

STONEGATE

LINTHWAITE - HUDDERSFIELD

A stunning collection of 2, 3, 4 & 5 bedroom homes



LOCAL INFORMATION



Linthwaite, Colne Valley, Huddersfield, UK by Richard Harvey / CC BY-2.0

WELCOME TO LINTHWAITE

Linthwaite, known locally as Linfit, is a village in Kirklees, West Yorkshire. Historically part of the West Riding of Yorkshire, it is situated 4 miles west of Huddersfield, on the A62 in the Colne Valley. The River Colne, Huddersfield Narrow Canal, the Huddersfield to Manchester railway line and A62 main road all pass near to the village. These transport links across the north meant that the village was ideally placed for textile mills to be built, making use of the river to produce cloth, and the village flourished at the turn of the twentieth century.



One resident of Linthwaite from this time period is the celebrated landscape artist and suffragist Florence Lockwood, the wife of Josiah Lockwood, a director of woollen manufacturers Charles Lockwood, who came to live in Upper Clough, Linthwaite where the family owned Black Rock Mills (the site now to be occupied by Stonegate).

Florence chronicled her colourful life in her diaries and was a campaigner for peace in the first world war, a suffragist campaigning for the vote for women and a talented artist, whose paintings usually depict the Colne Valley. Her impact on the local community in Huddersfield has been felt throughout the years and it has been mooted that a commemorative blue plaque is to be erected in Linthwaite to celebrate her life and achievements.

Currently, Linthwaite is a busy village with five pubs, including the Sair Inn. This olde style pub was formerly known as the 'New Inn' It is now one of the few 'own brew' pubs still in the country, winning the CAMRA National Pub of the Year Award in 1997. The largest employer in the village is pharmaceutical drug manufacturer Thornton & Ross, one of the UK's leading producers of over the counter medicines including many well known brand names.

STONEGATE

LINTHWAITE - HUDDERSFIELD



A GREAT PLACE TO LIVE

Surrounded by the rolling hills of the Colne Valley, Linthwaite is located just above the Peak District National Park nearby to Blackmoorfoot Reservoir, which is a wintering site for migrating wildfowl and wading birds. The village is also close to the major motorway and transport links in the north, with the M62 motorway just minutes away by car.

There are two primary schools in the village, Linthwaite Ardron C.E. Junior & Infant School and the Linthwaite Clough Junior Infant & Early Years School catering for children from Reception to Year 6. There's one secondary school, Colne Valley High School, a large school sitting at the heart of an area of outstanding beauty, which became an Academy school in 2014.

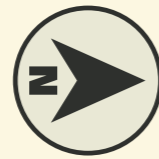


There are a full range of essentials in the area including local shops, hair dressers, auto servicing garages, a dentist, pharmacy, petrol stations and taxi ranks, as well as a range of restaurants and cafes. And, if you have leisure time to fill, there's a range of activities available as well as easy access to the glorious surrounding countryside.

DEVELOPMENT PLAN

STONEGATE
LINTHWAITE - HUDDERSFIELD

A stunning collection of 2, 3, 4 & 5 bedroom homes



- | | | | |
|--|--|---|---------------------------------------|
| The Melton
2 bedroom home | The Camberley
3 bedroom home | The Marwood
3 bedroom home | The Morton
4 bedroom home |
| The Harewood
3 bedroom home | The Wychwood
3 bedroom home | The Marwood Sp
3 bedroom home | The Thetford
4 bedroom home |
| The Grovewood
3 bedroom home | The Ashton
3 bedroom home | The Bedford
4 bedroom home | The Fulford
4 bedroom home |
| The Farnborough
3 bedroom home | The Langton
3 bedroom home | The Welford
4 bedroom home | The Stanford
5 bedroom home |

Key: BS = Bin Store



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



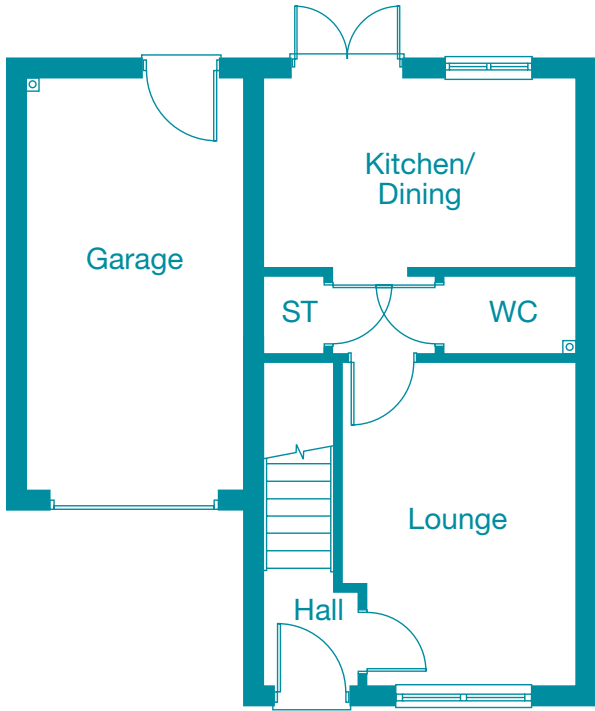
THE FARNBOROUGH

3 bedroom detached home - 902sqft

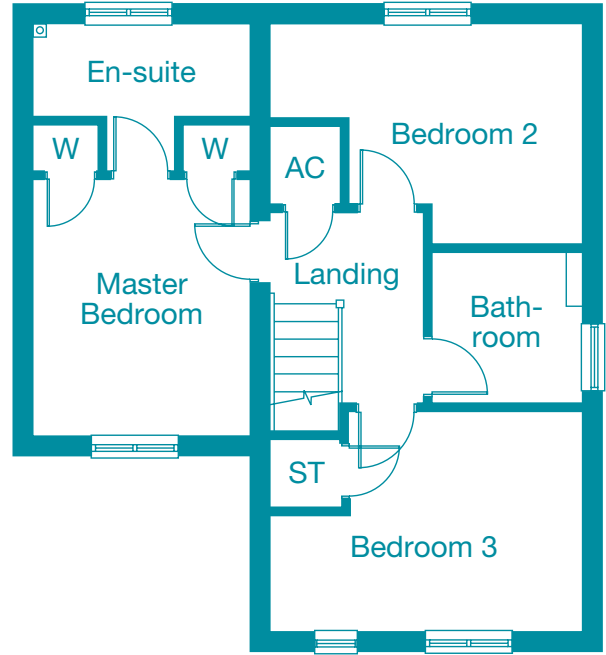
- Spacious lounge
- Kitchen/dining with French doors leading to rear garden
 - Downstairs cloaks
- Master bedroom with en-suite and fitted wardrobes
 - Two additional bedrooms and family bathroom
- Garage and driveway with enclosed rear garden

THE FARNBOROUGH

3 bedroom detached home - 902sqft



Ground Floor



First Floor

Ground Floor

Lounge
4.26m* x 3.05m* (14' 0" x 10' 2")

Kitchen/Dining Area
4.07m x 2.48m (13' 3" x 8' 2")

Cloaks
1.71m x 1.02m (5' 6" x 3' 3")

*max

First Floor

Master Bedroom
3.33m x 2.77m (10' 11" x 9' 1")

En-suite
2.81m x 1.22m (9' 2" x 4' 0")

Bedroom 2
4.10m* x 2.89m* (13' 5" x 9' 6")

Bedroom 3
4.10m* x 2.88m* (13' 5" x 9' 5")

Bathroom
1.99m x 1.97m (6' 6" x 6' 5")

*max

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THE WYCHWOOD

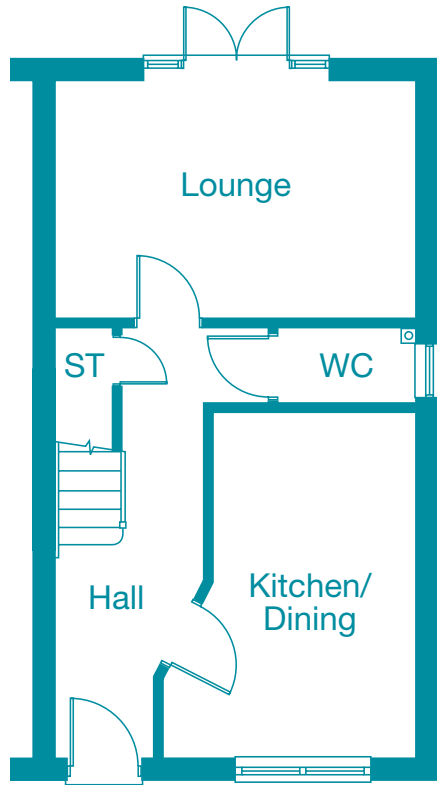
3 bedroom semi-detached home - 922sqft

- Front facing kitchen/dining area
- Full width lounge to rear with French doors leading to rear garden
 - Downstairs cloaks
 - Master bedroom with en-suite and fitted wardrobe
 - Two additional bedrooms and family bathroom
- Detached garage, driveway and rear enclosed garden

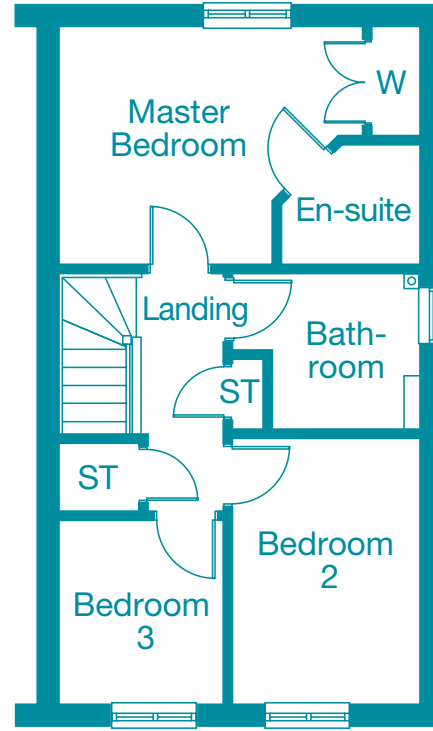


THE WYCHWOOD

3 bedroom semi-detached home - 922sqft



Ground Floor



First Floor

Ground Floor

Lounge
4.75m x 3.11m (15' 6" x 10' 2")

Kitchen/Dining Area
4.55m x 3.33m* (14' 11" x 10' 11")

Cloaks
1.81m x 0.99m (5' 11" x 3' 3")

*max

First Floor

Master Bedroom
4.01m* x 3.11m* (13' 2" x 10' 2")

En-suite
1.93m* x 1.57m* (6' 4" x 5' 1")

Bedroom 2
3.50m x 2.46m (11' 5" x 8' 1")

Bedroom 3
2.40m x 2.16m (7' 10" x 7' 1")

Bathroom
2.46m* x 2.05m (8' 1" x 6' 8")

*max

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THE ASHTON

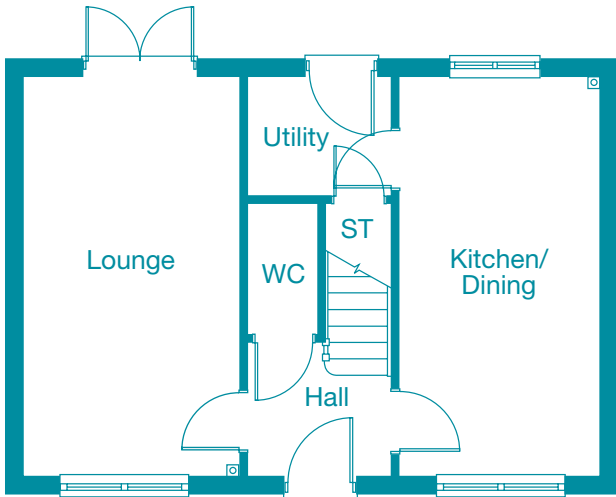
3 bedroom detached home - 979sqft

- Full length lounge with French doors leading to rear enclosed garden
 - Full length kitchen/dining area with separate utility area
 - Downstairs cloaks
- Full length master bedroom with fitted wardrobe and en-suite
 - Two additional bedrooms and family bathroom
- Detached garage, driveway and enclosed rear garden

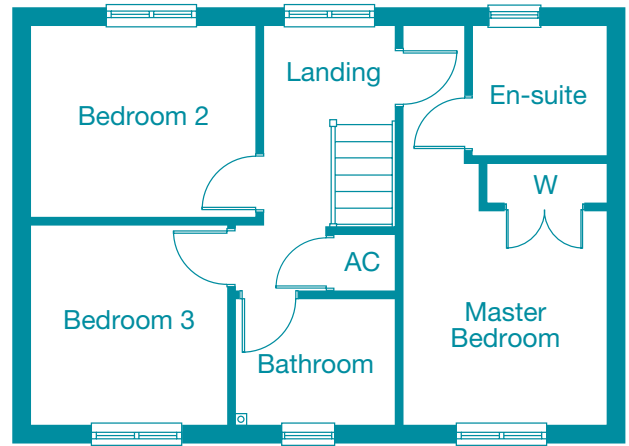


THE ASHTON

3 bedroom detached home - 979sqft



Ground Floor



First Floor

Ground Floor

Lounge	5.53m x 3.01m	(18' 2" x 9' 10")
Kitchen/Dining Area	5.53m x 2.77m	(18' 2" x 9' 1")
Utility	2.07m x 1.56m	(6' 9" x 5' 1")
Cloaks	1.89m x 1.01m	(6' 2" x 3' 4")

First Floor

Master Bedroom	2.91m [†] x 2.80m	(9' 7" x 9' 2")
En-suite	1.84m x 1.80m	(6' 0" x 5' 11")
Bedroom 2	3.15m x 2.64m	(10' 4" x 8' 8")
Bedroom 3	2.79m x 2.78m	(9' 2" x 9' 1")
Bathroom	2.31m x 1.70m	(7' 6" x 5' 7")

[†]min

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THE LANGTON

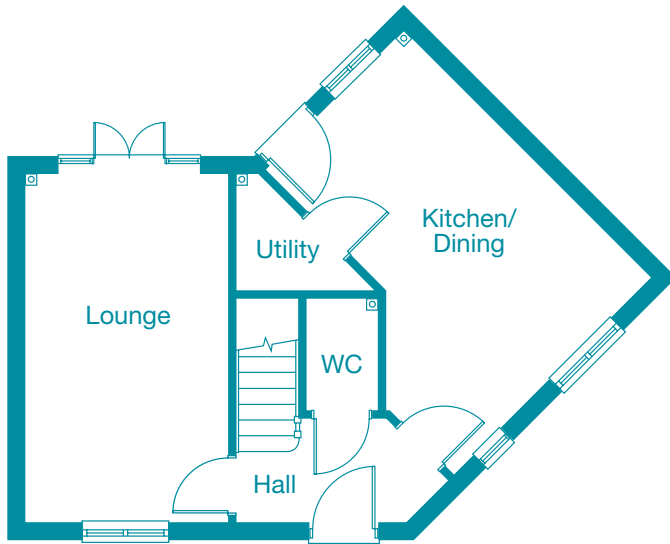
3 bedroom semi-detached corner home - 909sqft

- Full length lounge with French doors leading to enclosed rear garden
 - Kitchen/dining area with separate utility area
 - Downstairs cloaks
- Full length master bedroom with en-suite and fitted wardrobe
 - Two additional bedrooms and family bathroom
 - Detached garage and driveway

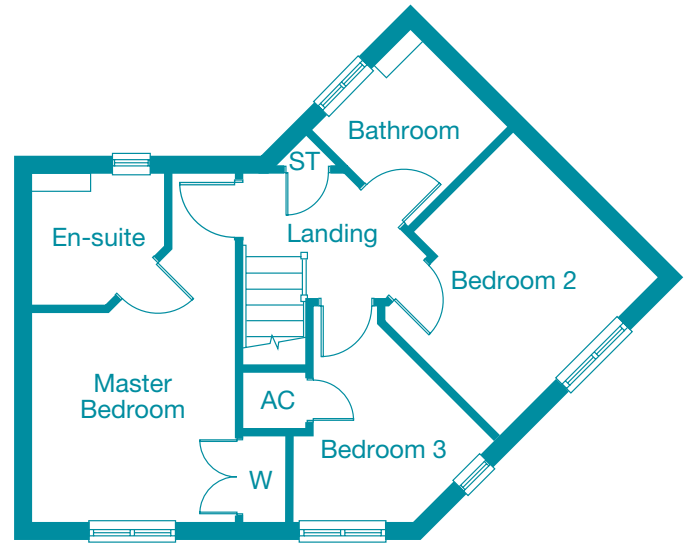


THE LANGTON

3 bedroom semi-detached corner home - 909sqft



Ground Floor



First Floor

Ground Floor

Lounge
4.95m x 2.90m (16' 2" x 9' 5")

Kitchen/Dining Area
4.97m x 2.81m[†] (16' 4" x 9' 2"†)

Cloaks
1.59m x 1.00m (5' 2" x 3' 3")

[†]min

First Floor

Master Bedroom
2.99m[†] x 2.91m (9' 10"† x 9' 6")

En-suite
1.88m^{*} x 1.85m^{*} (6' 2" x 6' 1"*)

Bedroom 2
3.21m x 2.92m (10' 6" x 9' 7")

Bedroom 3
2.36m^{*} x 2.31m^{*} (7' 11" x 7' 7"*)

Bathroom
2.01m x 1.93m (6' 7" x 6' 4")

*max †min

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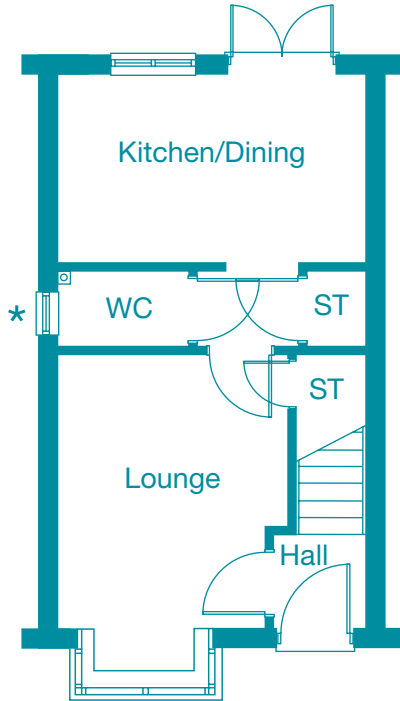
THE MARWOOD

3 bedroom 3 storey town house - 1011sqft

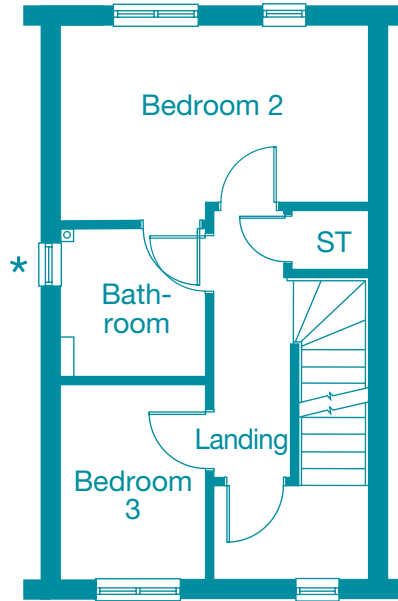
- Lounge to front aspect with bay window
- Full width kitchen/dining area with French doors leading to the enclosed rear garden
 - Downstairs cloaks
 - First floor two bedrooms and family bathroom
- Second floor full length master bedroom with en-suite, storage and study/dressing area

THE MARWOOD

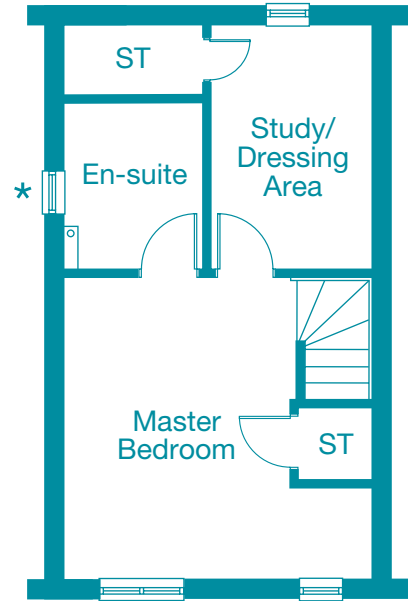
3 bedroom 3 storey town house - 1011sqft



Ground Floor



First Floor



Second Floor

* These windows are plot specific

Ground Floor

Lounge	3.66m* x 3.07m* (12' 0" x 10' 0")
Kitchen/Dining Area	4.10m x 2.51m (13' 5" x 8' 3")
Cloaks	1.72m x 1.01m (5' 7" x 3' 4")

*max †min

First Floor

Bedroom 2	4.10m x 2.60m* (13' 5" x 8' 6")
Bedroom 3	2.60m x 1.95m (8' 6" x 6' 4")
Bathroom	1.99m x 1.92m (6' 6" x 6' 3")

*max

Second Floor

Master Bedroom	4.10m* x 4.06m (13' 5" x 13' 4")
En-suite	2.21m x 1.80m (7' 3" x 5' 11")
Study/Dressing Area	3.26m x 2.17m (10' 8" x 7' 1")

*max

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THE MORTON

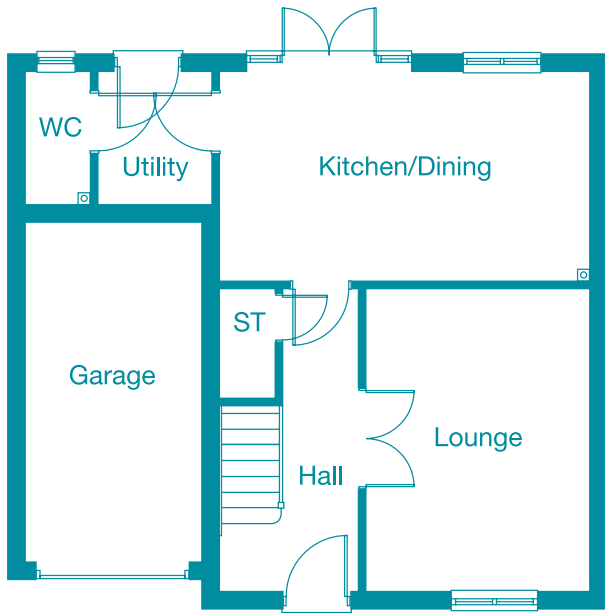
4 bedroom detached home - 1160sqft

- Lounge to front aspect
- Rear kitchen/dining area with separate utility area, French doors leading to enclosed garden
 - Downstairs cloaks
- Master bedroom with walk-in wardrobe and en-suite
 - Three additional bedrooms and family bathroom
 - Garage and driveway

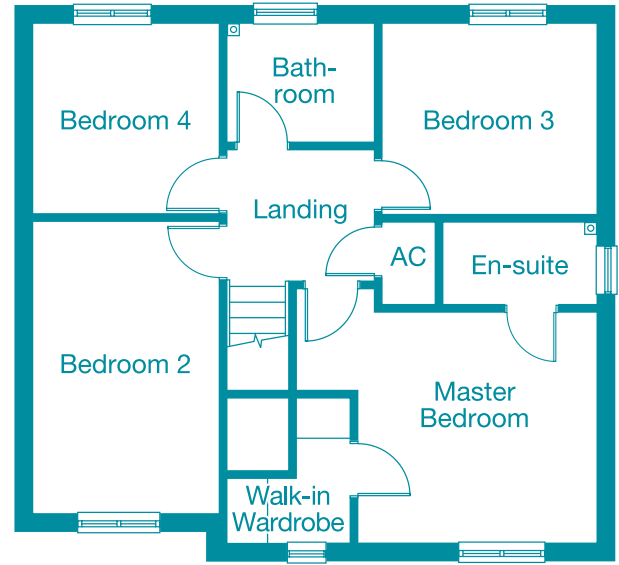


THE MORTON

4 bedroom detached home - 1160sqft



Ground Floor



First Floor

Ground Floor

Lounge	4.40m x 3.24m	(14' 5" x 10' 7")
Kitchen/Dining Area	5.35m x 3.03m	(17' 6" x 9' 11")
Utility	1.89m x 1.67m	(6' 2" x 5' 6")
Cloaks	1.89m x 0.90m	(6' 2" x 2' 11")

First Floor

Master Bedroom	3.43m x 3.35m	(11' 3" x 11' 0")
En-suite	2.19m x 1.19m	(7' 2" x 3' 11")
Bedroom 2	4.22m x 2.70m	(13' 10" x 8' 10")
Bedroom 3	3.53m x 3.08m	(11' 7" x 10' 1")
Bedroom 4	2.76m x 2.70m	(9' 0" x 8' 10")
Bathroom	2.15m x 1.71m	(7' 0" x 5' 7")

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THE THETFORD

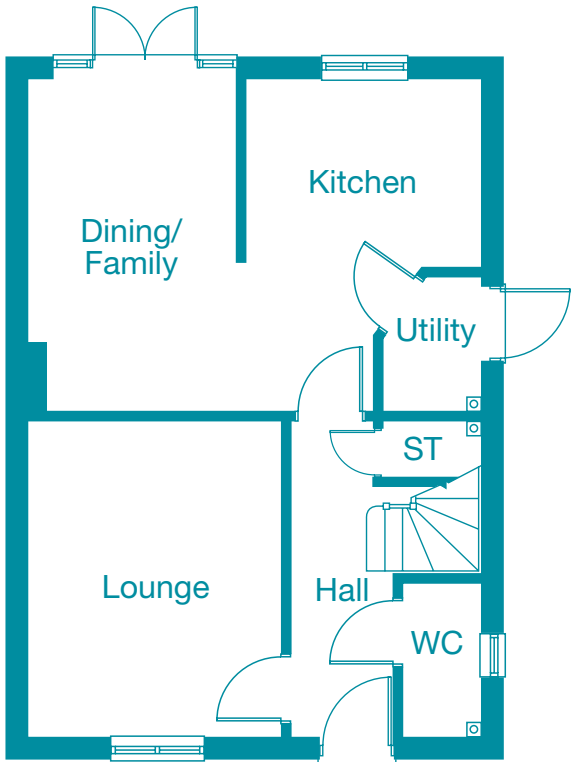
4 bedroom detached home - 1138sqft

- Spacious lounge to front
- Dining/family area with French doors to enclosed rear garden
 - Kitchen and separate utility area
 - Downstairs cloaks
- Master bedroom with fitted wardrobe and en-suite
- Three additional bedrooms and family bathroom
- Detached garage, driveway and enclosed rear garden

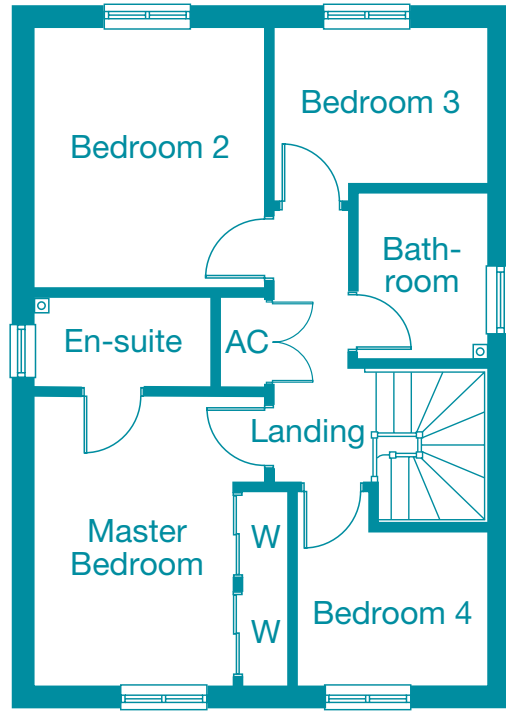


THE THETFORD

4 bedroom detached home - 1138sqft



Ground Floor



First Floor

Ground Floor

Lounge	4.17m x 3.34m	(13' 8" x 10' 11")
Kitchen	3.13m x 2.48m	(10' 3" x 8' 1")
Dining/Family Area	4.38m x 2.72m [†]	(14' 4" x 8' 11" [†])
Utility	1.78m* x 1.30m*	(5' 10" x 4' 3")
Cloaks	2.03m x 1.04m	(6' 7" x 3' 5")

*max †min

First Floor

Master Bedroom	3.80m x 2.62m	(12' 5" x 8' 7")
En-suite	2.31m x 1.20m	(7' 7" x 3' 11")
Bedroom 2	3.44m x 3.03m	(11' 3" x 9' 11")
Bedroom 3	2.82m x 2.07m	(9' 3" x 6' 9")
Bedroom 4	2.52m x 2.03m	(8' 3" x 6' 8")
Bathroom	2.19m* x 1.71m	(7' 2" x 5' 7")

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THE FULFORD

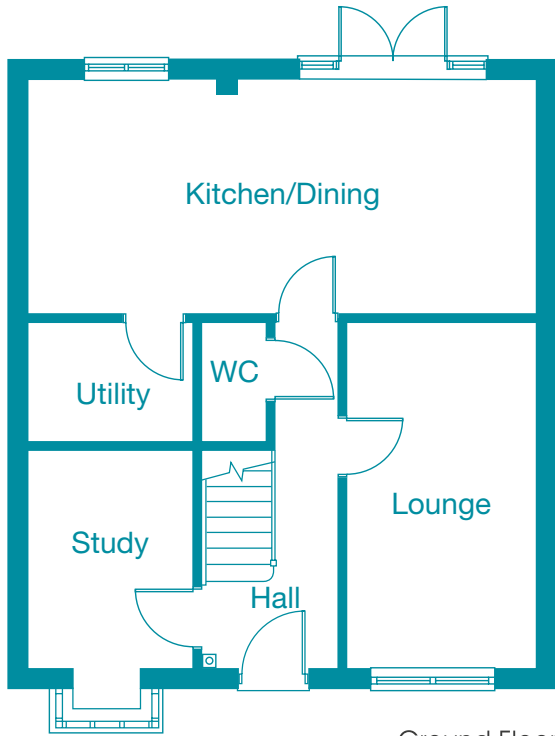
4 bedroom detached home - 1356sqft

- Spacious front facing lounge
 - Study with bay window
- Full width rear kitchen/dining area with french doors leading to enclosed rear garden
 - Downstairs cloaks
- Master bedroom with fitted wardrobes and en-suite
 - Three additional bedrooms and family bathroom
- Detached double garage, driveway and enclosed rear garden

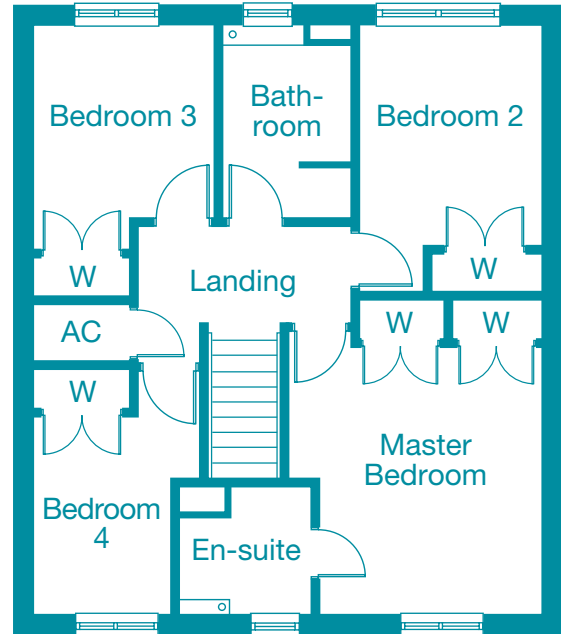


THE FULFORD

4 bedroom detached home - 1356sqft



Ground Floor



First Floor

Ground Floor

Lounge	5.00m x 2.74m	(16' 4" x 9' 0")
Kitchen/Dining Area	7.33m x 3.32m	(24' 0" x 10' 10")
Study	3.14m x 2.28m	(10' 3" x 7' 5")
Utility	2.28m x 1.73m	(7' 5" x 5' 8")
Cloaks	1.79m x 0.94m	(5' 10" x 3' 1")

First Floor

Master Bedroom	3.79m x 3.18m [†]	(12' 5" x 10' 5"†)
En-suite	1.94m x 1.86m	(6' 4" x 6' 1")
Bedroom 2	3.16m x 2.60m	(10' 4" x 8' 6")
Bedroom 3	3.15m [†] x 2.61m	(10' 4" x 8' 7")
Bedroom 4	2.84m x 1.96m [†]	(9' 4" x 6' 5"†)
Bathroom	2.78m [†] x 1.87m	(9' 1" x 6' 1")

*max †min

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THE STANDFORD

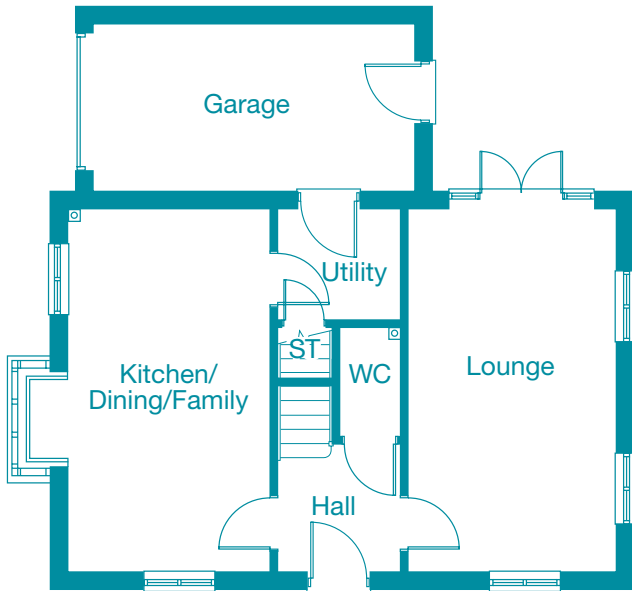
5 bedroom detached home - 1341sqft

- Full length lounge with French doors leading to enclosed rear garden
- Full length kitchen/dining/family room with feature bay window and separate utility area
 - Downstairs cloaks
 - Master bedroom with fitted wardrobe and en-suite
 - Three additional bedrooms and family bathroom
 - Bedroom 5/study
- Integral garage, driveway and enclosed rear garden

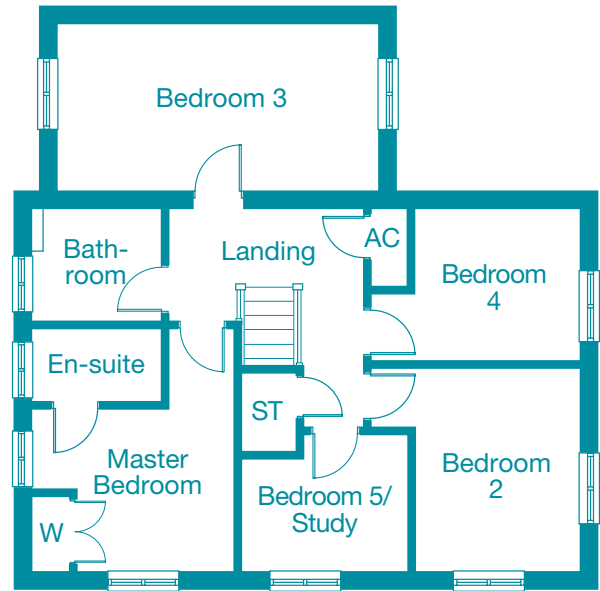


THE STANDFORD

5 bedroom detached home - 1341sqft



Ground Floor



First Floor

Ground Floor

Lounge
5.91m x 3.40m (19' 4" x 11' 2")

Kitchen/Dining Area
5.94m x 3.30m (19' 6" x 10' 10")

Utility
2.01m x 1.80m (6' 7" x 5' 11")

Cloaks
1.79m x 0.99m (5' 10" x 3' 3")

First Floor

Master Bedroom
3.30m* x 2.64m† (10' 10" x 8' 8"†)

En-suite
2.11m x 1.19m (6' 11" x 3' 11"*)

Bedroom 2
3.32m x 2.70m (10' 10" x 8' 10")

Bedroom 3
5.22m x 2.07m (17' 1" x 6' 9")

Bedroom 4
2.70m x 2.49m (8' 10" x 8' 2")

Bedroom 5/Study
2.71m x 2.23m* (8' 11" x 7' 4"*)

Bathroom
2.11m* x 1.85m (6' 11" x 6' 1")

*max †min

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External Features

- Double glazed PVCu windows - cream
- GRP front door with multi-point locking and chrome effect furniture
- PVCu rear glazed door with security lock - subject to plot
- Door bell
- Outside lights to front and rear
- Buff paving slabs to patio
- Outside tap (subject to plot)
- Turf to front garden
- 1.8m fencing panels to rear gardens

Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white gloss finish
- Almond white emulsion to all internal walls
- Internal doors in white gloss finish with chrome furniture
- Fitted wardrobes to master bedroom
- TV points to lounge and all bedrooms
- BT telephone points to lounge, master bedroom and kitchen
- Smoke detectors (mains powered)
- Electric sockets – white plastic to 2 and 3 bedroom properties / chrome to 4 and 5 bedroom properties



Central Heating

- Gas fired central heating and hot water system
- All radiators to have thermostatic radiator valves except room where the thermostat is located

Kitchen Features

- Choice of kitchen door fronts and work surfaces - subject to build stage
- Kitchen sink - one and a half bowl stainless steel or single round bowl and single round drainer (subject to house type)
- Stainless steel finish electric single oven, gas or electric stainless steel finish solid plate hob and stainless steel finish cooker hood to 2 and 3 bedroom properties
- Stainless steel finish electric double oven, gas or electric stainless steel finish solid plate hob and stainless steel finish cooker hood to 4 and 5 bedroom properties
- Integrated dishwasher, fridge freezer and washing machine to 4 and 5 bedroom properties
- Plumbing for washing machine to 2 and 3 bedroom properties
- Chrome downlighters

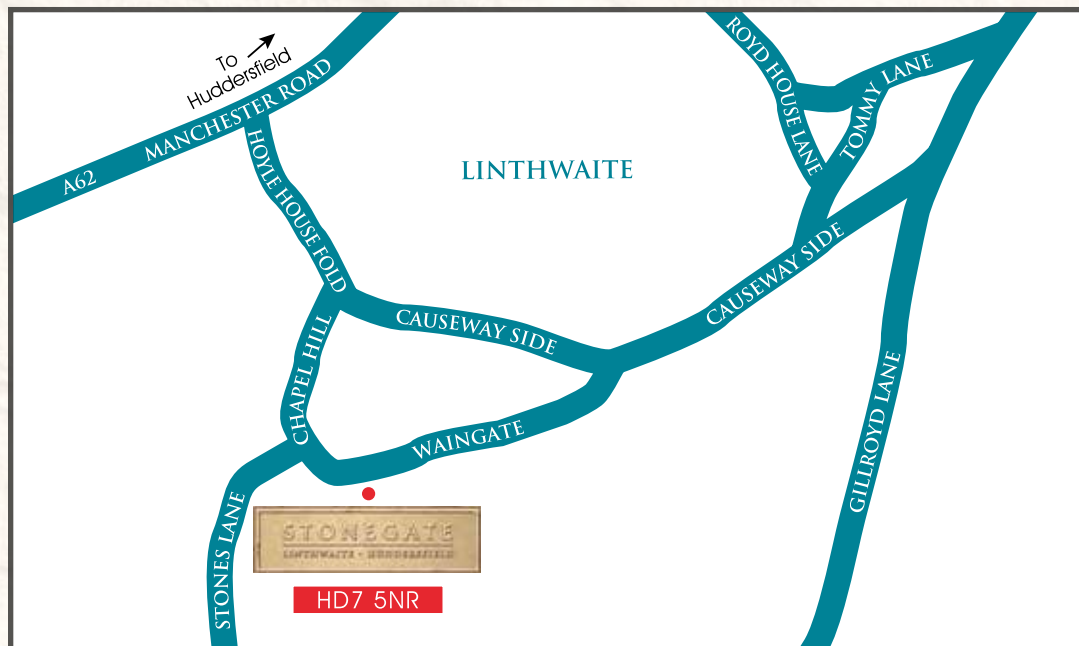
Bathroom/Cloakroom Features

- Choice of wall tiles - subject to build stage
- Shower to bathroom or en-suite
- Extractor fan to cloakroom, bathroom and en-suite
- Shaver point to bathroom and en-suite - subject to plot
- All sanitaryware in white
- Chrome downlighters to bathroom and en-suite
- Chrome ladder heated towel rail to bathroom and en-suite

STONEGATE

Off Waingate, Linthwaite, Huddersfield,
West Yorkshire HD7 5NR





HOW TO FIND US

Take the A62 Manchester Road from Huddersfield town centre towards the village of Linthwaite. Follow this road for approximately three miles into Linthwaite and turn left onto Hoyle House Fold, then take the second right into Chapel Hill and then left into Waingate. The Stonegate development will appear on the right.

S T O N E G A T E

Off Waingate, Linthwaite, Huddersfield, West Yorkshire HD7 5NR

