

Pre-Marketing
Registration



1-5 Pinfold Rise, Warfield Lane, LS22 5EU

Prices from £465,000



Description

FSS are delighted to be instructed to handle the sale of this exclusive development of 5 bespoke detached houses with 3 to 5 bedrooms located on the edge of this popular and sought after village approximately 4 miles from Wetherby. The development adjoins open countryside and is accessed via its own private driveway serving the 5 properties. They will all be equipped to a high standard with an exceptional finish and include:

- Quality fitted kitchens and bathrooms.
- High energy efficiency rating.
- Under floor heating to ground floor, radiators to first floor via Air source heat pump.
- A rated double glazing.
- Mains water and sewerage connection.
- Government 'Help to Buy' available.
- 10 year warranty.
- 3, 4 and 5 bedroom houses.
- Generous sized gardens.





**Prices range from:
£465,000 to £645,000.**

Available for phased occupation from November 2020 to July 2021.

Expressions of interest are welcomed, we will then provide advanced particulars and viewing opportunities prior to formally releasing to the market.

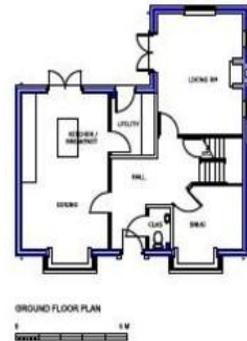
To register your interest please contact:

Kyah Dent 01423 229713

Kerry Grant 01423 534196

Jane Benson 01423 534198

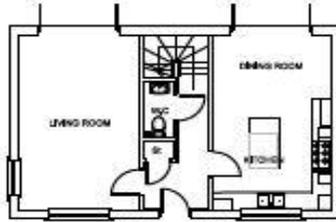
Email: sales@fssproperty.co.uk.



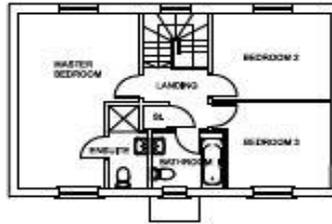
PLOT 1

4 BED
DETACHED
152 SQ M

MATERIALS SCHEDULE
BRICKS Facing Brickwork
WINDOW HEADS & CILLS Artstone
ROOF TILES Natural clay pantiles Natural clay plain tiles
RAINWATER GOODS Black PVCu half round gutters and circular fallpipes
EXTERNAL DOORS GRP composite thermally efficient doors
WINDOWS White PVCu A Grade thermally efficient windows



GROUND FLOOR PLAN



FIRST FLOOR PLAN

MATERIALS SCHEDULE

BRICKS

Facing Brickwork

WINDOW HEADS & CILLS

Artstone

ROOF TILES

Natural clay pantiles

Natural clay plain tiles

RAINWATER GOODS

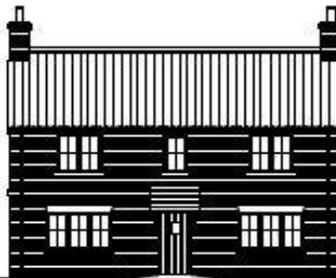
Black PVCu half round gutters and circular fallpipes

EXTERNAL DOORS

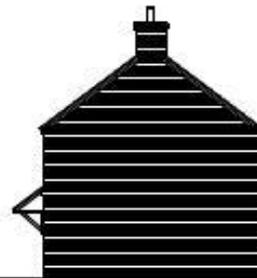
GRP composite thermally efficient doors

WINDOWS

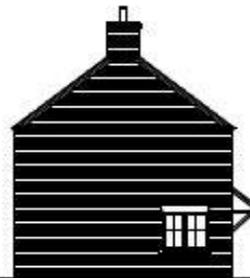
White PVCu A Grade thermally efficient windows



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



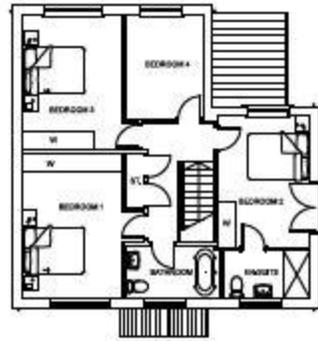
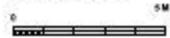
SOUTH ELEVATION

PLOT 2

3 BED
DETACHED
130 SQ M



GROUND FLOOR PLAN



FIRST FLOOR PLAN

MATERIALS SCHEDULE

BRICKS

Facing Brickwork

WINDOW HEADS & CILLS

Artstone

ROOF TILES

Natural clay pantiles

Natural clay plain tiles

RAINWATER GOODS

Black PVCu half round gutters and circular fallpipes

EXTERNAL DOORS

GRP composite thermally efficient doors

WINDOWS

White PVCu A Grade thermally efficient windows



PLOT 3 EAST ELEVATION
PLOT 5 NORTH ELEVATION (HANDED)



PLOT 3 NORTH ELEVATION
PLOT 5 WEST ELEVATION (HANDED)



PLOT 3 EAST ELEVATION
PLOT 5 SOUTH ELEVATION (HANDED)



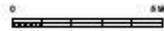
PLOT 3 SOUTH ELEVATION
PLOT 5 EAST ELEVATION (HANDED)

PLOT 3 & 5

4 BED
DETACHED
158 SQ M



GROUND FLOOR PLAN



FIRST FLOOR PLAN

MATERIALS SCHEDULE

BRICKS

Facing Brickwork

WINDOW HEADS & CILLS

Artstone

ROOF TILES

Natural clay pantiles

Natural clay plain tiles

RAINWATER GOODS

Black PVCu half round gutters and circular fallpipes

EXTERNAL DOORS

GRP composite thermally efficient doors

WINDOWS

White PVCu A Grade thermally efficient windows



SOUTH ELEVATION



EAST ELEVATION



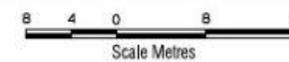
NORTH ELEVATION



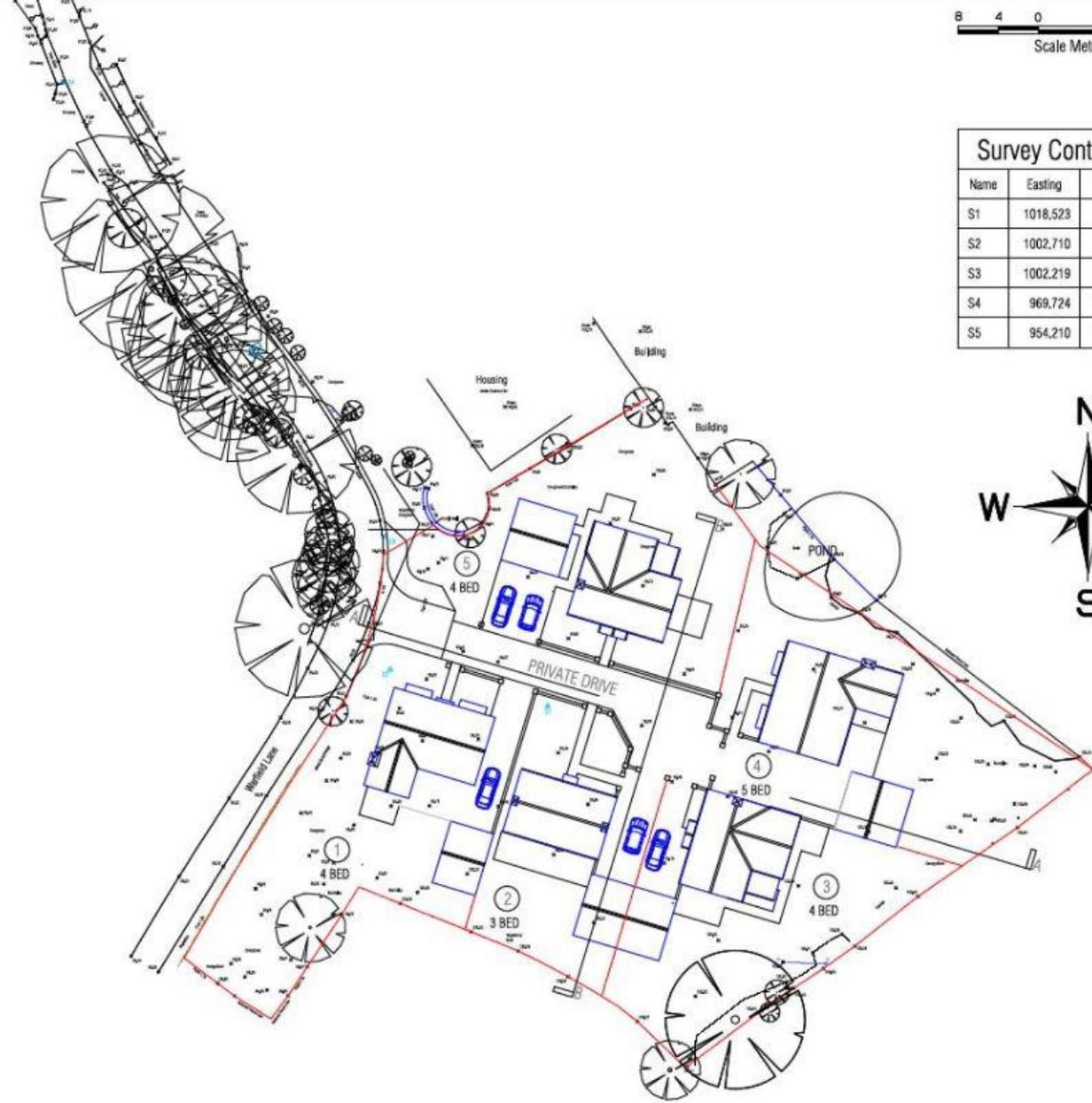
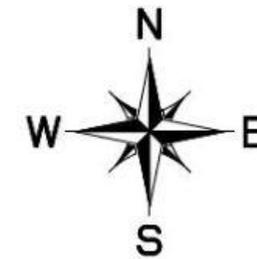
WEST ELEVATION

PLOT 4

5 BED
DETACHED
186 SQ M



Survey Control Stations			
Name	Easting	Northing	Elevation
S1	1018,523	966,292	100,000
S2	1002,710	970,014	99,490
S3	1002,219	983,432	99,107
S4	969,724	1029,300	97,389
S5	954,210	1070,480	96,333



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TO BE
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