

Woodland Edge

A STUNNING COLLECTION OF
2 AND 3 BEDROOM HOMES

**Homes designed for
a modern lifestyle**

Woodland Edge

Site plan

- The Grantham**
3 bedroom home
- The Weaver**
3 bedroom home
- The Arun**
2 bedroom home
- Affordable Homes**



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North



Please note: All CGIs, floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail, including individual plot plans and colours. Sizes and dimensions approximate and subject to change. Correct at time of print – April 2025.

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The Arun 2 bedroom home

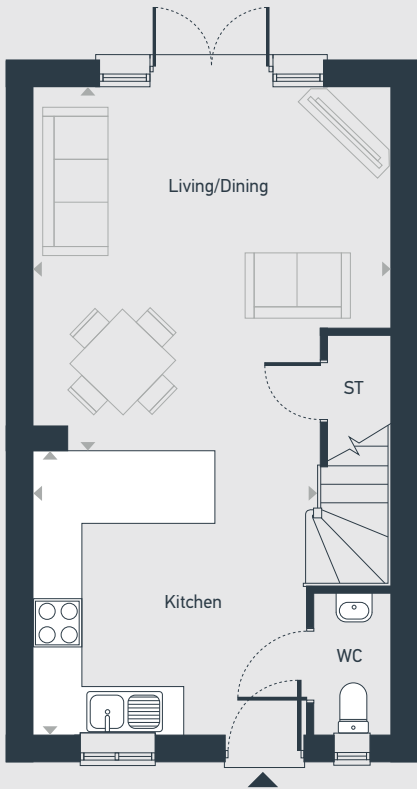


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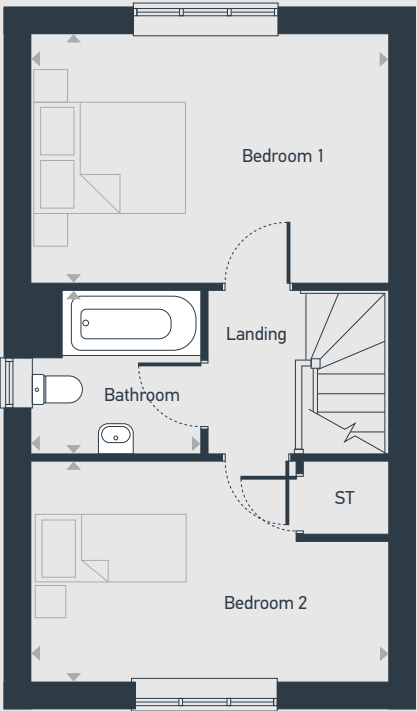
The Arun
2 bedroom home

Plot as drawn: 10, 44, 46, 51, 53, 58, 60, 79, 85 and 87
Handed: 9, 45, 47, 52, 54, 59, 61, 78, 84 and 86

70.51 sq.m / 759 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet

DIMENSIONS	m	ft
Living/Dining	4.41m x 4.22m	14'6" x 13'8"
Kitchen	3.55m x 3.38m	11'6" x 11'1"

DIMENSIONS	m	ft
Bedroom 1	4.38m x 3.11m	14'4" x 10'2"
Bedroom 2	4.38m x 2.74m	14'4" x 9'0"
Bathroom	2.11m x 2.03m	6'11" x 6'7"



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Bierley Lane, Bradford BD4 6DU

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**Woodland
Edge**

**The Weaver
3 bedroom home**

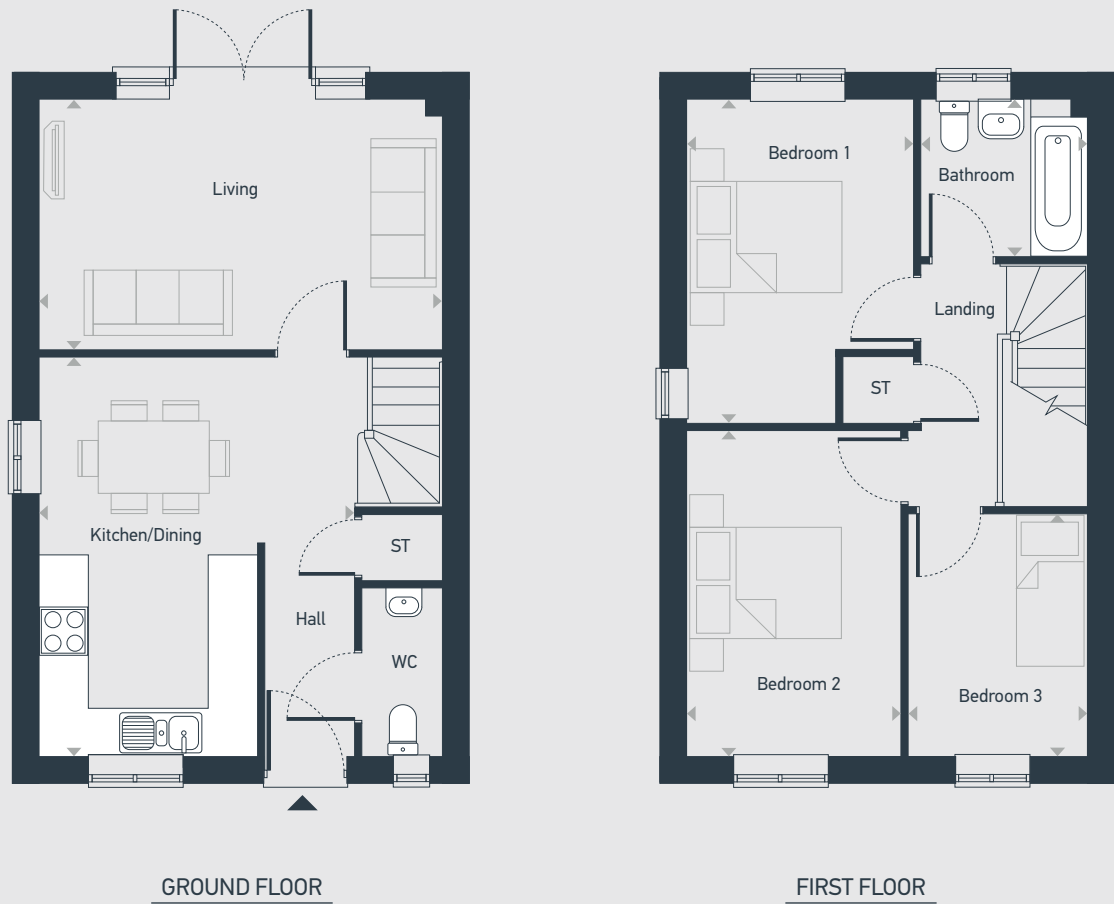


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The Weaver
3 bedroom home

Plot as drawn: 12, 38, 40, 75, 81, 83 and 89
Handed: 11, 39, 43, 50, 57, 74, 80, 82 and 88

78.97 sq.m / 850 sq.ft



ST: Store WC: Water Closet

DIMENSIONS	m	ft
Living	4.93m x 3.09m	16'2" x 10'1"
Kitchen/Dining	4.90m x 3.86m	16'1" x 12'7"

DIMENSIONS	m	ft
Bedroom 1	3.98m x 2.80m	13'1" x 9'2"
Bedroom 2	4.01m x 2.65m	13'2" x 8'7"
Bedroom 3	3.00m x 2.22m	9'8" x 7'3"
Bathroom	2.06m x 1.94m	6'8" x 6'4"



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The Grantham 3 bedroom home

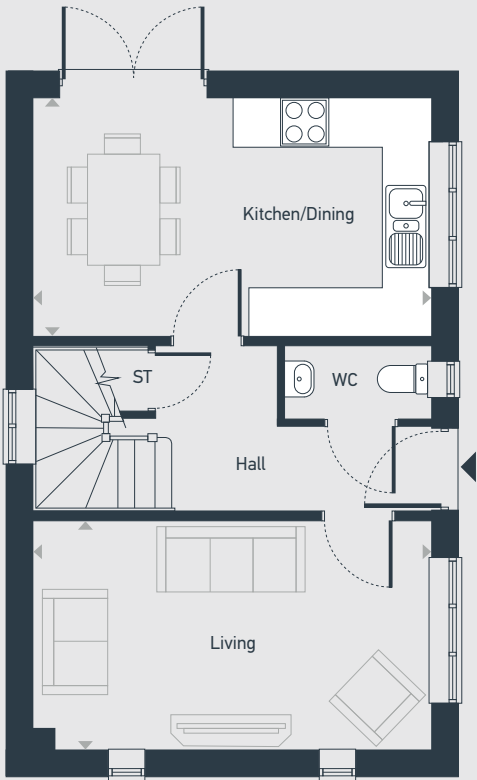


Woodland Edge

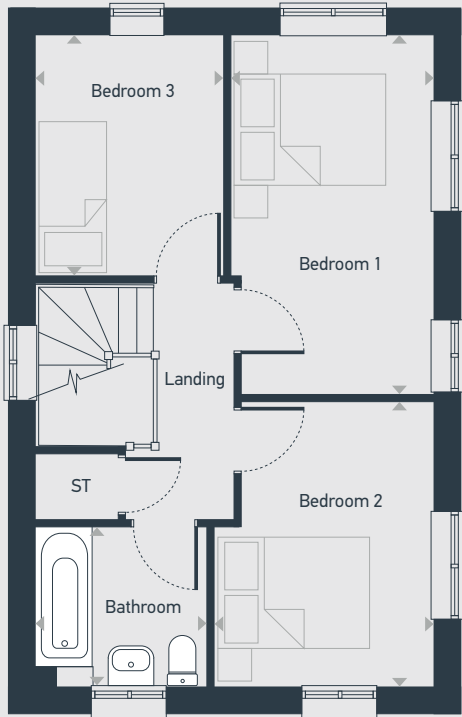
The Grantham 3 bedroom home

Plot as drawn: 41, 48, 55 and 62
Handed: 42, 49, 56 and 90

78.97 sq.m / 850 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet

DIMENSIONS	m	ft
Living	4.93m x 2.86m	16'2" x 9'4"
Kitchen/Dining	4.93m x 2.96m	16'2" x 9'7"

DIMENSIONS	m	ft
Bedroom 1	4.45m x 2.53m	14'6" x 8'3"
Bedroom 2	3.54m x 2.73m	11'6" x 8'10"
Bedroom 3	2.99m x 2.30m	9'8" x 7'5"
Bathroom	2.13m x 1.98m	7'0" x 6'5"



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KITCHENS

- Symphony fitted kitchen
- Laminate worktop
- Stainless steel single oven, gas hob & splashback
- Extractor hood
- Stainless steel sink with mixer tap
- Integrated Fridge Freezer
- Space for Washing machine and Dishwasher*

PLUMBING AND HEATING

- Gas fired combi boiler
- Dual zone thermostats

ELECTRICAL

- Low energy light fittings
- White sockets and switches
- TV aerial point to lounge with co-axial cable to loft
- Mains wired, with battery backup, smoke and heat detectors

INTERNAL FINISHES

- Walls and Ceilings painted in white
- Woodwork painted Satin White
- Carpets and Vinyl throughout

BATHROOMS

- White bathroom suite
- Thermostatic shower to ensuite*
- Porcelanosa tiles to walls

DOORS AND WINDOWS

- Black front door with multi-point locking
- Door numerals fitted
- PVC double glazed windows with white frame

EXTERNAL

- Solar panels
- Electric vehicle charging point
- Front garden landscaped**
- Rear garden turfed
- Outside tap
- External lighting to front



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Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. Please consult your Sales Executive for further information.

*Subject to house type design and working drawings. **Please refer to landscape plan. Correct as of October 2024.

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