





Quality homes designed for you





When you've spent months patiently preparing for the right moment to buy your new home, you deserve something extra special.

A stylish home, with space and comfort to be yourself and nothing more strenuous to do than relax and enjoy the comfort of your new home.

The Green at Pudsey is a small community of new three and four bedroom detached houses, specially designed to bring you a touch of contemporary luxury.

Walk straight in to superior finishes, light spacious rooms and a quiet location within walking distance of Pudsey town centre.

where you want to be

This unique development situated in the heart of Pudsey is a short distance from everything you'll ever need whether you're a commuter, focused on family life or ready to slow down a little.

The vibrant shops and restaurants of Pudsey - from chic champagne bar to family Sunday lunch - are just a five minute stroll away. The town has its own leisure centre, swimming pool, gymnastics club, local farmers' market, playing fields and park with children's playground.

Parents will find several primary schools and three secondary schools all within a mile. New Pudsey station is 1.5 miles away and both Leeds and Bradford city centres are within easy reach, as are Leeds Outer Ring Road, the M1 and M62 motorways and Leeds Bradford International Airport.

For weekend trips, The Green is perfectly located for a choice of golf courses, Headingley cricket ground, cosmopolitan shopping in Leeds and the stunning Yorkshire countryside.

















your place



made for you

If your dream home is quiet but accessible, spacious but intimate, sophisticated but practical, you'll fall in love with The Green.

Located on Green Lane, this well designed collection of just fourteen homes forms its own community within a long-established residential area of Pudsey.

With a choice of three or four bedrooms, there is something for everyone at The Green.

Each home brings you space and quality, with gardens, two bathrooms and downstairs cloakroom as standard plus contemporary fixtures and fittings to complement your personal choice of sanitary ware and kitchen.











your space



designed for life

We believe good home design is a vital combination of style and practicality and we've been designing them for 20 years.

The right home understands the way you live your life. It gives you the space you need to feel completely at ease, providing you with energy for the day and a welcome haven on your return.

Each house at The Green has been designed to anticipate both your practical and your social needs.

That's why we've created open dining kitchens for you to cook and enjoy your meals, french doors to blend outdoor and indoor space and bring the light flooding in, relaxing lounges and a sensitive mixture of private and social family space.







We've put just as much care into the positioning of the houses at The Green as we have into their individual design.

Driveways, parking spaces, gardens and the combination of mews and detached homes have all been thoughtfully planned to give you that established community feel.



your home





choose your new home



The Cedar

4 bed detached Plots 1, 8, 9 & 14

This detached house has an attractive entrance hallway with guest cloakroom. On one side of the hallway is is a double aspect lounge and on the other, the impressive open plan dining kitchen with high quality fitted kitchen including stainless steel fan oven, electric hob and feature extractor hood, and family room with French doors that open onto the garden and patio.

Upstairs, the master bedroom has an en-suite shower room and there are three further bedrooms and family bathroom. The Cedar comes complete with gas central heating and double glazing.









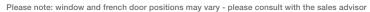


Ground Floor

Lounge	5.75m	Χ	3.95m	(18'10	"X	12'11")
Kitchen	3.56m	Χ	3.08m	(11'8"	Χ	10'1")
Dining/Family _{max}	5.69m	Х	2.67m	(18'8"	Χ	8'9")
Cloaks	1.98m	Χ	1.08m	(6'6"	Χ	3'3")

First Floor

Bedroom 1	3.65m x 3.33m	(12'0" x	10'11")
En-Suite max	3.16m x 1.88m	(10'4" x	6'2")
Bedroom 2	3.95m x 2.89m	(13'0" x	9'6")
Bedroom 3 max	3.92m x 2.76m	(12'10" x	9'0")
Bedroom 4 min	2.92m x 2.76m	(9'7" x	9'0")
Bathroom	2.12m x 1.71m	(6'11" x	5'7")











The Laurel

4 bed detached Plots 2, 3, 4, 5, 6 & 7

The Laurel is a two storey detached house with an inviting entrance hallway and guest cloakroom. Off the hallway, there is a lounge and a dining kitchen with a high quality fitted kitchen including stainless steel fan oven, electic hob and feature extractor hood. French doors open to the garden and patio.

Upstairs, the front-facing master bedroom has an en-suite shower room and there are three further bedrooms and family bathroom. The Laurel comes complete with gas central heating and double glazing.

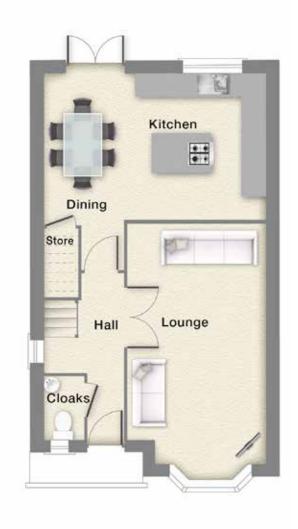














Ground Floor

Lounge	5.94m	Χ	3.41m	(19'6"	Χ	11'2")
Kitchen Dining	5.52m	Χ	3.61m	(18'1"	Χ	11'10")
Cloaks	1.56m	Χ	1.01m	(5'1"	Х	3'4")

First Floor

Bedroom 1	3.61m x 3.32m	(11'10"x	10'11")
En-Suite	2.11m x 1.72m	(6'11" x	5'8")
Bedroom 2	3.72m x 2.82m	(12'2" x	9'3")
Bedroom 3	2.60m x 1.99m	(8'6" x	6'6")
Bedroom 4	2.56m x 2.11m	(8'5" x	6'11")
Bathroom	2.11m x 1.72m	(6'11" x	5'8")







The Lilac

3 bed detached

Plots 10, 11, 12 & 13

This two storey detached house has an attractive entrance hallway with guest cloakroom. Off the hallway, the lounge leads to the dining kitchen with high quality fitted kitchen including stainless steel fan oven, electric hob and feature extractor hood. French doors open to the garden and patio.

Upstairs, the front-facing master bedroom has an en-suite shower room and there are two further bedrooms and family bathroom. The Lilac comes complete with gas central heating and double glazing.















Lounge	5.15m	Χ	3.62m	(16'10	"X	11'10")
Kitchen Dining	4.62m	Х	3.30m	(15'2"	Χ	10'10")
Cloaks	1.55m	Х	1.00m	(5'1"	Χ	3'3")



First Floor

Bedroom 1	3.65m	x 3.33m	(12'0"	Χ	10'11")
En-Suite max	2.19m	x 1.90m	(7'2"	Χ	6'2")
Bedroom 2 min	3.30m	x 2.65m	(10'10"	Χ	8'8")
Bedroom 3 min	2.51m	x 1.86m	(8'3"	Χ	6'1")
Bathroom max	2.65m	x 1.70m	(8'8"	Χ	5'7")







a touch of class

Chartford Homes have been designing and building high quality homes for 20 years.

The principles of excellent architectural design influence everything we do.

Our materials, fixtures and fittings are chosen for their quality, strength, reliability and value, making desirable contemporary living within your reach.

All of our properties comply fully with the latest guidance on energy efficiency, are supplied with an energy rating, installed with effective insulation and are backed by a 10 year building guarantee.

Quite simply, we create homes that are as practical to live in as they are beautiful to look at.











specification

Fixtures & Fittings

- White panelled internal doors with polished chrome ironmongery
- Skirting and architraves finished in white
- Interior walls and ceilings painted in neutral emulsion
- UPVC white double glazed windows & french doors
- UPVC double glazed cottage style front door

Kitchen/Dining

- Custom designed quality kitchen
- Electric fan oven
- Electric hob
- Feature stainless steel extractor hood
- Stainless steel 1½ bowl sink with chrome taps

Bathroom & Ensuite

- Classic white sanitary ware with chrome fittings
- Thermostatic shower with glass screen over bath or separate and within enclosure (ensuite)
- Ceramic wall tiling (full height to bath area & shower cubicle)
- Shaver point

Electrical

- TV point to lounge & bedroom one
- BT point to lounge & bedroom one
- Mains operated smoke and heat detectors
- Wiring for both Sky+ and terrestial TV

Heating

- Gas central heating
- Heated towel rail to bathroom/ensuite

Security

NACOSS approved standard security alarm

External

- Door bell
- Paving to pathways and rear patio area
- Turf to front and rear gardens (as shown on plan)
- Fencing (as shown on plan)
- Private drives tarmac

Warranty

10 year Premier new home build guarantee

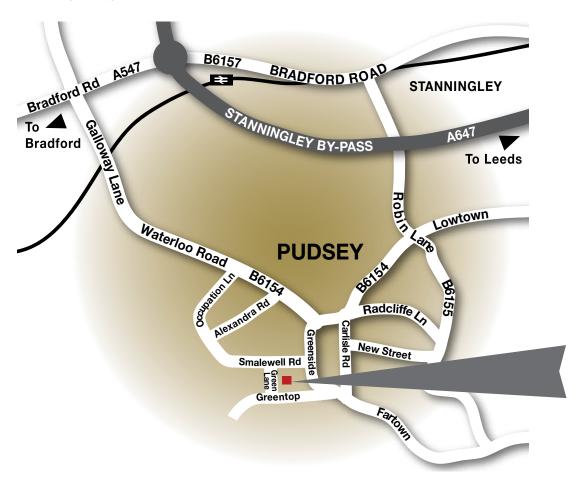






an open invitation

Take your first step towards your new home. Come and visit us. It's easy. Call into our sales centre or contact one of our sales advisors, we're always happy to answer questions.



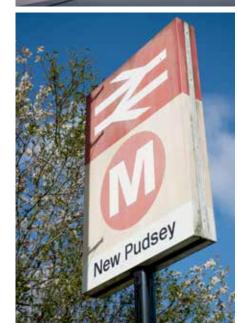


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