

The Hollies

Notton



JONES
HOMES



Live the luxury lifestyle



Luxury living is about having it all

If you dream of living in a beautiful home, with a high quality interior in a sought-after location, it can all be yours at The Hollies.

This exclusive development offers a range of beautiful 3 & 4 bedroom homes, suiting everyone from first time buyers to families.

Traditionally designed with modern living in mind, the light and airy interiors offer plenty of space to work, play and relax in style whilst the variety of external finishes gives each home character and identity.

Picturesquely nestled near Notton Forest, between Barnsley and Wakefield, The Hollies is ideally located close to a wealth of amenities, including easy access to the M1.

Perfecting every last detail

Each and every Jones home is highly designed and specified throughout.

You'll find a contemporary kitchen, top of the range stainless steel appliances and modern bathrooms with a choice of stunning tiles. Many more quality fixtures and fittings that you wouldn't expect are also included as standard. We consider every last detail to be important.

And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around The Hollies to help preserve and improve the natural environment.





1. Notton Village Green
2. Wakefield Silver Street
3. Notton Village sign
4. Notton Village Post Office
5. Pugney Country Park

Jones Homes, building superior homes in all the best locations

Notton is a warm and welcoming village in West Yorkshire, on the doorstep of Notton Wood.

This beautiful rural location offers fantastic views and a more peaceful way of life, whilst being perfectly complemented by all the amenities on offer in the nearby towns of Barnsley and Wakefield.

In Barnsley, you'll find an abundance of charm and character, surrounded by natural beauty. From shops and pubs to stately homes and castles, Barnsley has something for everyone to enjoy. Slightly further north, Wakefield is home

to a wealth of independent boutiques, high-street stores, cafés, restaurants, entertainment facilities and art galleries, including the inspirational Yorkshire Sculpture Park and The Hepworth.

With convenient access to the M1 and M62, Leeds, Bradford and Huddersfield are all within easy commuting distance. Whilst for families, there are a number of primary and secondary schools in the area.



Homes built with pride

With over 50 years' experience building individual houses in locations as desirable as Notton, you can trust Jones Homes to create your perfect new home.

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well considered layouts, every new

development is the best it can possibly be. It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.



- The Banbury**
4 bedroom home
- The Holcombe**
4 bedroom home
- The Beverley**
3 bedroom home



Specification

General	Detached
Double glazed PVCu windows with low 'E' glazing and featured glazing**	•
Smooth plastered ceiling throughout in white	•
White gloss painted 2 panel doors with polished chrome furniture	•
White gloss architrave and skirting	•
White PVCu French doors to patio area	•
Choice of wall colour throughout*	•
Gas point provided in lounge	•
TV points to lounge, family, study†, bedroom 1 and 2	•
Telephone points to hall, lounge, study† and bedroom 1	•
Oak handrail in satin finish with newel posts and spindles painted in white gloss	•
Gas central heating with condensing boiler	•
Thermostatic controlled radiator valves†	•
Energy saving insulation to cavity walls and roof space	•
Smoke detectors and carbon monoxide detectors†	•
Coloured front door** with white internal face and polished stainless steel furniture	•
Canopy light to porch†	•
Colour coordinating garage door**	•
NHBC Buildmark Cover	•
Kitchen	
Choice of fitted kitchen and coordinating worktops* and upstands plus stainless steel splashback	•
Reginox sink and drainer with Hansgrohe taps	•
Integrated NEFF fridge-freezer, hob, double oven and cooker hood	•
Plumbing and power for washing machine and dishwasher	•
Delta LED worktop lighting to kitchen wall units	•
LED downlighters*	•

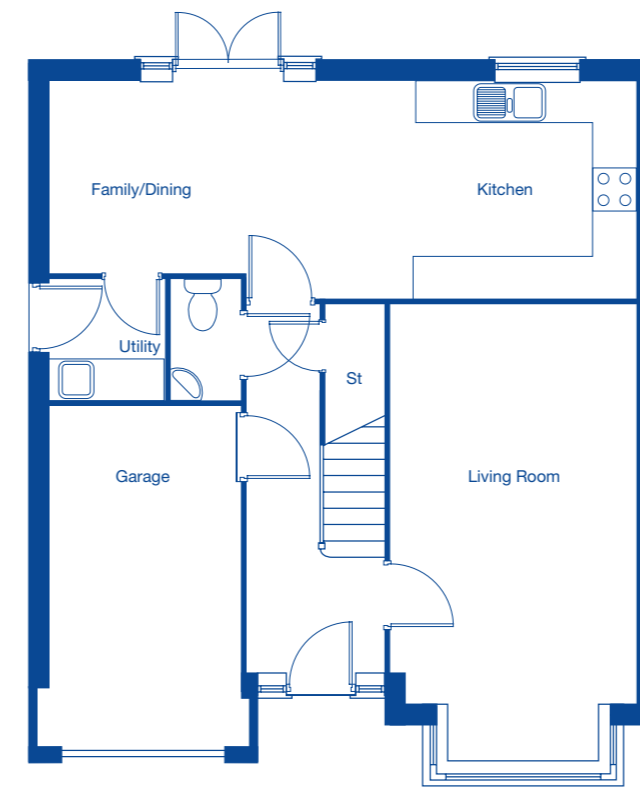
Bathroom/En suite	Detached
Modern bathroom suite in white with Villeroy & Boch pottery with chrome fittings and Hansgrohe monobloc taps	•
Aqualisa shower over bath with shower screen†	•
Aqualisa Dream shower cubicle to bathroom and en suites	•
Vanity units to wash hand bases recess†	•
Illuminated cabinet with heated mirror	•
Mirror to recess behind basin to en suite†	•
Heated chrome ladder towel rail to bathroom and en suite†	•
Fully tiled walls and floors in a choice of tiles from Porcelanosa*	•
LED downlighters*	•
External	
Turfed rear garden with paved patio area and landscaped front garden	•
Elevational treatment and finish as individual plot detailed drawings**	•
Cold water tap to garage†	•
Fluorescent light to garage	•
Tarmac driveways	•
1800mm feather edge close-boarded boundary fencing to the rear garden	•



*Affordable homes – Ask Sales Advisor for details

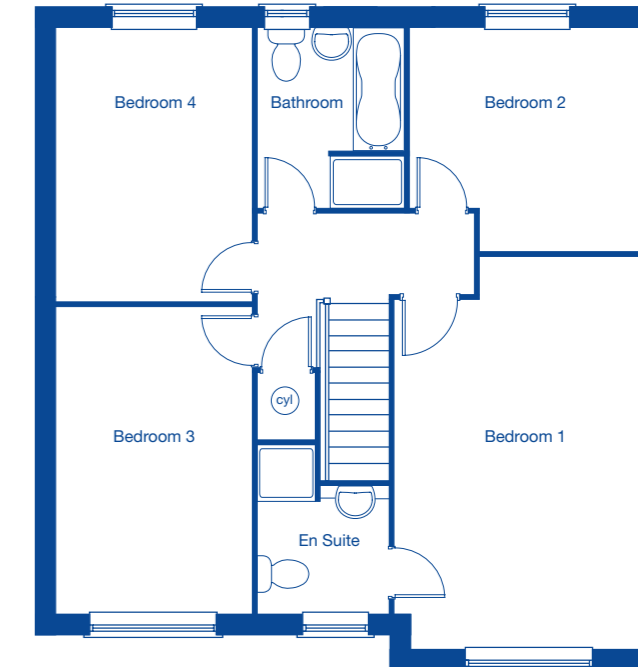
These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

†Where applicable. *Where a choice is stated, it will form our standard range and will be subject to the build stage of your chosen plot. **As per streetscene. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Internal photography may show upgraded specification. Please ask Sales Advisor for more details.



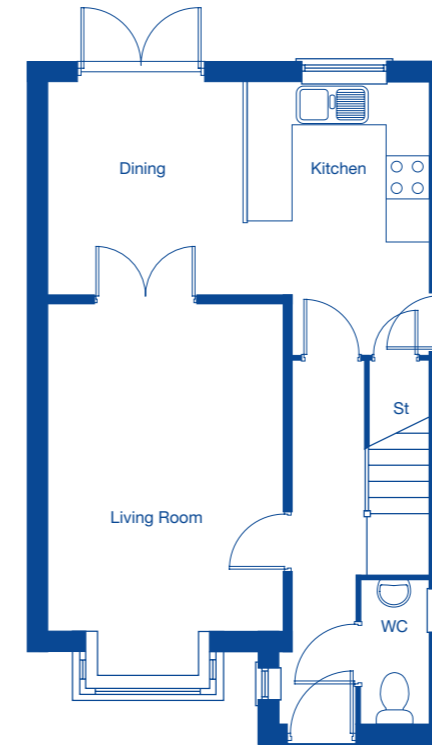
Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Garage	3.87m x 2.49m	12'8" x 8'2"



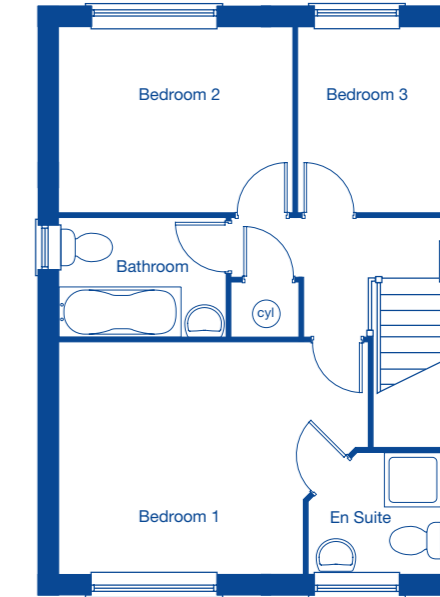
First Floor

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	3.19m x 3.19m	10'6" x 10'5"
Bedroom 3	4.16m x 2.64m	13'8" x 8'8"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"



Ground Floor

Living Room	4.50m [†] x 3.26m	14'9" [†] x 10'8"
Kitchen	3.79m x 2.48m	12'5" x 8'1"
Dining	2.95m x 2.70m	9'8" x 8'10"

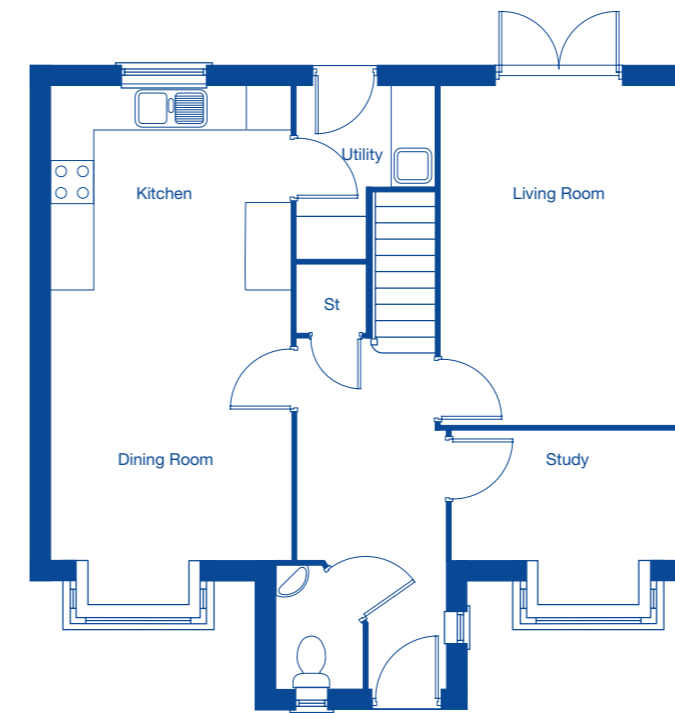


First Floor

Bedroom 1	4.24m x 3.21m	13'11" x 10'6"
Bedroom 2	3.20m x 2.58m	10'6" x 8'6"
Bedroom 3	2.58m x 1.97m	8'6" x 6'6"

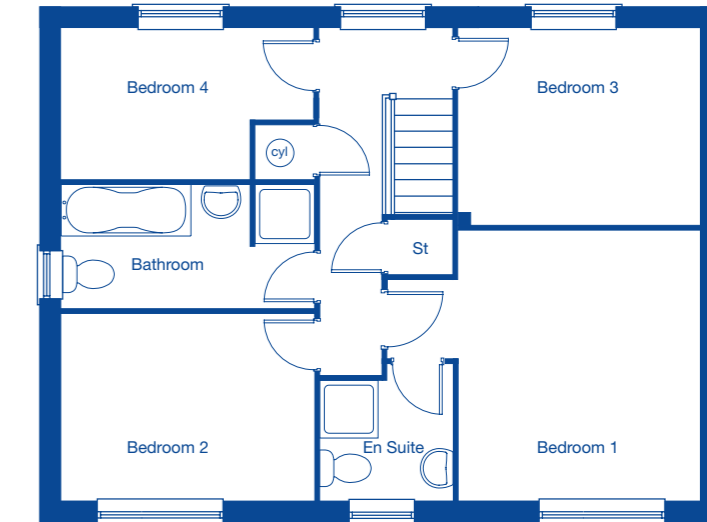
• Provision subject to house type configuration
 † Plus bay

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific streetscenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Ground Floor

Living Room	4.61m x 3.27m	15'2" x 10'9"
Kitchen/Family/Dining	7.04m x 3.30m	23'1" x 10'10"
Study	3.12m x 2.34m	10'3" x 7'8"



First Floor

Bedroom 1	3.68m x 3.27m	12'1" x 10'9"
Bedroom 2	3.41m x 2.52m	11'2" x 8'3"
Bedroom 3	3.27m x 2.65m	10'9" x 8'8"
Bedroom 4	3.41m x 2.03m	11'2" x 6'8"

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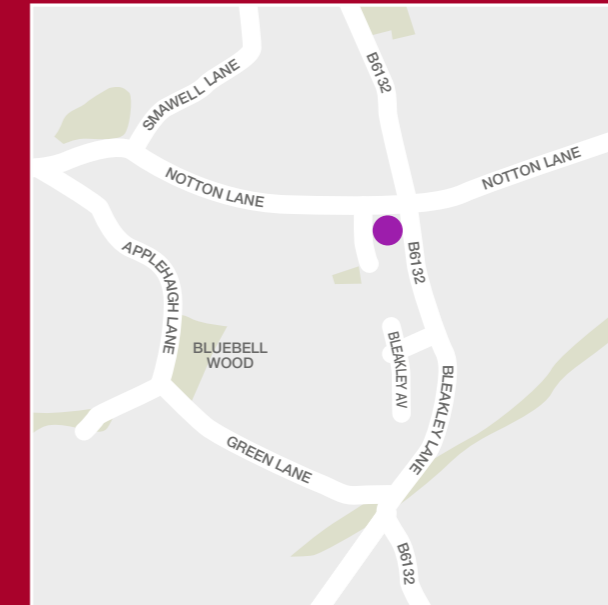
Buying a Jones home is easier than you think

It's time to take a closer look at The Hollies. To book an appointment to view visit jones-homes.co.uk. Once you've decided which house is perfect for you, you're ready to buy your new home.

- 1** Reserve your new home
As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.
- 2** Apply for a mortgage
An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.
- 3** Appoint a solicitor
Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our Sales Advisors.
- 4** Personalise your new home
By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate. (Subject to build stage).
- 5** Exchange and complete
Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.
- 6** Move in
Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.



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jones-homes.co.uk

Details correct at time of going to print. Images representative only. Internal photography may show upgraded specification. Ask Sales Advisor for details. JHYO241/May 2015

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