

The Fairways Development Plan

Syke Lane,
Scarcroft, Leeds
LS14 3BQ

The Fairways is an exclusive development of only 11 four, five and six bedroom homes available in a range of unique designs, and offers stylish living spaces set within generous plots.

Located within the sought-after village of Scarcroft, situated only 6 miles north east of Leeds, within the Yorkshire Triangle, The Fairways is the ideal location for those seeking idyllic countryside living, but need easy access to Leeds, York and Harrogate.

Shepherd
Homes



- Lumley**
4 Bed Detached House (Integral Garage)
- Ripley**
5 Bed Detached House (Double Garage)
- Beningborough**
4 Bed Detached House (Double Garage)
- Chepstow**
5 Bed Detached House (Double Garage)
- Epsom**
5 Bed Detached House (Detached Garage)
- Stratford**
6 Bed Detached House (Integral Garage)
- Pickering**
5 Bed Detached House (Double Garage)



For more information please call 01642 788873
www.shepherdhomes.com/the-fairways

The Property Misdescription Act 1991, this leaflet is intended as a sales aid and guide to the development. The accuracy of any visual image, measurement, depiction of environment, plot position and home layout should be confirmed with the Sales Information Centre or Sales Executive on site or through your solicitor. Purchasers or prospective purchasers (whether or not they enter into a contract to purchase a home within the development) should not rely upon anything printed on this leaflet or orally indicated by sales staff as forming any part of any contract to purchase a home. 03/12

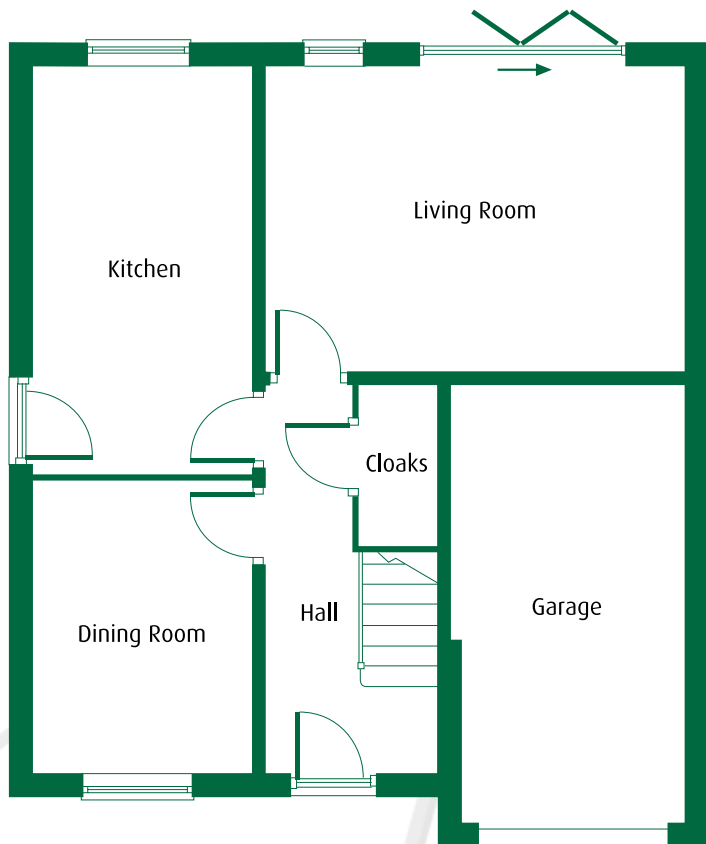
The Lumley

A four bedroom detached executive home with integral garage

- Spacious living room with bi-folding doors leading to the rear garden
- Contemporary fully fitted kitchen
- Separate dining room
- Master bedroom with en-suite
- Three further well proportioned bedrooms
- Family bathroom
- Downstairs cloakroom
- Integral garage

Shepherd
Homes





GROUND FLOOR

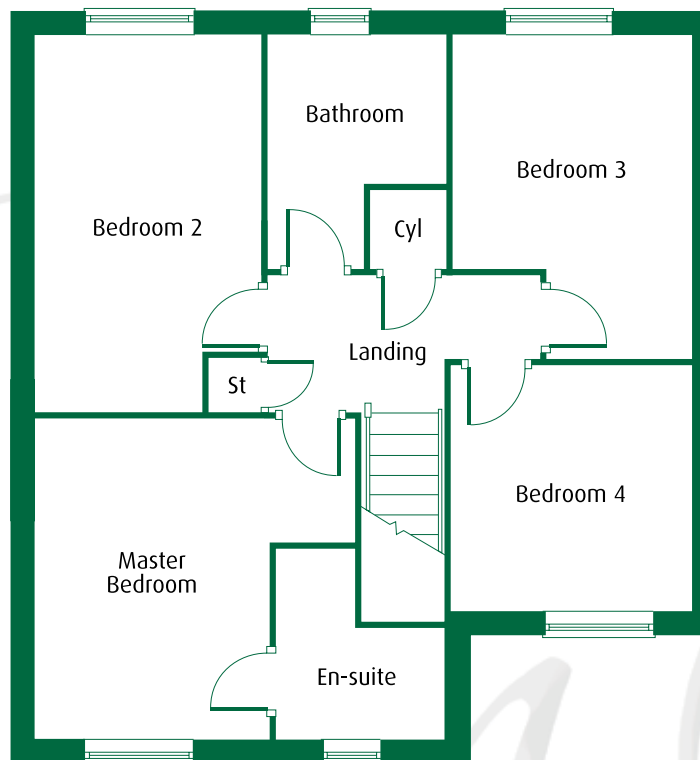
Living Room
4865 x 3520 15'11" x 11'6"

Kitchen
2537 x 4725* 8'3" x 15'6"*

Dining Room
2537 x 3290 8'3" x 10'9"

Cloaks
870 x 1860 2'10" x 6'1"

* maximum



FIRST FLOOR

Master Bedroom
3657* x 3648 11'11"* x 12'0"

En-suite
1958* x 2165* 6'5"* x 7'1"*

Bedroom 2
2577 x 4367 8'5" x 14'4"

Bedroom 3
2755* x 3728* 9'0"* x 12'2"*

Bedroom 4
2765 x 2825 9'0" x 9'3"

Bathroom
2635* x 2070* 8'8"* x 6'10"*



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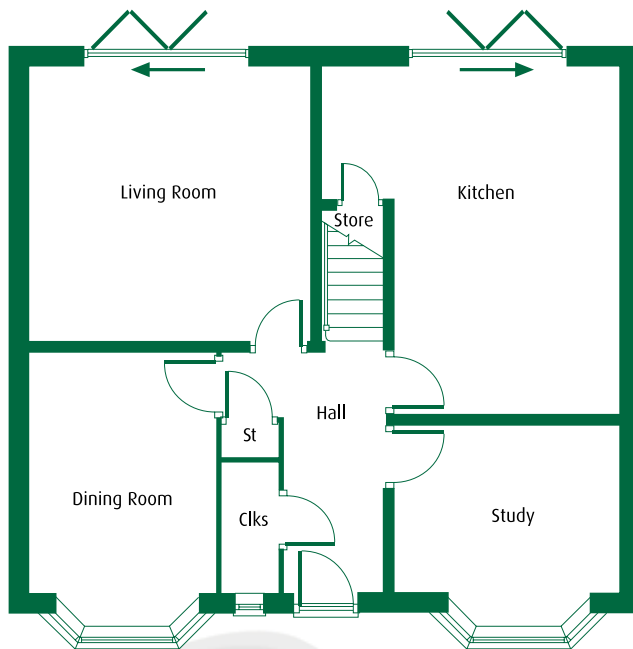
The Ripley

A five bedroom detached executive home over three floors with detached garage

- Spacious living room with bi-folding doors leading to the rear garden
- Fully fitted contemporary kitchen
- Separate study and separate dining room
- Master bedroom with dressing area and en-suite
- Four further well proportioned bedrooms
- Family bathroom

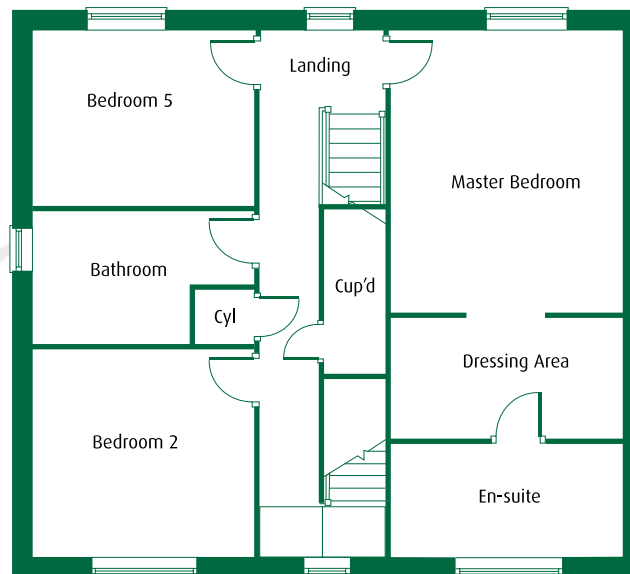
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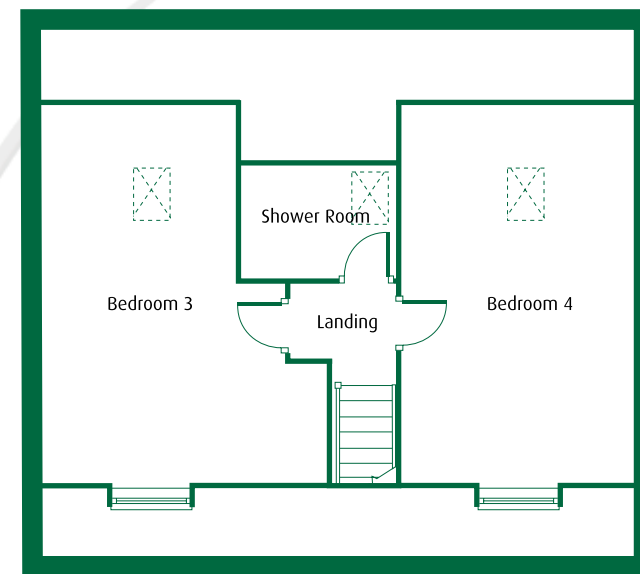
GROUND FLOOR

Living Room	
4206 x 4113	13'9" x 13'5"
Kitchen	
4433* x 5191*	14'6"* x 17'0"*
Dining Room	
2745 x 3627#	9'0" x 11'10"#
Study	
3350 x 2624#	10'11" x 8'7"#
Cloaks	
1000 x 1960	3'3" x 6'5"



FIRST FLOOR

Master Bedroom	
3425 x 4148	11'2" x 13'7"
En-suite	
3425 x 1735	11'2" x 5'8"
Dressing Area	
3425 x 1847	11'2" x 6'0"
Bedroom 2	
3315 x 3130	10'10" x 10'3"
Bedroom5	
3290 x 2623	10'9" x 8'7"
Bathroom	
3312* x 1986*	10'10"* x 6'6"*



SECOND FLOOR

Bedroom 3	
5620 x 4328*	18'5" x 14'2"*
Shower Room	
2338 x 1667	7'8" x 5'5"
Bedroom 4	
3438 x 5620	11'3" x 18'5"

* maximum # minimum

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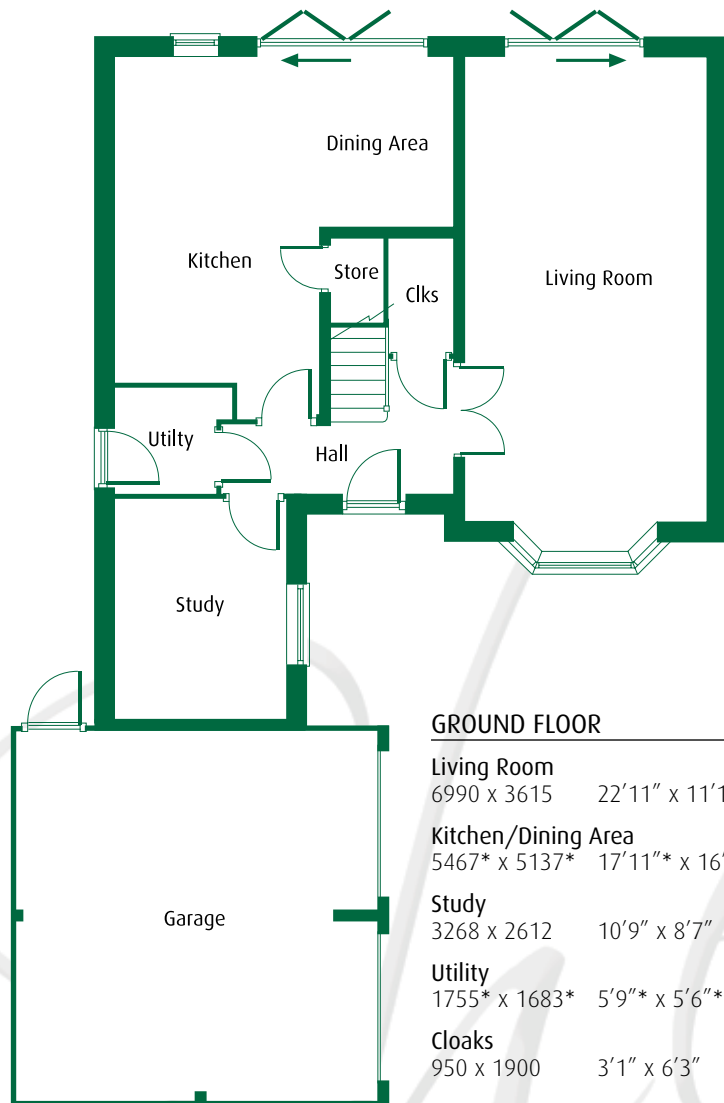
The Beningbrough

A four bedroom detached executive home with attached double garage

- Spacious living room with double doors leading to the rear garden
- Fully fitted contemporary kitchen with dining area
- Separate study
- En-suite to master bedroom and bedroom 2
- Two further well proportioned bedrooms
- Family bathroom

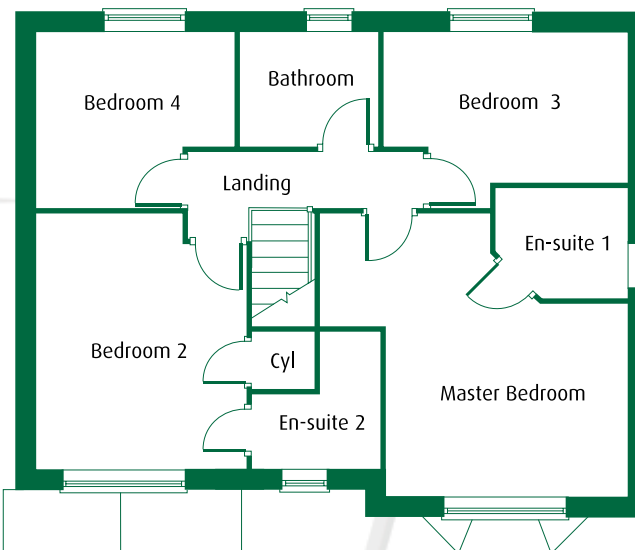
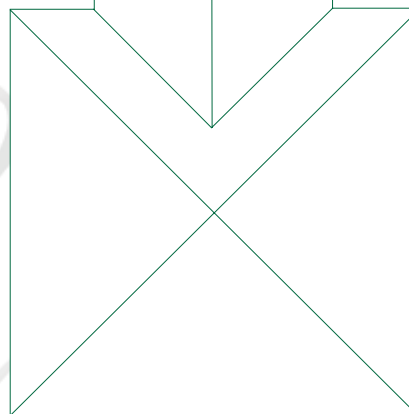
Shepherd
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GROUND FLOOR

Living Room	6990 x 3615	22'11" x 11'10"
Kitchen/Dining Area	5467* x 5137*	17'11"* x 16'10"*
Study	3268 x 2612	10'9" x 8'7"
Utility	1755* x 1683*	5'9"* x 5'6"*
Cloaks	950 x 1900	3'1" x 6'3"



FIRST FLOOR

Master Bedroom	4227* x 3605#	13'10"* x 11'10"#
En-suite 1	1670* x 1951*	5'6"* x 6'5"*
Bedroom 2	3783* x 3113*	12'5"* x 10'3"*
En-suite 2	2038* x 2024*	6'8"* x 6'8"*
Bedroom 3	2688* x 3491*	8'10"* x 11'5"*
Bedroom 4	2692* x 2857*	8'10"* x 9'4"*
Bathroom	1705 x 2379	5'7" x 7'10"



* maximum

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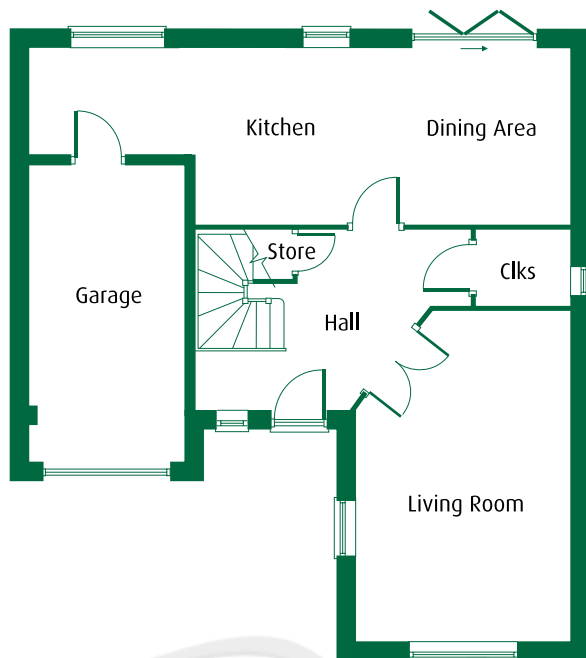
The Chepstow

A spacious five bedroom detached family home over three floors with integral garage

- Fully fitted contemporary kitchen/dining area with bi-fold doors leading to the rear garden
- Double doors to spacious living room
- Downstairs cloakroom
- Bedrooms 2 & 3 with en-suite
- Master bedroom with en-suite and dressing area
- Family bathroom
- Integral garage

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Homes



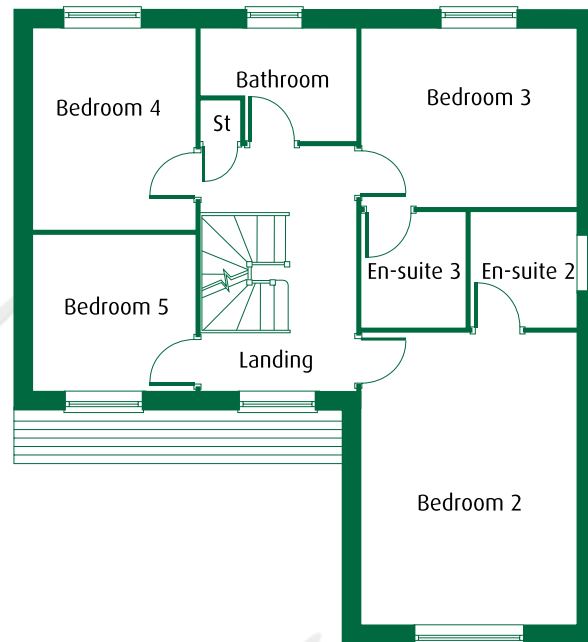


GROUND FLOOR

Living Room
3615* x 5504* 11'10"* x 16'6"*

Kitchen/Dining Area
2960* x 9127* 9'8"* x 29'11"*

Cloaks
1610 x 1260 5'3" x 3'11"



FIRST FLOOR

Bedroom 2
3615 x 4919 11'10" x 16'1"

En-suite 2
1770 x 1933 5'9" x 6'4"

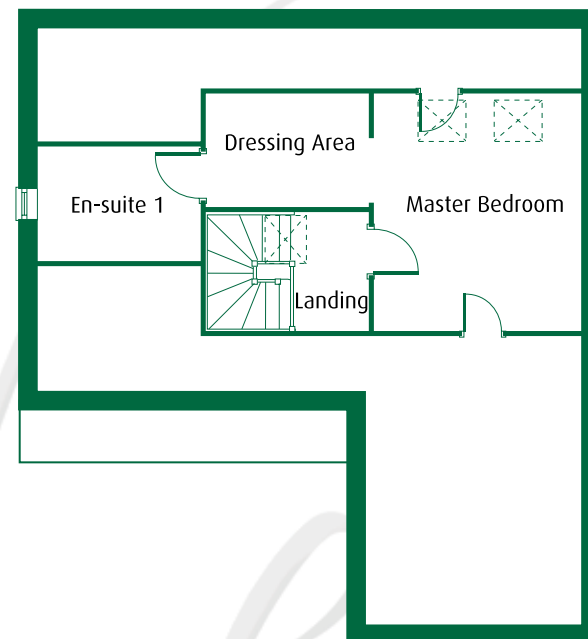
Bedroom 3
3587 x 2987 11'9" x 9'9"

En-suite 3
1780 x 1933 5'10" x 6'4"

Bedroom 4
2718 x 3405 9'11" x 11'2"

Bedroom 5
2717 x 2597 8'10" x 8'6"

Bathroom
2644* x 1900* 8'8"* x 6'2"*



SECOND FLOOR

Master Bedroom
3500 x 3894 11'5" x 12'9"

Dressing Area
2759 x 1873 9'0" x 6'11"

En-suite 1
2717 x 1914 8'10" x 6'3"

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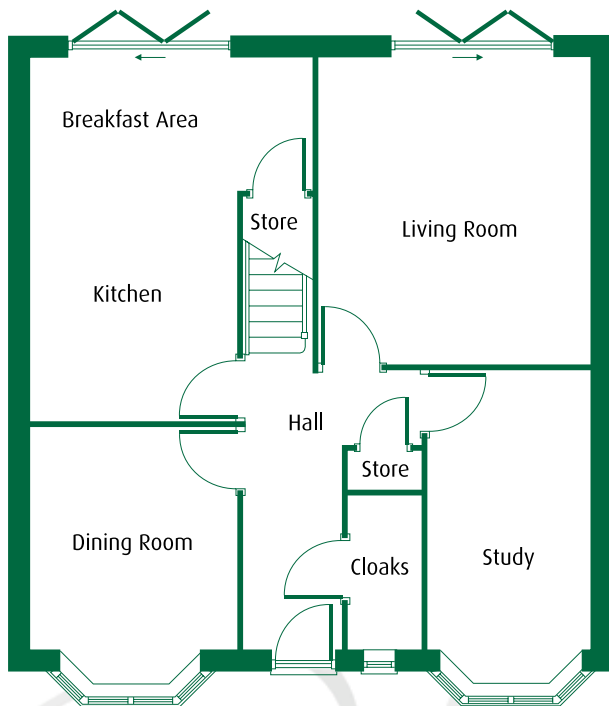
The Epsom

A five bedroom detached executive home with detached garage

- Fully fitted kitchen with breakfast area and bi-folding doors leading to the rear garden
- Spacious living room also with bi-folding doors leading to the rear garden
- Separate dining room and study
- Master bedroom with dressing area and en-suite
- Bedroom 2 also with en-suite
- Three further well proportioned bedrooms
- Family bathroom

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GROUND FLOOR

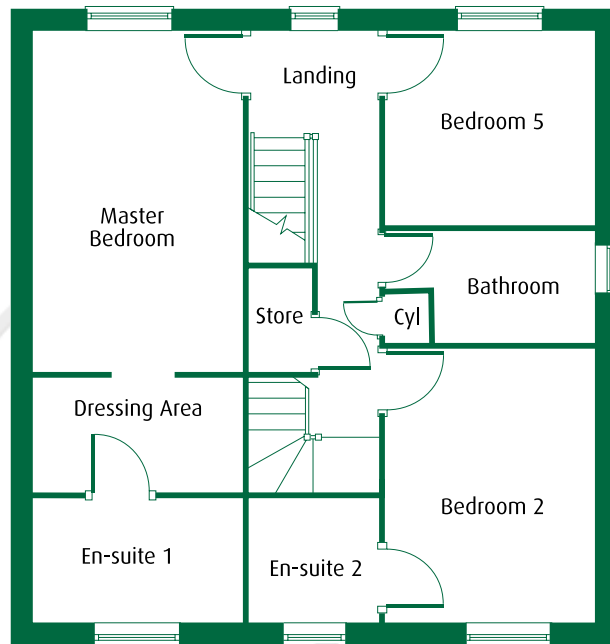
Living Room
4030 x 4850 13'3" x 15'11"

Dining Room
3040 x 3747* 11'2" x 12'3"*

Kitchen/Breakfast Area
4160* x 5375* 13'8"* x 17'7"*

Study
2400 x 4272* 7'10" x 14'0"*

Cloaks
1078 x 2122 3'6" x 7'0"



FIRST FLOOR

Master Bedroom
3085 x 5058 10'1" x 16'7"

En-suite 1
3085 x 1705 10'1" x 5'7"

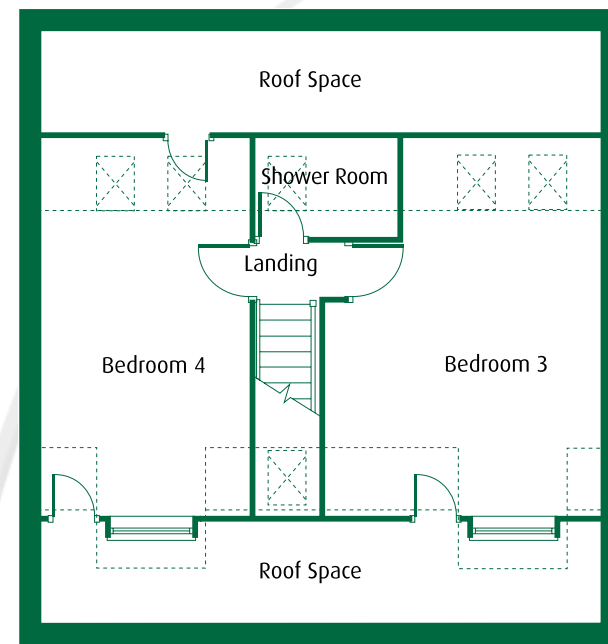
Dressing Area
3085 x 1848 10'1" x 6'0"

Bedroom 2
3130 x 3897 10'10" x 12'9"

En-suite 2
1955 x 1705 10'10" x 5'6"

Bedroom 5
3130 x 2893 10'3" x 9'6"

Bathroom
3130* x 1821 10'3"* x 5'11"



SECOND FLOOR

Bedroom 3
4120* x 5508* 13'6"* x 18'0"*

Bedroom 4
3115 x 5508 10'2" x 18'0"

Shower Room
2125 x 1558 6'11" x 5'1"

* maximum

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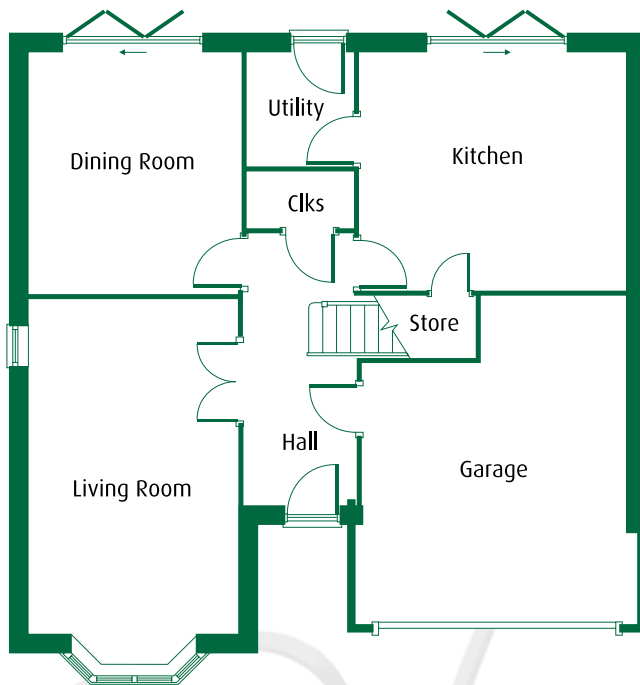
The Stratford

A six bedroom detached family home over three floors with integral garage

- Spacious living room with double doors and bay window
- Fully fitted contemporary kitchen and separate utility room
- Separate dining room with bi-folding doors leading to the rear garden
- Master bedroom with en-suite & dressing area
- En-suite to bedrooms 2 & 6
- Three further bedrooms
- Family bathroom
- Double integral garage

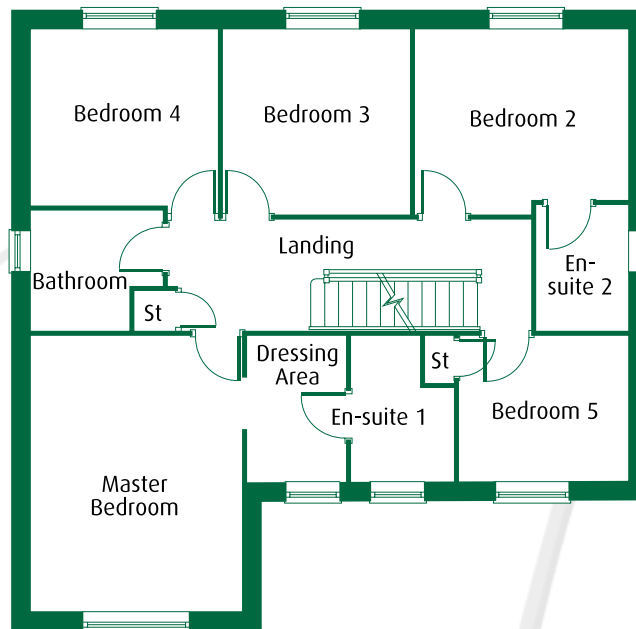
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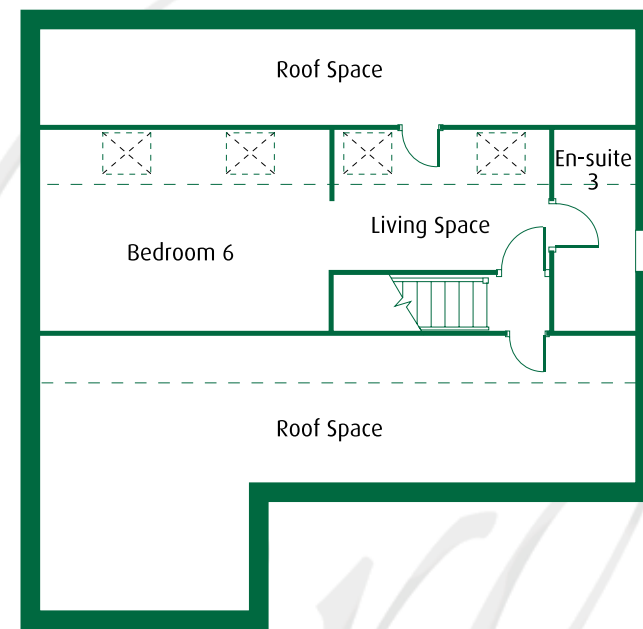
GROUND FLOOR

Living Room		
3615 x 5740	11'10" x 18'10"	
Dining Room		
3615 x 4137	11'10" x 13'6"	
Kitchen		
4594 x 4090	15'0" x 13'5"	
Utility Room		
1889 x 2000	6'2" x 6'6"	
Cloaks		
1889 x 970	6'2" x 3'2"	



FIRST FLOOR

Master Bedroom		
3615 x 4671	11'10" x 15'4"	
En-suite 1		
1788* x 2423	5'10"* x 7'11"	
Dressing Area		
1725 x 2423	5'7" x 7'11"	
Bedroom 2		
3648 x 3215*	11'11" x 10'10"*	
En-suite 2		
1572 x 2214	5'1" x 7'3"	
Bedroom 3		
3210 x 3215	10'6" x 10'6"	
Bedroom 4		
3215 x 3060	10'6" x 10'0"	
Bedroom 5		
2900 x 2423	9'6" x 7'11"	
Bathroom		
2275* x 2116*	7'5"* x 6'11"*	



SECOND FLOOR

Bedroom 6		
4996 x 3486	16'4" x 11'5"	
En-suite 3		
1388 x 3486	4'6" x 11'5"*	
Living space		
3719 x 2428	12'2" x 7'11"	

* maximum

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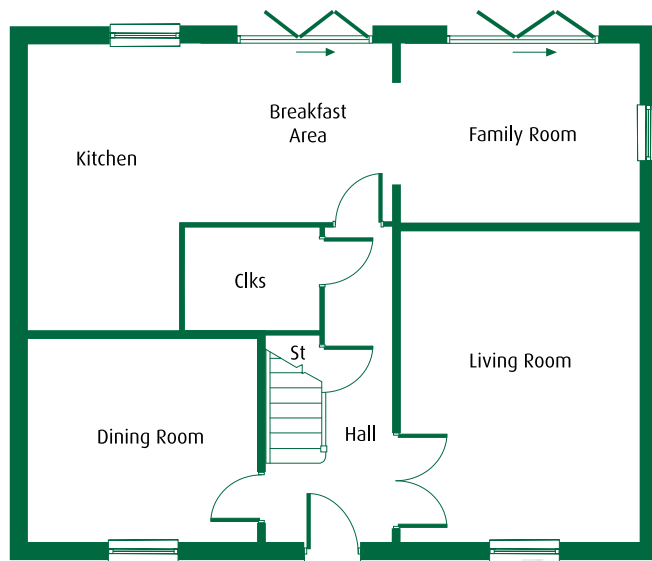
The Pickering

A five bedroom executive home with detached double garage

- Spacious dual aspect family room with bi-folding doors leading to the rear garden
- Double doors to living room
- Luxury kitchen/breakfast area with integrated appliances and bi-folding doors leading to the rear garden
- Separate dining room
- En-suite to bedroom 2
- Three further double bedrooms to the first floor
- Spacious second floor with master bedroom, wet room and dressing room/study
- Family bathroom

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GROUND FLOOR

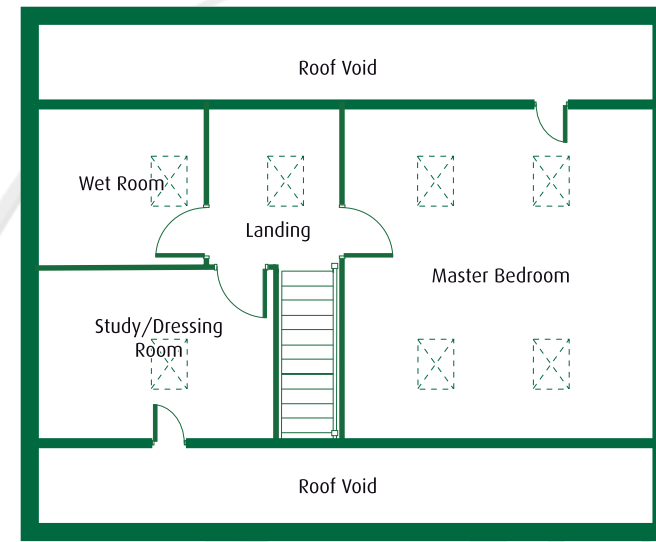
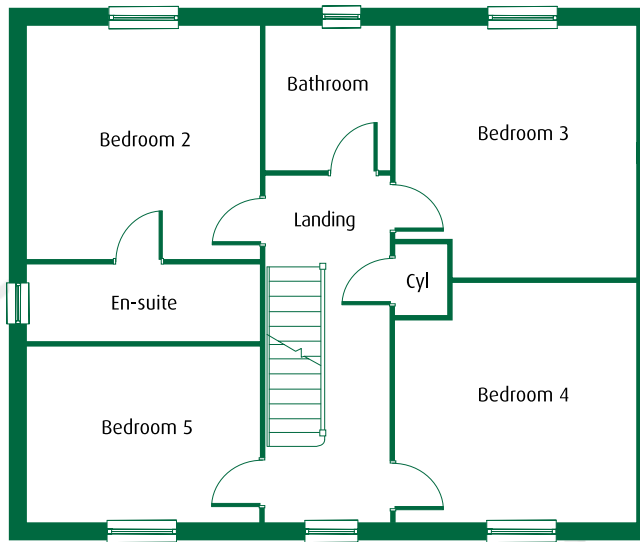
Living Room	
4750 x 3700	15'6" x 12'1"
Dining Room	
3075 x 3550	10'0" x 11'6"
Kitchen/Breakfast Area	
2750# x 5650	9'0"# x 18'5"
Family Room	
2750 x 3700	9'0" x 12'1"
Cloaks	
1600 x 2092	5'2" x 6'9"

FIRST FLOOR

Bedroom 2	
3600 x 3625	11'8" x 11'9"
En-suite	
1200 x 3625	3'9" x 11'9"
Bedroom 3	
3875* x 3775*	12'7"* x 12'4"*
Bedroom 4	
3700* x 3775*	12'1"* x 12'4"*
Bedroom 5	
2700 x 3625	8'9" x 11'9"
Bathroom	
2200 x 1950	7'2" x 6'4"

SECOND FLOOR

Master Bedroom	
5114 x 4770	16'8" x 15'6"
Study/Dressing Room	
2642 x 3625	8'7" x 11'9"
Wet Room	
2397 x 2542	7'9" x 8'3"



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