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LEAK HALL

DENBY DALE

## OVERVIEW

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Leak Hall Road is a select development of 5 beautifully crafted homes located in the sought-after village of Denby Dale. The site is situated at the end of a quiet road, backing onto surrounding countryside, within a short walk of the village centre.

Located between the towns of Huddersfield, Barnsley and Wakefield, Denby Dale benefits from excellent commuter links to major towns and cities, whilst enjoying the beauty of the surrounding Yorkshire countryside.

A perfect location for couples and families alike, this rural village has an abundance of amenities including independent shops and cafes as well as sports clubs, schools and doctors.

Heywood Homes create bespoke contemporary homes of exceptional quality in the most desirable locations. All properties benefit from bespoke kitchens, designer sanitary wear and high level of internal craftsmanship.

## WHAT'S LOCAL

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Famous for World Record Breaking pies, Denby Dale is one of the most popular villages in Kirklees boasting excellent transport links, a vibrant community and excellent amenities. Leak Hall Road is a 5minute walk into the village centre

## VILLAGE LIFE

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## SCHOOLS

### Pre schools & Middle Schools in the village:

Denby Dale First and Nursery School

Denby C.E (VA) First School

Scissett Middle School

### High Schools

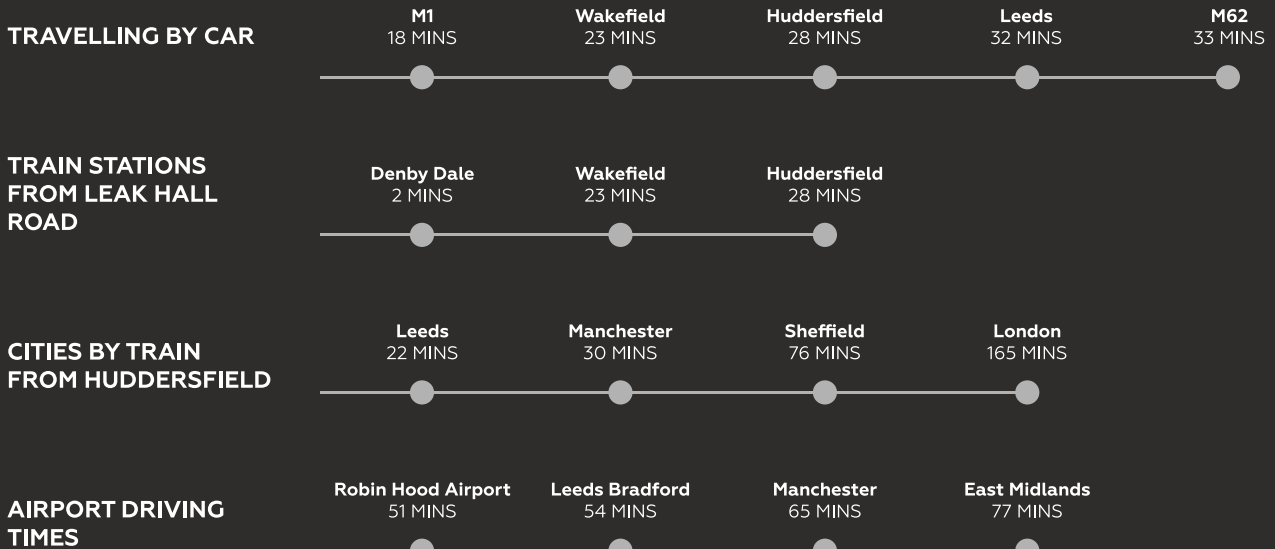
Shelley College High School

(Ofsted rates all the schools very highly)



## TRANSPORT

There are regular bus services in and out of Denby Dale as well as train services to Huddersfield and Sheffield



## LOCAL SERVICES

### EDUCATION

- Denby Dale First and Nursery School  
Giltwhaites Lane, Denby Dale, HD8 8SG
- Denby C.E (VA) First School  
Goose Green, Upper Denby Huddersfield, HD8 8UN
- Scissett Middle School  
Wakefield Road, Scissett Huddersfield, HD8 9JX
- Shelley College  
Huddersfield Road, Shelley Huddersfield, HD8 8NL

### LOCAL AUTHORITY

- Kirklees Council  
24 Commercial Road  
Skelmanthorpe  
Huddersfield, HD8 9EH  
01484 222960

### POLICE

- Huddersfield Road  
Holmfirth  
HD9 3JL

### DOCTORS

- Skelmanthorpe Family Doctors  
The Health Centre,  
Commercial Road  
Huddersfield, HD8 9DA
- Dearne Valley Health Centre,  
167 Wakefield Road  
Scissett, Huddersfield  
HD8 9JL

### DENTISTS

- Upper Denby Dental Care  
1 Gunthwaite Lane  
Upper Denby, Huddersfield  
HD8 8UL
- Scissett Dental Practise  
147 Wakefield Road  
Scissett, Huddersfield  
HD8 9HR

### POST OFFICE

- 357 Wakefield Road  
Denby Dale, Huddersfield  
HD8 8RP

### SUPERMARKETS

- Nisa Local  
347 Wakefield Road  
Huddersfield, HD8 8RT
- The Co-operative Food  
38 Commercial Road  
Skelmanthorpe, HD8 9DA

### RECREATION

- Scissett Baths and Fitness Centre,  
Wakefield Road,  
Scissett, Huddersfield,  
HD8 9HU

### TRAIN STATIONS

- Denby Dale station, off Wakefield Road, Denby Dale, HD8 8RX (2 MIN)
- Huddersfield Railway Station, St George's Square Huddersfield, HD1 1JB (28 MIN)

# SITE PLAN

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## THE DENMAN

**3 Bedroom Townhouse**  
Plots 1/3

## THE SUMMERVILLE

**3 Bedroom Semi-Detached**  
Plots 4/5

## THE MILLER

**2 Bedroom Townhouse**  
Plot 2

\*All the images are for artist impression only

A dark gray background featuring a stylized silhouette of a house with a gabled roof. The house is composed of several geometric shapes: a central gable, two side gables, and a central rectangular section. The word "PROPERTIES" is centered within the central rectangular section of the house silhouette.

PROPERTIES



## THE DENMAN

3 Bedroom Townhouse  
**Plots 1/3**

A contemporary natural stone built townhouse with block paved parking area. The generous entrance hall opens into a spacious living room which is a welcoming space to entertain and relax. French doors open out to the patio area of the rear garden. A stylish family dining kitchen is complete with Zanussi gas hob, single oven, extractor and integrated dishwasher.

The first floor landing gives access to 2 double bedrooms and a spacious single bedroom. The generously sized family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin and toilet with Aqua blade technology.



- THE DENMAN -



**THE DENMAN  
3 BED TOWNHOUSE**

**LIVING**  
5270 x 4280 max

**KITCHEN/DINING**  
5630 x 2970

**BEDROOM 1**  
5270 x 3170

**BEDROOM 2**  
2920 x 4220

**BEDROOM 3**  
2970 x 2220

**BATHROOM**  
2920 x 2008





## THE SUMMERVILLE

3 Bedroom Semi-Detached  
**Plots 4/5**

A contemporary natural stone built home with block paved parking area. The generous entrance hall opens into a spacious living room which is a welcoming space to entertain and relax. French doors open out to the patio area of the rear garden. A stylish family dining kitchen is complete with Zanussi gas hob, single oven, extractor and integrated dishwasher.

The first floor landing gives access to 2 double bedrooms and a spacious single bedroom. The generously sized family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin and toilet with Aqua blade technology.





- THE SUMMERVILLE -



**THE SUMMERVILLE  
3 BED SEMI-DETACHED**

**LIVING**  
4670 x 4840 max

**KITCHEN/DINING**  
5970 x 2470

**BEDROOM 1**  
4670 x 3090

**BEDROOM 2**  
4180 x 2460

**BEDROOM 3**  
2090 x 2970

**BATHROOM**  
2460 x 2270





## THE MILLER

2 Bedroom Townhouse  
**Plot 2**

A contemporary natural stone built home with block paved parking area. The generous entrance hall opens into a spacious living room which is a welcoming space to entertain and relax. French doors open out to the patio area of the rear garden. A stylish family dining kitchen is complete with Zanussi gas hob, single oven, extractor and integrated dishwasher.

The first floor landing gives access to 2 double bedrooms and a spacious single bedroom. The generously sized family bathroom is complete with an Ideal Standard Concept Air bathroom suite comprising of a separate shower, bath, wall hung basin and toilet with Aqua blade technology.



# - THE MILLER -



## THE MILLER 2 BED TOWNHOUSE

LIVING  
4280 x 4850 max

KITCHEN/DINING  
2750 x 2450

BEDROOM 1  
4850 x 2750

BEDROOM 2  
4850 x 2700

BATHROOM  
1850 x 2500



# GENERAL SPECIFICATION

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## KITCHEN

- Choice kitchen unit and work tops with splashback
  - Gas Hob/Electric Oven and extractor
  - Recessed down lights throughout
  - 1.5 stainless steel sink
  - Under cupboard lighting
  - Integrated white goods where applicable for each property type
- \*Please ask sales advisor for more information

## UTILITY (where applicable)

- Choice of fitted kitchen units and work tops with splashback
- Recessed down lights throughout
- Stainless steel sink

## LOUNGE

- Gas Flue (Plots 22-28 only)

## W/C

- IDEAL STANDARD CONCEPT AIR sanitary wear, wall hung basins with chrome bottle traps
- Chrome Taps

## MAIN BATHROOM

- IDEAL STANDARD CONCEPT AIR sanitary wear, wall hung basins
- Vanity units (Plots 22-28 only)
- Thermostatic Bath filler
- Separate shower
- Choice of tiling - Half tiling as standard in all properties
- Recessed down lights throughout
- Heated electric towel rail
- Shaver Socket

## HEATING

- Gas fired central heating
- Thermostatic controlled radiator valves to first and second floor accommodation
- Energy saving insulation to cavity walls and roof space

## DECORATION

- Farrow and Ball Colour Cornforth White emulsion to all internal walls
- White emulsion to ceilings
- White painted wood work



# GENERAL SPECIFICATION

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## HALL AND LANDING

- Oak Stained Handrail; Newel post, spindles and treads in painted white gloss

## EN-SUITE

- IDEAL STANDARD CONCEPT AIR sanitary wear, semi pedestal basins
- Thermostatic Bath filler
- Shower enclosure with glass door and thermostatic shower
- Choice of tiling - Half tiling as standard in all properties
- Recessed down lights throughout
- Heated electric towel rail
- Shaver Socket

## ELECTRICAL

- Telephone points in Lounge/Kitchen/Bed 1
- TV Socket in all bedrooms/Kitchen/Lounge
- Smoke Alarm
- Security Alarm
- External lights to porch and rear door

## INTERNAL AND EXTERNAL WINDOWS AND DOORS

- UPVC/ Double glazed windows in graphite
- UPVC Patio Doors in graphite
- Contemporary Oak Veneer doors with chrome furniture

## EXTERNAL

- Fence 1.8m close boarders fence to boundary walls (see boundary wall plan)
- Masonry walls where appropriate (see boundary wall plan)
- Timber side gate
- Paving to drives and parking areas
- Natural Koto Stone paving to rear patio and footpaths
- Garden to front and rear turfed
- External tap
- Landscaping

## GARAGE (where appropriate)

- Strip lighting
- Graphite door
- Electrical sockets as per plan

## OTHER

- Premier Guarantee Buildmark Cover
- Properties built in natural stone



# ABOUT US

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## EXPERIENCE COUNTS

Heywood Homes are an experienced housebuilder in Kirklees who focus on providing unique and often bespoke homes to their customers. The business was founded in 2009 with the specific aim of delivering a more interesting and contemporary approach to housebuilding.

We specialise in identifying land in the most desirable family locations within Kirklees. All of our sites are close to local amenities whilst also benefiting from their exceptional settings within the heart of the local countryside. All enjoying the breathtaking views of West Yorkshire.

Our Contemporary external architectural design across all the homes we create, clearly provides a look which is unique from other properties within the area. These beautifully crafted homes offer the very best internal finishes sourced from local suppliers. From kitchens to bathrooms and bedrooms; we work with our customers to design their perfect home and ensure they have the same powerful aesthetic impression inside as we deliver outside.

*"We felt there was an opportunity to offer an alternative to the 'traditional style boring boxes' on offer to most new home buyers throughout the UK."*

**Jonathan Mayo**

Managing Director



