



LINCOLN RALPH



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**Type C The Selby, Moorlands Close, Ravenfield,
Rotherham, S65**

Asking Price: £338,500

Freehold

Type C The Selby, Moorlands Close, Ravenfield, Rotherham, S65

Type C the Selby 1346 square feet.

An outstanding new development by the trusted and award winning Habbin Homes Ltd of ten only detached en-suite four bedroom family homes within this ever popular location.

Occupying a cul de sac setting with the majority of homes having a south facing rear aspect, complimented by lawned gardens to front and rear, driveways, garages and high specification throughout.



This plan is used for illustration purposes only
Plan produced using PlanUp.

- Freehold
- Brand new detached family home.
- High specification.
- Cul de sac development
- Close to amenities and MI8/M1
- Help to buy scheme available
- En suite to Master
- 10 Year NHBC warranty



SPECIFICATION

- **KITCHEN:** Choice of units with Quartz tops, Neff appliances to include a dishwasher, oven, hob, fridge freezer and extractor fan.
- **CLOAKROOM/WC:** Splash back tiling and vanity unit subject to house type.
- **UTILITY:** Choice of unit colours, laminate work tops, washer dryer.
- **BATHROOM:** Sanitary wear in white, shower over bath with fitted shower screen. LED bathroom mirror, towel radiator and full wall tiling.
- **OUTSIDE:** Turf lawned garden with rear patio. Outside tap, clock paved driveway.
- **GARAGE:** Automated entry door in Anthracite Grey. Light and power along with rear access door.

- **HEATING:** Gas central heating with Ideal logic combination boiler. Nest learning thermostat controlled by your smart device.
- **WINDOWS/DOORS** (external) Grey UPVC windows, composite doors. Bifold or French doors (dependent on house type)
- **FLOORING:** Choice of laminate flooring to kitchen, utility, cloakroom/wc, bathroom and en-suite.
- **BEDROOMS:** Fitted wardrobes to master and second bedroom, Oak veneered internal doors.

Accommodation

Entrance hall

Cloakroom/wc 1.8m x1m

Lounge 5.57m x 3.82m

Dining Kitchen 3.82m x 6.02m

Utility Room 2.3m x 1.9m

Landing

Master Bedroom 3.82m x 3.62m

En-Suite 3.02m x 1.2m

Bedroom Two 4.27m x 3.02m

Bedroom Three 3.82m x 2.3m

Bedroom Four 2.7m x 2.57m

Bathroom 1.8m x 1.25m

Outside

Garage 6m x 2.8m



LINCOLN RALPH

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.