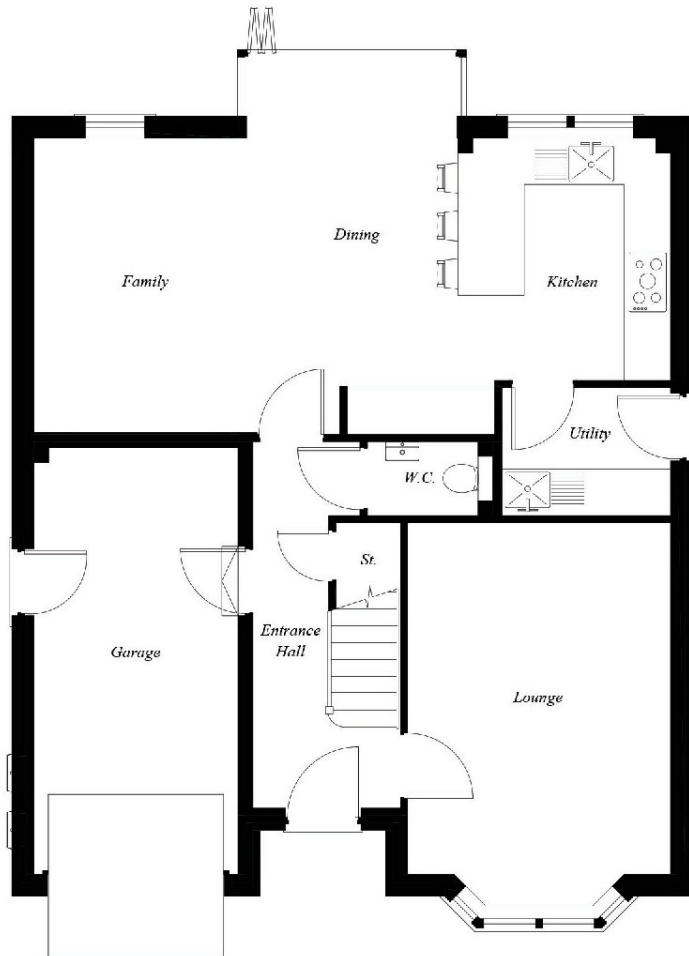
External Doors

The doors will be a composite door with a solid timber core and robust thermoplastic outer skin finished in anthracite wood grain, and glazing panels. Patio bi-fold doors will be fully glazed with security locking.



PLOT 2 - 'ARBORFIELD CROFT'

SOUTH LANE, NETHERTON, WAKEFIELD, WF4 4LW



GROUND FLOOR PLAN

Kitchen/Dining/Family:	8615mm x 5080mm max. (28'3" x 16'8" max.)
Utility:	2275mm x 1743mm (7'6" x 5'9")
WC:	1700mm x 1000mm (5'7" x 3'3")
Lounge:	3553mm x 4760mm (11'8" x 15'7")
Entrance Hall:	1998mm max. x 4960mm (6'7" max. x 15'7")
Garage:	2765mm x 5775mm (9'1" x 18'11")

Heating System

A comprehensive gas fired central heating system is fitted comprising condensing boiler, pressurised cylinder, and panel radiators with thermostatic valves to throughout the dwelling. System control is by room thermostat.

External Works

Indian stone paving flags will be laid to paths and patios to enable access around the property. The driveways will be finished with tarmac. Gardens to be fully landscaped with a 1.8m boundary fence between properties.

Burglar Alarm

The standard security alarm comprises infrared detectors, two keypads and external alarm box.

Services

Water, Electric, Gas and Drainage mains services are connected to the property.

Please Note

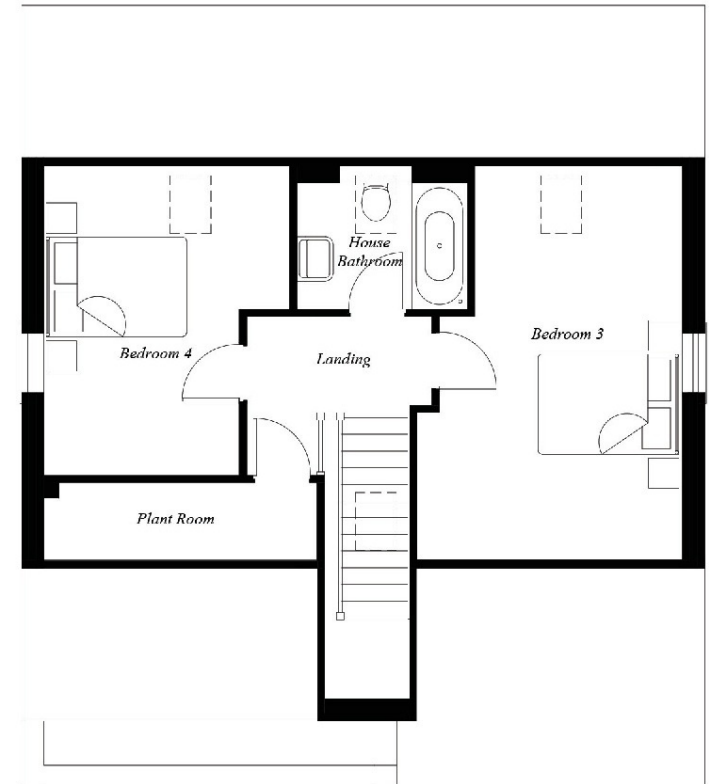
The property will be sold Freehold and is covered by a 10-year Premier Guarantee Warranty. A Building Control Completion Certificate will be issued.

Due to our commitment for maintaining standards and subject to availability, we reserve the right to amend the design, method of construction, materials and fittings as required without prior notice at an equivalent or higher standard.

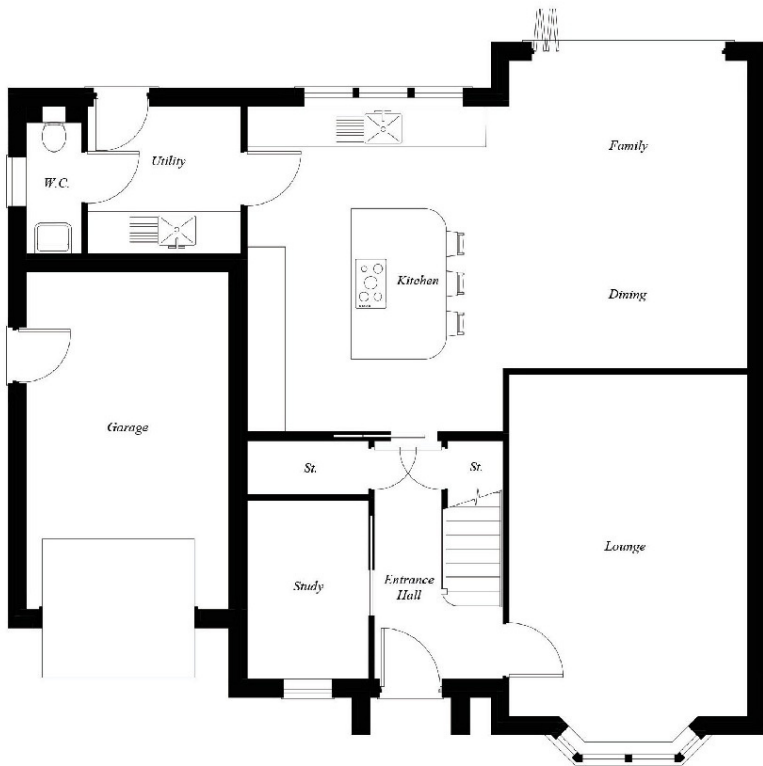


FIRST FLOOR PLAN

Bedroom 3:	3578mm max. x 5320mm (11'9" max. x 17'5")
House Bathroom:	2300mm x 1930mm (7'7" x 6'4")
Bedroom 4:	3315mm max. x 4178mm (10'11" max. x 13'8")
Plant Room:	3688mm x 1043mm (12'1" x 3'5")
Master Bedroom:	3528mm x 4735mm (11'7" x 15'6")
Dressing:	2253mm x 2230mm (7'5" x 7'4")
Master En-suite:	2940mm x 2725mm (9'8" x 8'11")
Bedroom 2:	3650mm x 3725mm (12'0" x 12'3")
En-suite:	1800mm x 2725mm (5'11" x 8'11")
House Bathroom:	2875mm x 2075mm (9'5" x 6'10")
Study:	2875mm x 3040mm (9'5" x 10'0")



SECOND FLOOR PLAN



GROUND FLOOR PLAN

Kitchen:	4175mm x 5275mm (13'8" x 17'4")
Family/Dining:	3890mm x 5000mm (12'9" x 16'5")
Utility:	2500mm x 2380mm (8'2" x 7'10")
WC:	900mm x 2380mm (2'11" x 7'10")
Lounge:	3890mm x 5540mm (12'9" x 18'3")
Entrance Hall:	2100mm max. x 3865mm (6'11" max. x 12'8")
Study:	1975mm x 2895mm (6'6" x 9'6")
Garage:	3300mm x 5485mm (10'10" x 18'0")
Master Bedroom:	3890mm x 4510mm (12'9" x 14'10")
Dressing:	2465mm x 2225mm (8'1" x 7'4")
Master En-suite:	2465mm x 2950mm (8'1" x 9'8")
Bedroom 2:	3300mm x 3810mm (10'10" x 12'6")
Dressing:	1600mm x 2975mm (5'3" x 9'9")
En-suite:	1615mm x 4255mm (5'4" x 13'11")
Bedroom 3:	3275mm x 4075mm (10'9" x 13'4")
Bedroom 4:	4175mm max. x 3825mm (13'8" max. x 12'7")
House Bathroom:	2200mm x 4020mm (7'3" x 13'2")



FIRST FLOOR PLAN

PLOT 3 - 'ARBORFIELD LODGE' SOUTH LANE, NETHERTON, WAKEFIELD, WF4 4LW



SITE PLAN

PLOT 1 - SOLD

PLOT 2 - 'ARBORFIELD CROFT'
SOUTH LANE, NETHERTON,
WAKEFIELD, WF4 4LW

PLOT 3 - 'ARBORFIELD LODGE'
SOUTH LANE, NETHERTON,
WAKEFIELD, WF4 4LW



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