



A development by

**ratcliffe**  
HOMES

**Ash Tree House and Ash Tree Fold**  
**Westfield Lane, Kippax LS25 7LU**

**LINLEY &  
SIMPSON**

## Ash Tree House and Ash Tree Fold, Westfield Lane, Kippax LS25 7LU

An exclusive development of only two houses by local developer, Ratcliffe Homes, Ash Tree House and Ash Tree Fold offer the perfect family home. These generously proportioned, 4 bedroom, detached homes offer luxury accommodation over three floors. They are architecturally designed to be light, spacious and comfortable, ideal for the modern family.

The impressively sized kitchen/living room, some 29ft in length on the lower ground level, with under floor heating and bi-folding doors on to the south facing patio and garden, offers open plan contemporary living. Each home also has a separate dining room in which to entertain and impress. On the ground floor level, there is an integral double garage, study and large family room. On the first floor are three double bedrooms and a single bedroom. The master bedroom benefits from an en-suite shower room whilst there is also a family bathroom.

Ratcliffe Homes have created a unique, and exclusive development which is carefully designed to blend sympathetically into the local environment and contribute positively to the Kippax area. Furthermore, these homes offer outstanding levels of specification and finish, internally and externally which harmonise to create exceptional places to live.

The properties will benefit from a 10 year Advantage warranty.



**Advantage**



## Kippax and the local environs



The village of Kippax dates back as far as the “Domesday Survey” of 1086, in which the village’s original name meant Ash tree. The Church of Saint Mary’s remains the oldest building in the village, and is thought to have been built in about 1080 and is Grade 1 listed.

Historically, coal mining was the primary industry; this steadily increased in importance through the centuries until the local coal pit at nearby Allerton Bywater closed in 1992. However, today, Kippax is a mixture of the old and new, with housing being the principle priority. The welcoming High Street offers local facilities including a Co-op convenience store, independent butchers, bakers, grocers, florists and newsagents, plus a choice of pubs and restaurants. There is a choice of 3 good primary schools in Kippax with Brigshaw High School close by for secondary education.

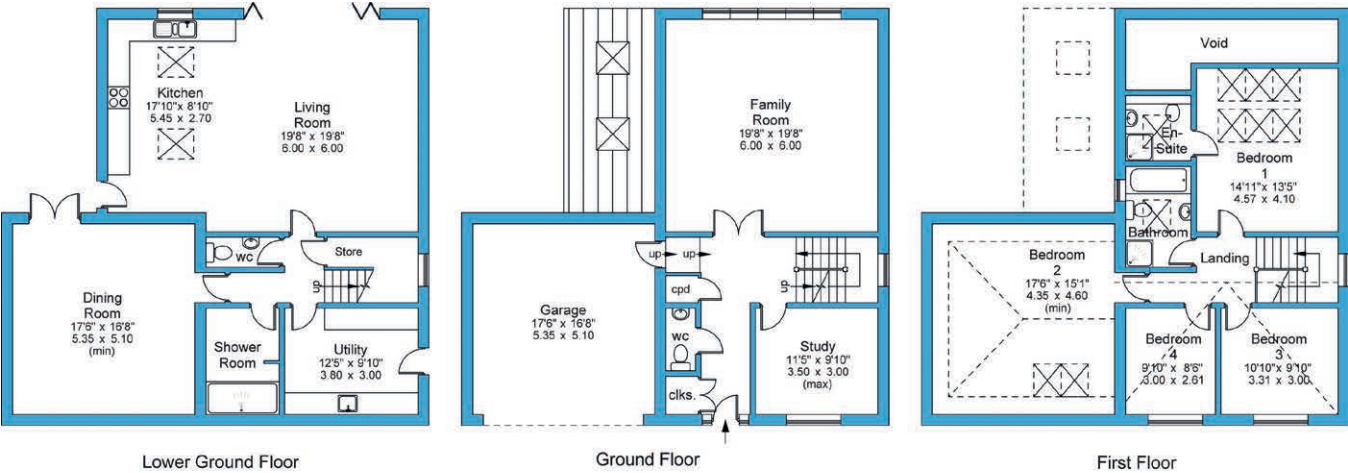
With a population of only 10,000, Kippax retains it’s village community feel but, being located close to the A63 Selby Road, there is easy access to the M1, A1(M) and Leeds, ideal for the commute to work or for seeking culture, shopping and entertainment nearby. Leeds City Centre, boasting first class shopping facilities, the Royal Armouries, bars, restaurants, cinemas and theatres, lies just nine miles away, whilst the beautiful and historic City of York is a mere 21 miles. Nostell Priory, Lotherton Hall and the Henry Moore Institute, to mention but a few, are all close by for family days out

Leeds/Bradford International airport is 18 miles away; Garforth railway station is conveniently just three miles and Kippax has regular bus services to Leeds and Castleford ensuring easy and convenient access and an ideal location to enjoy life.

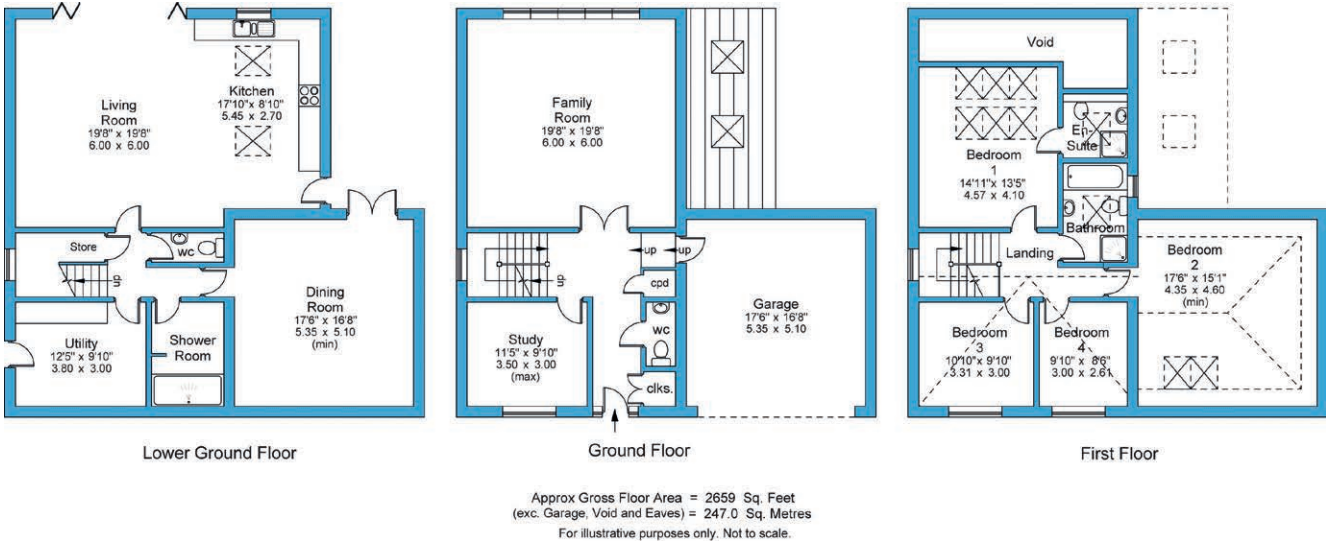


# Floorplans

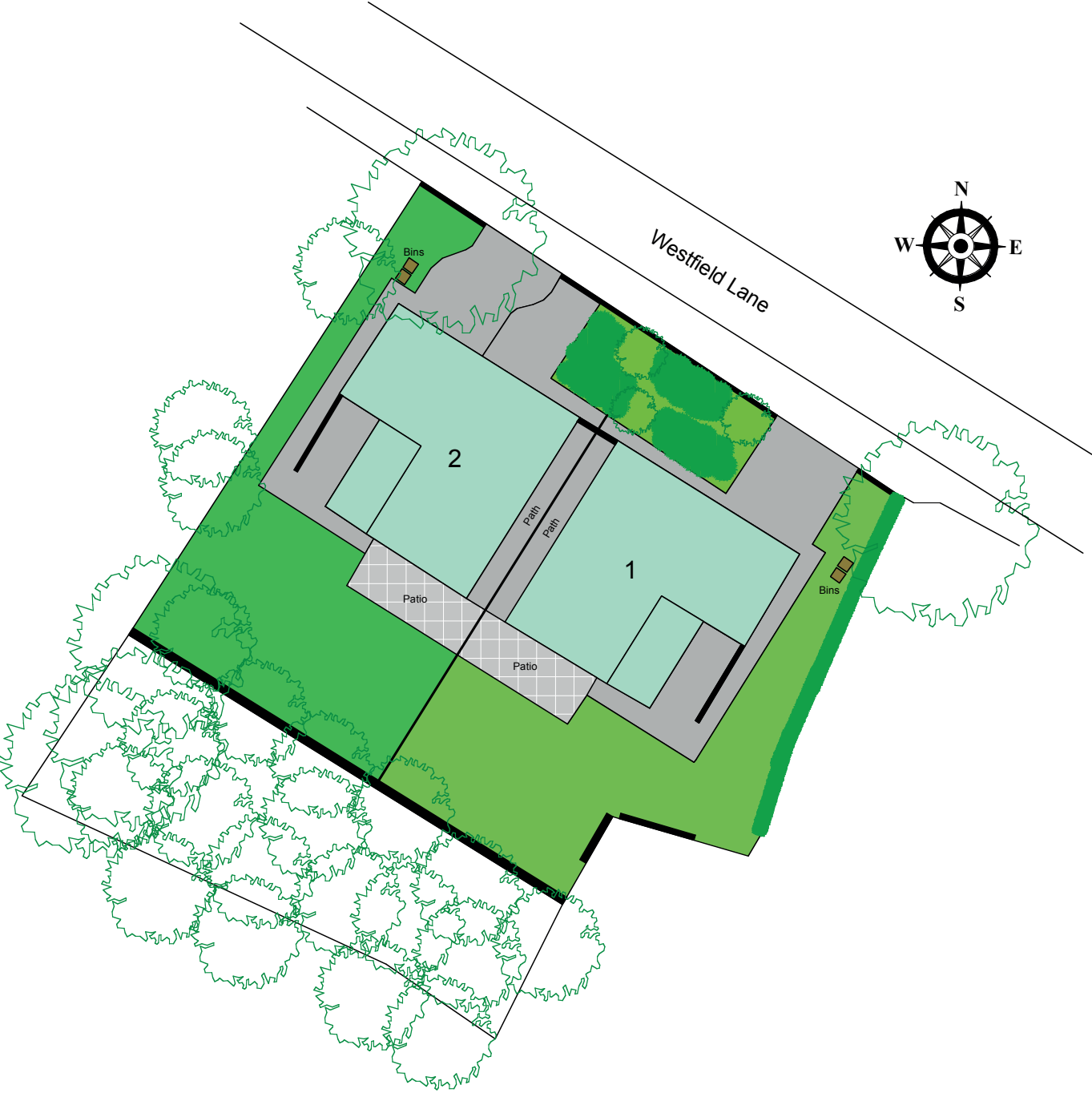
## PLOT 1 Ash Tree House



## PLOT 2 Ash Tree Fold



Site Plan







# Specification

## External

- Properties are to be built from traditional style brick.
- Feature stone heads, cills and entrance canopy.
- Front garden to be planted with shrubs trees and flower beds.
- Turfed rear gardens and natural stone paths and patios.
- White UPVC windows and Bi-folding doors with composite style front door.

## Kitchen

- Project Room units. Choices available from a selected range as are splash backs.
- Granite or real wood work surfaced and island.
- Textured work surfaces in utility rooms.
- Two fan assisted ovens.
- Halogen hob.
- Stainless steel extruder hood.
- Integral style fridge freezer.
- Integrated dishwasher, wine cooler and microwave.

## Heating

- Gas central heating via Worcester Bosch combination boiler.
- Wet system underfloor heating to all lower ground floor levels.
- Radiators to the ground and first floors.

## Bathrooms/En-Suites

- Chrome towel rails are to be provided in all WC's, Bathrooms and En-suite.
- All sanitary ware white with chrome fittings, including vanity units and mirrors.
- Bathroom, En-suite, and shower room to be fully tiled with WC's having tiled floors and skirting's from a select range.

## Internal

- Full lower ground floor will either be tiled or wooden flooring from a select range.
- Spot lights, switches and sockets to be chrome or brushed steel.
- Skirting's, architrave, staircases and doors to be oak finished with chrome handles.

## General

- 10-year Advantage warranty.
- NACOSS approved burglar alarm system.



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**For further information and viewings:**

Wakefield Office - 68 Northgate, Wakefield WF1 3AP

**T:** 01924 329945

**E:** sales.wakefield@linleyandsimpson.co.uk

***www.linleyandsimpson.co.uk***

Branches throughout West Yorkshire and North Yorkshire

# LINLEY & SIMPSON

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