

Albion Gardens

Mill Moor Road, Meltham, Huddersfield HD9 5JB

External Specification

- Exclusive family homes, beautifully crafted from natural stone.
- High quality double-glazed UPVC windows.
- Attractive and durable composite doors fitted as standard which are finished with polished chrome accessories.
- Most properties benefit from a spacious garage of which are fitted with a secure galvanised steel garage door in a black finish.

Internal Specification

Kitchen

- All individually designed kitchens with an extensive range of units and worktops from the Stuart Frazer SieMatic range.
- Kitchens include laminate worktops as standard. Granite, Corian or quartz worktops can be fitted at an extra cost.
- All homes are fully fitted with Neff appliances with standard include the following integrated branded appliances: Built under twin cavity oven, ceramic hob, stainless steel extractor, integrated fridge freezer and dishwasher. Other brands are available at an additional cost.
- Glass splashbacks fitted as standard.

Utility Rooms (where applicable)

- Select plots benefit from a separate Utility room fully fitted with units and worktops from the SieMatic Range.

Central Heating & Hot Water

- Central heating is provided by a modern, efficient gas central heating system with radiators situated throughout each house.
- Hot water is heated through an efficient Worcester system.

Bathrooms & En-suites

- Individually designed bathroom & en-suites.
- Ceramic tiling fitted to floors & walls to wet areas as standard. A variety of colours & styles are available.
- Stylish sanitary-ware fitted throughout. Other Branded options available at extra cost.
- Shaver socket included.
- Large mirrors fitted above all sinks.
- Accessories to include chrome toilet roll holders and towel rings as standard

Joinery

- Internal solid oak hardwood doors fitted throughout.
- Quality stainless steel door furniture fitted.
- All walls are decorated in Jasmine White finish with woodwork in a contrasting white satin.

Electrical Specification

- TV IRS system (digital aerial freeview) to lounge and master bedroom.
- Fully integrated smoke alarm with battery back-up fitted.
- Telephone and broadband sockets fitted in kitchen area.

Burglar Alarm System

- All homes are fitted with a full burglar alarm system as standard.

Guarantee

- On completion all homes will be issued with a 10-year premier guarantee completed policy.

The information given should be treated as a guide only. The contents do not form part of or constitute a representation or warranty. We operate a policy of continual product development and therefore reserve the right to amend the specification as necessary without prior notice.

Quality Homes Built to Last

For more information or to arrange a viewing please call freephone number: **0800 996 1999**

