



# WOODLANDS CLOSE

A SELECT DEVELOPMENT OF JUST THREE, 4 BEDROOM DETACHED HOMES  
3-7 Woodlands Close, Earby BB18 6WD

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# INTRODUCTION

Welcome to Woodlands Close, a select development of just three, 4 bedroom detached homes in a secluded yet convenient location in the popular village of Earby on the Yorkshire/Lancashire border.

Each property offers the discerning buyer spacious accommodation comprising of an open plan kitchen and dining area, separate lounge with patio doors leading to a private garden, downstairs cloakroom and utility room. There is also an ensuite to the master bedroom.

The houses are built from traditional Yorkshire stone and enjoy the type of specification you would expect from properties of this quality.

Woodlands Close is proudly presented by GPT Construction.

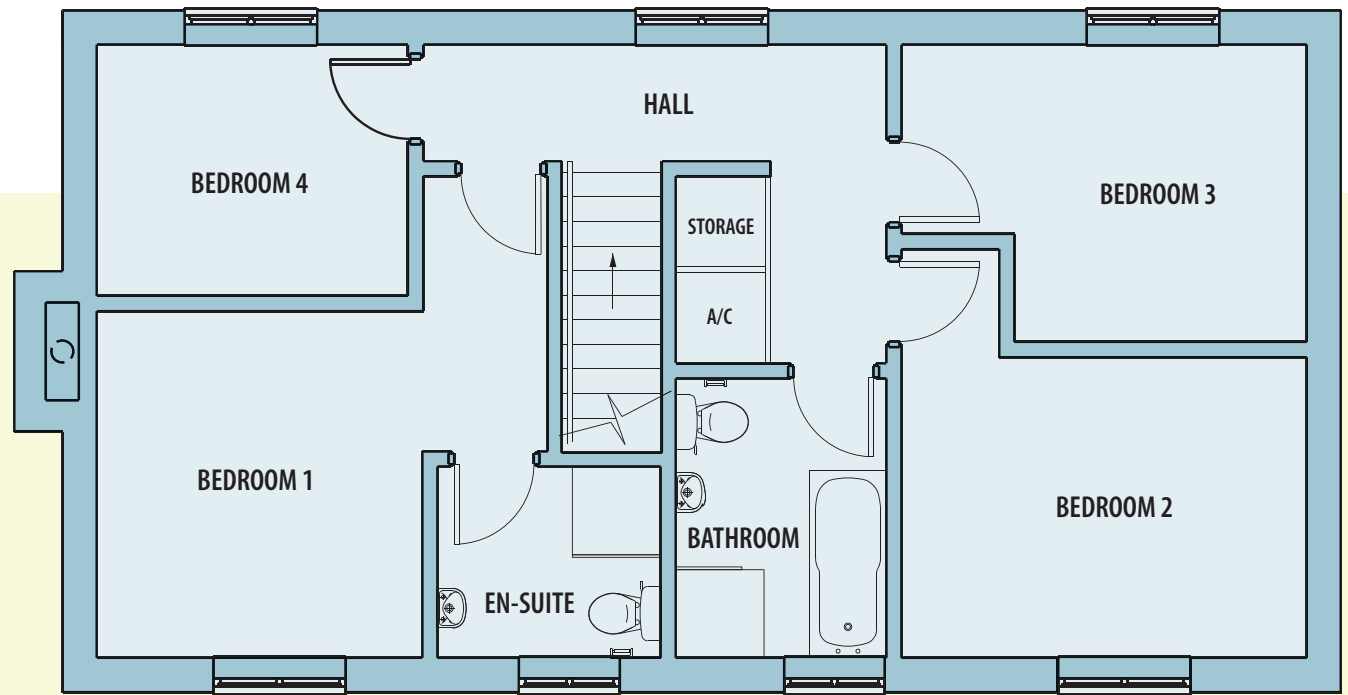
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# FLOOR PLAN

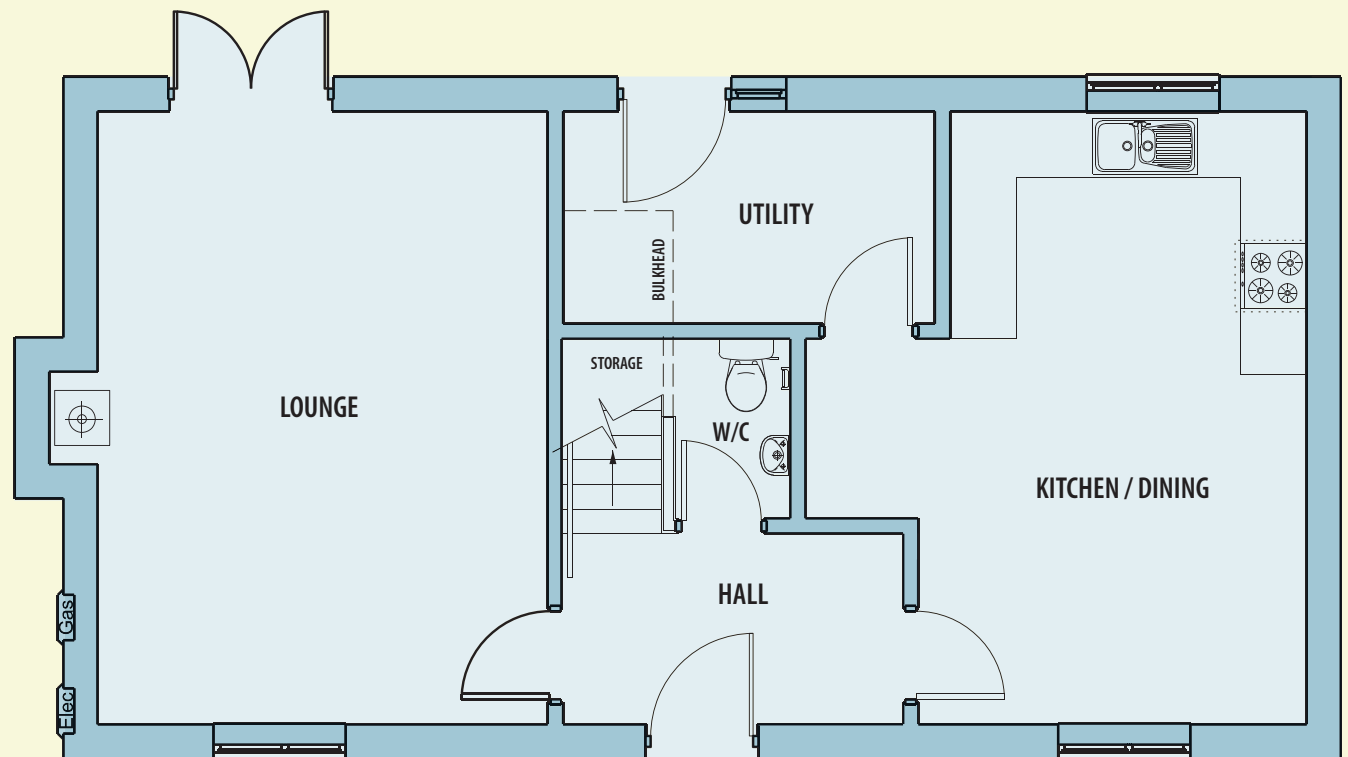
## FIRST FLOOR

Room	Metres	Feet
Bedroom 1	12m <sup>2</sup>	130ft <sup>2</sup>
En-Suite	3.5m <sup>2</sup>	35ft <sup>2</sup>
Bedroom 2	11m <sup>2</sup>	120ft <sup>2</sup>
Bedroom 3	9m <sup>2</sup>	95ft <sup>2</sup>
Bedroom 4	6.5m <sup>2</sup>	70ft <sup>2</sup>
Bathroom	4.9m <sup>2</sup>	55ft <sup>2</sup>
Hall	6.5m <sup>2</sup>	70ft <sup>2</sup>



## GROUND FLOOR

Room	Metres	Feet
Kitchen/Dining	20m <sup>2</sup>	220ft <sup>2</sup>
Lounge	23m <sup>2</sup>	250ft <sup>2</sup>
Hall	6.5m <sup>2</sup>	70ft <sup>2</sup>
Utility	6.5m <sup>2</sup>	70ft <sup>2</sup>



All sizes are approximate

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# SITE PLAN



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# SPECIFICATION

## STRUCTURE

Timber frame construction with random stone cladding, wall insulation with fibre quilted loft insulation and sound insulation between floors

## WINDOWS

Timber framed double glazed windows painted Indian white (dulux trade heritage colour chart)

## EXTERNAL DOORS

Timber doors painted invisible green with timber framing painted Indian white (dulux trade heritage colour chart)  
Door furniture and letter plate to be chrome finish  
Multi point lock

## INTERNAL FINISH

### WALLS

Plastered wall to be painted white with white gloss paint to all woodwork  
Ceilings to have white emulsion finish

### TILING

WC - splashback above hand basin  
Bathroom and ensuite - fully Travertine effect tiled walls

### DOORS

Planked timber effect internal doors with chrome furniture

### FLOORING

Light oak flooring to hall, kitchen, utility room and WC. Travertine tile effect to bathroom and ensuite. Carpeting to lounge, stairs and bedrooms

## KITCHEN

Fully fitted units  
Black double oven  
Black hob with extractor, hood and splash back  
One and a half bowl sink and tap  
Integrated dishwasher  
Worktop upstand

## UTILITY ROOM

Fully fitted units  
Space for washer and dryer, plumbed ready to receive appliances

## SANITARYWARE

WC - Hand basin and WC in white with chrome furniture  
Bathroom - Hand basin, bath and WC in white with chrome furniture, wet room shower  
Ensuite - Hand basin and WC in white with chrome furniture, wet room shower

## CENTRAL HEATING

Gas central heating to radiators from pressurised water system

## SECURITY

External lights to the front, motion sensored lights side and rear, alarm system with smoke / heat / CO detection

## GARDENS, DRIVEWAYS AND PARKING SPACES

Access road with parking spaces to have tarmac finish, driveways to be finished with brushed gravel  
Rear garden to be turfed with tarmac paving  
1.80m high timber fencing to rear gardens to plots 5 and 7, dry stone wall between plot 3 and Woodlands Close

## SERVICES

Mains gas, electricity, water and drainage  
Telephone connection to lounge, kitchen / dining and master bedroom. Customer to be responsible for connection charges  
TV, satellite and media point in lounge, kitchen / dining and all bedrooms  
Satellite and TV aerial installed

## WARRANTY

Protek 10 Year Home Warranty/CertificatePlus+

## CHOICES AND EXTRAS

Choice and certain extras are available if sold from plan and subject to the build stage of each property

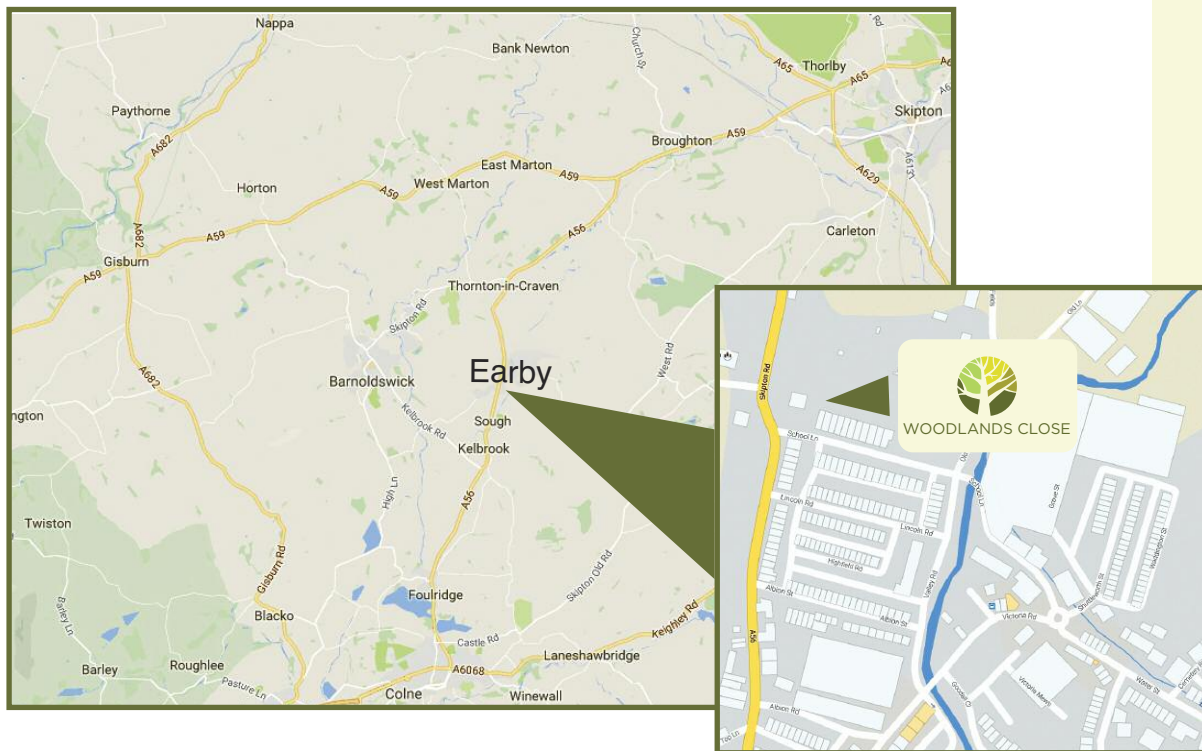
## IMPORTANT NOTICE

These particulars are for guidance only and do not in any way form part of a warranty or guarantee. We reserve the right to amend the specification and elevational treatments without prior notice

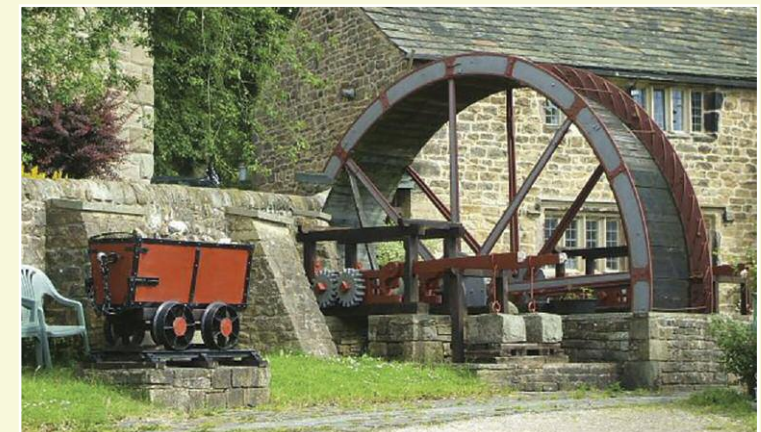
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# LOCATION

The small town of Earby lies between Colne, 5 miles away and the market town of Skipton, gateway to the Yorkshire Dales, 7 miles away. Located on the A59, Earby is within easy reach of the M65 which in turn provides access to the wider motorway network. The town has a choice of general amenities and has wonderful countryside on the doorstep.



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# CONTACT



william h brown

2 The Grove, Ilkley

T: 01943 600456



Computer generated images are for illustration purposes only.  
The development is currently under construction and could be subject to change

## THE PROPERTY MISDESCRIPTION ACT 1991

Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Negotiator and confirm all details with their solicitor. The developer reserves the right to amend the specification, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home (if applicable) may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Negotiator and confirmed with solicitors. All details correct at the time of going to print.

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