



WOODHALL

VIEW

PUDSEY



**Berkeley DeVeer**

EXCEPTIONAL LIVING



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*The*  
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WHAT MAKES US DIFFERENT

WOODHALL  
VIEW



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EXCEPTIONAL  
LIVING...

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- INTRODUCTION -

# HOMES THAT TURN HEADS

Woodhall View is an exclusive development of 3, 4 and 5 bedroom homes, beautifully finished to an unrivalled specification. As with any Berkeley DeVeer development, the design and aesthetics of Woodhall View are inspired by the way people live their lives.

We build homes that function as beautifully as they look, and create the perfect backdrop for a lifetime of treasured memories with loved ones. There's something special about Woodhall View, and you can feel it the second you walk through the door.

Every finish, every appliance and every well-crafted detail has been chosen to give you a home you can be proud of, whether you're hosting a family event, entertaining friends or just enjoying family time in your spacious new home. Thanks to our relationships with leading brands and suppliers, we use the very best of everything. And there's no extra charge to you for this higher specification – unlike other developers, we believe the things that make a house a home should come as standard.



- INTRODUCTION -

# INSPIRED BY YOU BUILT BY US



Start a new life in a place that feels like home from the day you move in. We're committed to creating distinctive living spaces of exceptional quality, design and specification. Careful consideration has gone into every detail, with special attention devoted to ensuring interiors maximise light and space.

You'll love life at Woodhall View, and we've thought of everything to help you settle in. Throughout your new home you'll find the exceptional build quality that's synonymous with our reputation, plus a host of extras that come as standard with all our new homes. Choose a new property from Berkeley DeVeer and find your forever home.

Well-planned interiors provide living spaces that are both practical and desirable. Whether it's family living or entertaining, you will love the sense of space created by our open-plan kitchens and dining areas – and the natural light that bathes your home.

- LOCATION -

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BREATHTAKING

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NEW HOMES

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- LOCATION -

# A PLACE TO CALL HOME

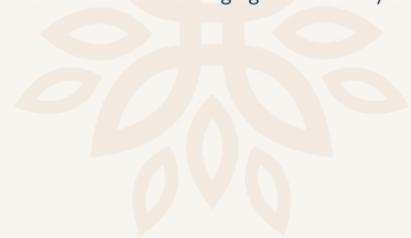
Woodhall View is a truly unique development, with contemporary properties located just a stone's throw away from a plethora of local amenities, ideal to explore the local area whilst offering easy access into Leeds city centre.

Carefully designed three, four and five-bedroom homes, Woodhall View has something for everybody, and its location means it will appeal to young and old alike, adding a new community to West Leeds.



## DINING

Pudsey has a bustling café culture by day and a vibrant nightlife after dark – catering for all tastes through a varied mix of pubs, bars, cafes and restaurants and for further culinary delights you'll be spoilt for choice in Leeds' city centre which is consistently evolving, with new restaurants and bars emerging on a monthly basis.



## EDUCATION

We're spoilt for choice for education, being close to some of Yorkshire's most well-regarded schools – including St Margaret's Church of England Primary and Horsforth Newlaithes Junior. And not forgetting the nearby, independent Froebelian School – rated 9th in the UK by the Sunday Times. Or look a little further and you'll find a wide choice of primary and secondary schools on offer in the area.



## SHOPPING

Pudsey town centre offers a wide range of high street and independent shops, whilst the Owlcotes Shopping centre offers both ASDA and Marks & Spencer superstores. And for those looking for some serious retail therapy, located just a nine minute train journey or 18 minute drive from Leeds City Centre you'll find both a John Lewis and Harvey Nichols, plus a wealth of other designer and boutique shops.



## LEISURE

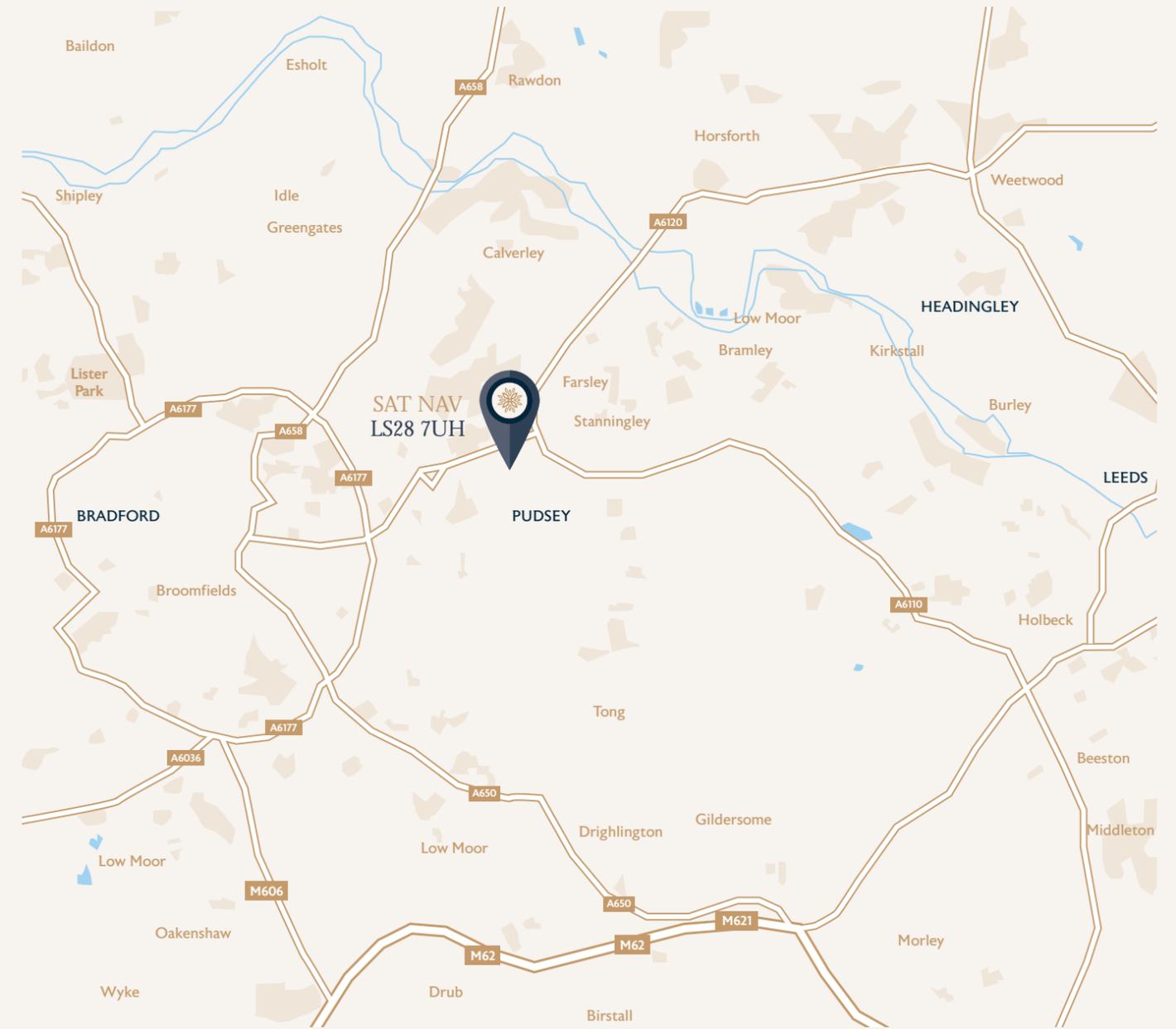
There are several pretty parks in Pudsey, and the largest is Pudsey Park which boasts of a Pets Corner, an aquarium, bird houses, a tropical greenhouse, a 'Pudsey Bear', a large children's play area and the new West Leeds Country Park Visitor Centre. There's also the Civic Hall which hosts an array of events from regular markets and wedding shows to craft fairs and comedy festivals.



- LOCATION -

# EVERYTHING ON YOUR DOORSTEP

Rural living is great but it's nice to know that you have everything you need within easy reach. And despite it's market town location, Woodhall View is conveniently close to the motorway and your local cities leaving you spoilt for choice.



**EDUCATION**

**Primary Schools:**  
Pudsey Bolton Royd Primary School, Moorland Grove, Pudsey LS28 8EP  
0113 386 2560

Waterloo Primary School  
Victoria Road, Pudsey LS28 7SR  
0113 323 0342

**Secondary Schools:**  
Laisterdyke Leadership Academy  
Thornbury Rd, Bradford BD3 8HE  
01274 401140

**LOCAL AUTHORITY**

Leeds City Council  
Pudsey Community Hub,  
Church Lane, Pudsey LS28 7TY  
0113 378 1893

**POLICE**

West Yorkshire Police  
205 Bradford Rd,  
Pudsey LS28 6QB

**POST OFFICE**

St Nicholas C Of E Primary  
Mowbray Terrace,  
West Tanfield, Ripon HG4 5JN

**DOCTORS**

Hillfoot Surgery  
126 Owlcotes Rd,  
Pudsey LS28 7QR  
0113 257 4169

Robin Lane Medical Centre,  
Robin Lane, Pudsey LS28 7DE  
0113 257 6787

**DENTISTS**

Farsley Dental Practice  
The Old Council Building,  
Town St, Farsley LS28 5HX  
0113 236 2010

mydentist

51 Richardshaw Lane,  
Pudsey LS28 7NB  
0113 257 0921

**TRAIN STATION**

New Pudsey Station  
Owlcotes Lane,  
Leeds LS28 6QG

**SUPERMARKETS**

Asda Pudsey Supercentre  
Owlcotes Shopping Centre,  
Stanningley By-Pass, Pudsey,  
Leeds LS28 6AR

Marks & Spencer  
Pudsey Owlcotes Shopping Centre,  
Stanningley By-Pass, Pudsey,  
Leeds LS28 6AR

**RECREATION**

Woodhall Hills Golf Club  
288 Woodhall Rd, Calverley,  
Pudsey LS28 5UN

Calverley Golf Club  
Woodhall Hills, Calverley,  
Pudsey LS28 5QY

Pudsey Leisure Centre  
Market Pl, Pudsey LS28 7BE

West Yorkshire Playhouse  
Playhouse Square, Quarry Hill,  
Leeds LS2 7U

Alhambra Theatre  
Morley St, Bradford BD7 1AJ

Leeds Grand  
46 New Briggate, Leeds LS1 6NZ  
0844 848 2700

**CITIES BY TRAIN FROM PUDSEY**

BRADFORD	8 MINS
LEEDS	11 MINS
HALIFAX	23 MINS
YORK	47 MINS
MANCHESTER	77 MINS

(TRAVELLING BY CAR)

**BY TRAIN FROM LEEDS**

YORK	22 MINS
SHEFFIELD	40 MINS
MANCHESTER	53 MINS
NEWCASTLE	81 MINS
LONDON	123 MINS

**NEAREST AIRPORTS**

LEEDS	17 MINS
DONCASTER	59 MINS
MANCHESTER	61 MINS
LIVERPOOL	81 MINS
NEWCASTLE	120 MINS

(TRAVELLING BY CAR)

**BY CAR**

BRADFORD	11 MINS
LEEDS	15 MINS
HUDDERSFIELD	29 MINS
HARROGATE	38 MINS
MANCHESTER	60 MINS

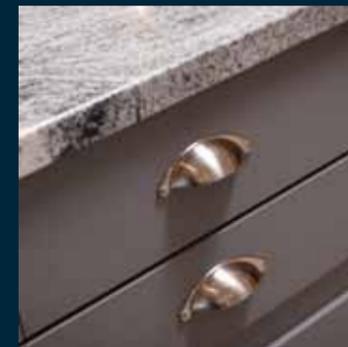


- SPECIFICATION -

# ATTENTION TO DETAIL

With a Berkeley Deveer home you'll find a standard level of specification that is anything but standard. We have used our strong partnerships with leading brands to source the best products possible, ensuring we give you a superior home you can be proud of.

However, whilst our competitors charge extra for the same level of specification, we believe that it should be included in your new property without costing you more – others may charge as much as £15,000 extra\*.





## KITCHEN

- Sheraton Fitted kitchen units, worktops & splashback with stainless steel hob
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- AEG Brushed steel electric oven / gas hob (electric ceramic hob where applicable) / extractor chimney hood
- AEG Integrated 70/30 fridge/freezer
- Inset sink 1.5 bowl & chrome monobloc tap
- AEG Integrated dishwasher
- AEG Integrated washer/dryer (not applicable if separate utility)
- Porcelanosa floor tiling to kitchen & breakfast area
- Chrome recessed downlighters
- Under wall unit lights



## HEATING

- Gas central heating delivered by Vaillant boilers
- Underfloor heating to the downstairs of all the detached properties
- Digital room stats
- Smart Heating

## GENERAL

- White emulsion to walls & white emulsion to ceilings
- Painted woodwork
- Telephone point
- Television socket, aerial point to Lounge, Bedroom 1 & Family room (If applicable)
- Fitted carpets to detached properties
- Smoke detectors
- Carbon Monoxide detector



## BATHROOM

- Villeroy & Boch white sanitary ware & full/semi basin pedestal (where applicable)
- Chrome single lever basin mixer with pop-up waste
- Thermostatic bath filler with pop-up waste & overflow
- Separate shower with thermostatic multi valve with Raindance showerhead
- Porcelanosa ceramic wall tiling - half tile to wet walls
- Porcelanosa floor tiling
- Shaving socket
- Chrome recessed downlighters
- Chrome heated towel rail
- Digital Shower Control





## FIXTURES

- Solid oak handrails and newel posts
- Fitted wardrobes to bedroom 1 in detached properties only
- Porcelanosa floor tiling - hall only
- Contemporary 4 panel oak timber internal doors
- Chrome door furniture



## EXTERNAL

- Fencing (refer to boundary types key plan)
  - Timber fencing to rear gardens
  - Timber side gate to rear access
- Block paving to drives and parking areas
- Buff riven paving to rear patio & footpath (refer to site specific layout for details/colour)
- Front & rear garden turfed
- External tap
- Power / light to on plot garage /car port
- Front door bell

## SECURITY

- GRP front & rear doors
- UPVC/ double glazed windows complete with chrome handles
- Aluminium bi folding doors
- Security alarm system
- Front external lights (dusk till dawn sensors)



## WARRANTY

We always design and build in accordance with the latest Building Regulations. You'll have complete peace of mind with our 2 year Berkeley DeVeer Guarantee and a ten year Premier Guarantee New Home Warranty.

Under this warranty, Berkeley DeVeer, during the first two years, and Premier Guarantee, during years three to ten following legal completion, have defined responsibilities regarding a wide range of structural defects, should anything occur during the first ten years after construction.

We make sure we meet all of their exacting standards and encourage inspections at key stages of build to ensure compliance.

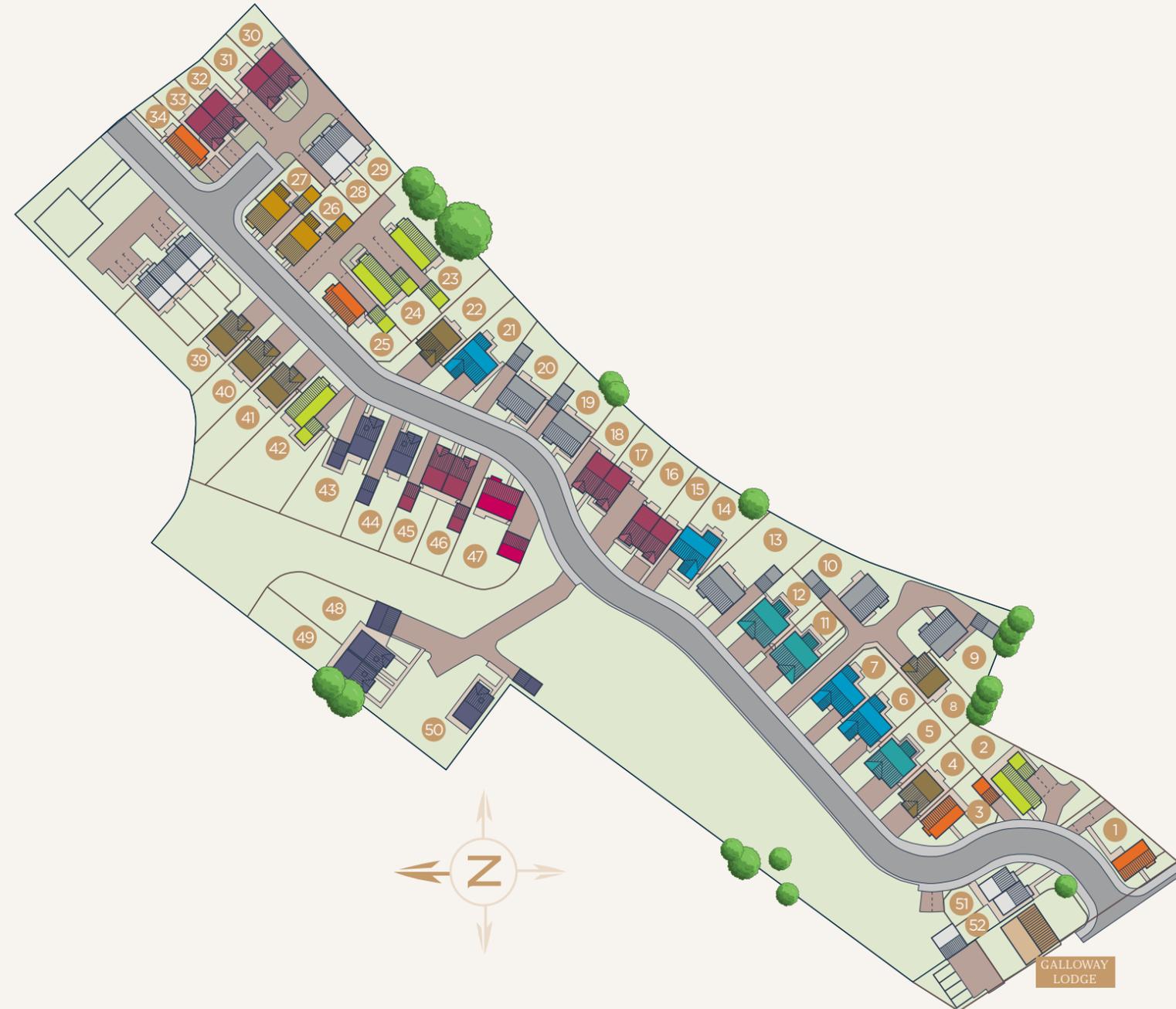


- HOUSE TYPES -

# The SITE PLAN

 <b>THE BLAKE</b> Plots 1, 3, 25 & 34 <i>Three Bedroom Detached</i>	 <b>THE NELSON</b> Plots 2, 23, 24 & 42 <i>Four Bedroom Detached</i>
 <b>THE CAXTON</b> Plots 26 & 27 <i>Four Bedroom Detached</i>	 <b>THE NEWTON</b> Plots 4, 8, 22, 39, 40 & 41 <i>Three Bedroom Detached</i>
 <b>THE DRAKE</b> Plot 47 <i>Five Bedroom Detached</i>	 <b>THE WICKHAM</b> Plots 5, 11 & 12 <i>Four Bedroom Detached</i>
 <b>THE ELTON</b> Plots 9, 10, 13, 19 & 20 <i>Four Bedroom Detached</i>	 <b>THE WOODHOUSE</b> Plots 15, 16, 17, 18, 30, 31, 32, 33, 45 & 46 <i>Three Bedroom Semi-detached</i>
 <b>THE JENNER</b> Plots 43, 44, 48, 49 & 50 <i>Four Bedroom Detached and Semi-detached</i>	 <b>THE MONTGOMERY</b> Plots 6, 7, 14 & 21 <i>Four Bedroom Detached</i>
 <b>GALLOWAY LODGE</b> <i>Five Bedroom Detached</i>	

We approach every project on the merits of its location and home-buyer requirements. Although no two Berkeley DeVeer developments are the same, they all conform to the highest standards of specification and build excellence and the striking street scenes we create with a variety of properties at every development.



*The*  
**NEWTON**

Plot 4  
*Three bedroom detached*



*The*  
**DASHWOOD**

Plot 3  
*Four bedroom detached*



*The*  
**ELTON**

Plot 2  
*Four bedroom detached*



- HOUSE TYPES -

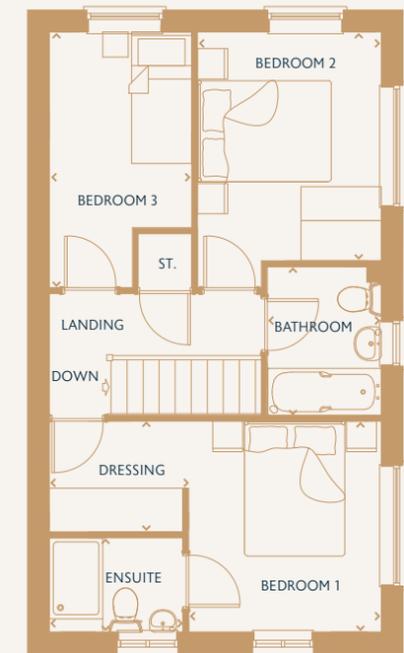
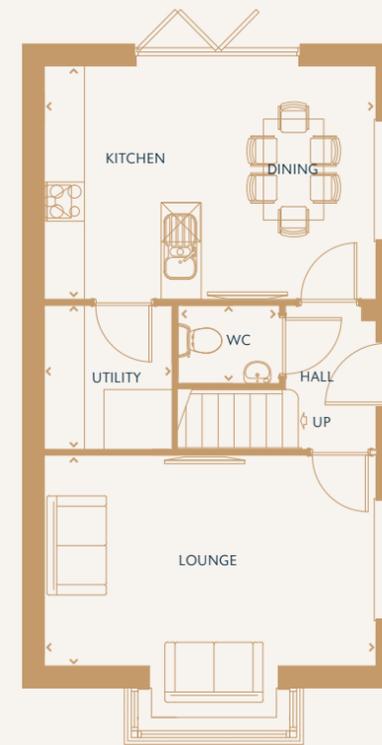
# The BLAKE

THREE BEDROOM DETACHED  
PLOTS 25 & 34



A front doorway opens into the hallway, leading to a spacious living room with a bay window to the side of the property and a contemporary kitchen-cum-dining space with bifold doors to the side.

The upstairs features three bedrooms, two of which are double - with the master boasting an en-suite - and a further single. The property is completed by the house bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	3887 X 4965	12'9" X 16'3"
KITCHEN / DINING	4965 X 3465	16'3" X 11'4"
UTILITY	2135 X 1912	7'0" X 6'3"
WC	1160 X 1520	3'10" X 5'0"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	2880 X 3127	9'5" X 10'3"
ENSUITE	1997 X 1397	6'7" X 4'7"
DRESSING AREA	1997 X 1641	6'7" X 5'5"
BEDROOM 2	2748 X 3396	9'0" X 11'2"
BEDROOM 3	2129 X 3793	7'0" X 12'5"
BATHROOM	1704 X 2204	5'7" X 7'3"
<b>OVERALL</b>	<b>89.84 SQ M</b>	<b>967.05 SQ FT</b>

Please note all dimensions are subject to slight modifications.  
 > Denotes points between which measurements are given.

- HOUSE TYPES -

# The BLAKE+

THREE BEDROOM DETACHED  
PLOT 1



A front doorway opens into the hallway, leading to a spacious living room with a bay window to the front of the property and a contemporary kitchen-cum-dining space with bifold doors to the rear.

The upstairs features three bedrooms, two of which are double - with the master boasting an en-suite - and a further single. The property is completed by the house bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	3127 X 5725	10'3" X 18'9"
KITCHEN / DINING	4965 X 3465	16'3" X 11'4"
UTILITY	2135 X 1912	7'0" X 6'3"
WC	1160 X 1520	3'10" X 5'0"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	2880 X 3127	9'5" X 10'3"
ENSUITE	1997 X 1397	6'7" X 4'7"
DRESSING AREA	1997 X 1641	6'7" X 5'5"
BEDROOM 2	2748 X 3396	9'0" X 11'2"
BEDROOM 3	2129 X 3793	7'0" X 12'5"
BATHROOM	1704 X 2204	5'7" X 7'3"
<b>OVERALL</b>	<b>89.84 SQ M</b>	<b>967.06 SQ FT</b>

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- HOUSE TYPES -

# The CAXTON

FOUR BEDROOM DETACHED  
PLOTS 26 & 27



To the downstairs of this spacious family property is a large living room with bay window to the front, a large modern kitchen with family space and dining area, complete with bi-fold doors.

Upstairs boasts two large double bedrooms, one with en-suite and dressing room, two single bedrooms and a family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5838 X 3617	19'2" X 11'10"
KITCH / DIN / FAM	5865 X 6100	19'3" X 20'0"
WC	1929 X 889	6'4" X 2'11"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	2869 X 3120	9'5" X 10'3"
ENSUITE	2869 X 1210	9'5" X 4'0"
DRESSING AREA	2869 X 970	9'5" X 3'2"
BEDROOM 2	2869 X 3339	9'5" X 10'11"
BEDROOM 3	2908 X 2250	9'7" X 7'5"
BEDROOM 4	2908 X 1929	9'7" X 6'4"
BATHROOM	1920 X 1974	6'4" X 6'6"
<b>OVERALL</b>	<b>113.34 SQ M</b>	<b>1220.03 SQ FT</b>

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- HOUSE TYPES -

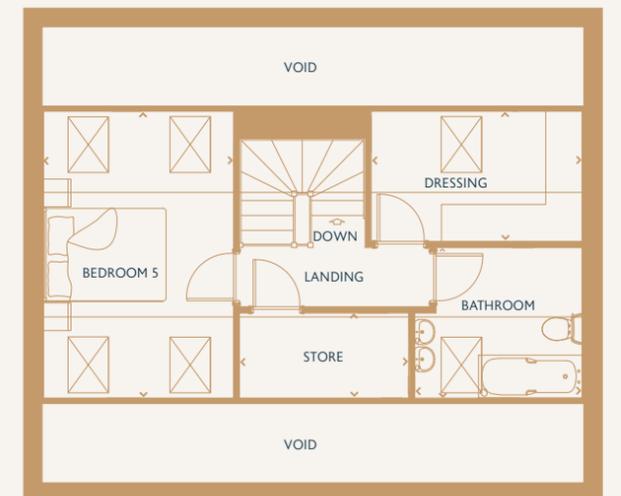
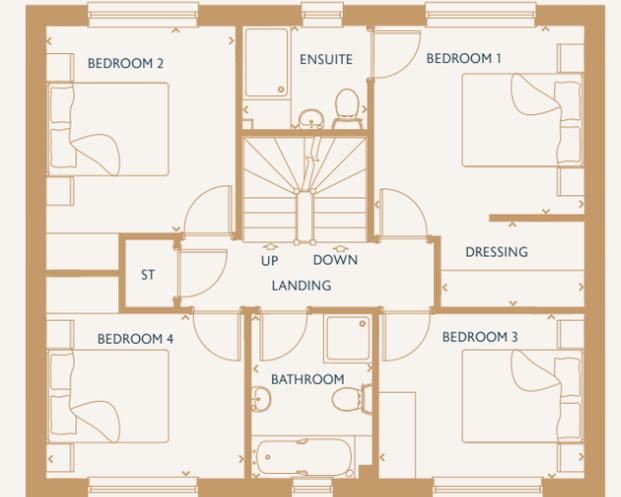
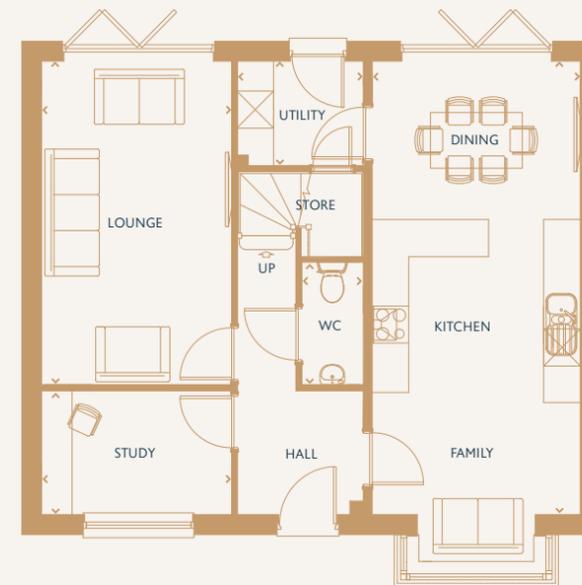
# The DRAKE

FIVE BEDROOM DETACHED  
PLOT 47



This well appointed property features a large living room with bi-fold doors onto the garden, and a study off the hallway. The spacious kitchen-diner boasts a further seating area, with a bay window flooding the room with light. The kitchen-diner also offers easy access to the garden through bi-fold doors.

The first floor comprises of four generously-sized double bedrooms, and a large family bathroom with an en-suite to bedroom one. To the second floor is the master bedroom featuring its own bathroom, dressing area and large store.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5232 X 3100	17'2" X 10'2"
KITCH / DIN / FAM	3400 X 8090	11'2" X 26'7"
UTILITY	1687 X 2050	5'6" X 6'9"
STUDY	3100 X 2000	10'2" X 6'7"
WC	1983 X 1000	6'6" X 3'3"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3445 X 3410	11'4" X 11'2"
ENSUITE	2050 X 1687	6'9" X 5'6"
DRESSING AREA	2357 X 1400	7'9" X 4'7"
BEDROOM 2	3100 X 3960	10'2" X 13'0"
BEDROOM 3	3365 X 2673	11'0" X 8'9"
BEDROOM 4	3245 X 3273	10'8" X 10'9"
BATHROOM	1985 X 2673	6'6" X 8'9"

SECOND FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 5	3100 X 4637	10'2" X 15'3"
DRESSING AREA	3445 X 2103	11'4" X 6'11"
BATHROOM	2737 X 2434	9'0" X 8'0"
STORE	2758 X 1376	9'1" X 4'6"
<b>OVERALL</b>	<b>171.19 SQ M</b>	<b>1842.71 SQ FT</b>

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- HOUSE TYPES -

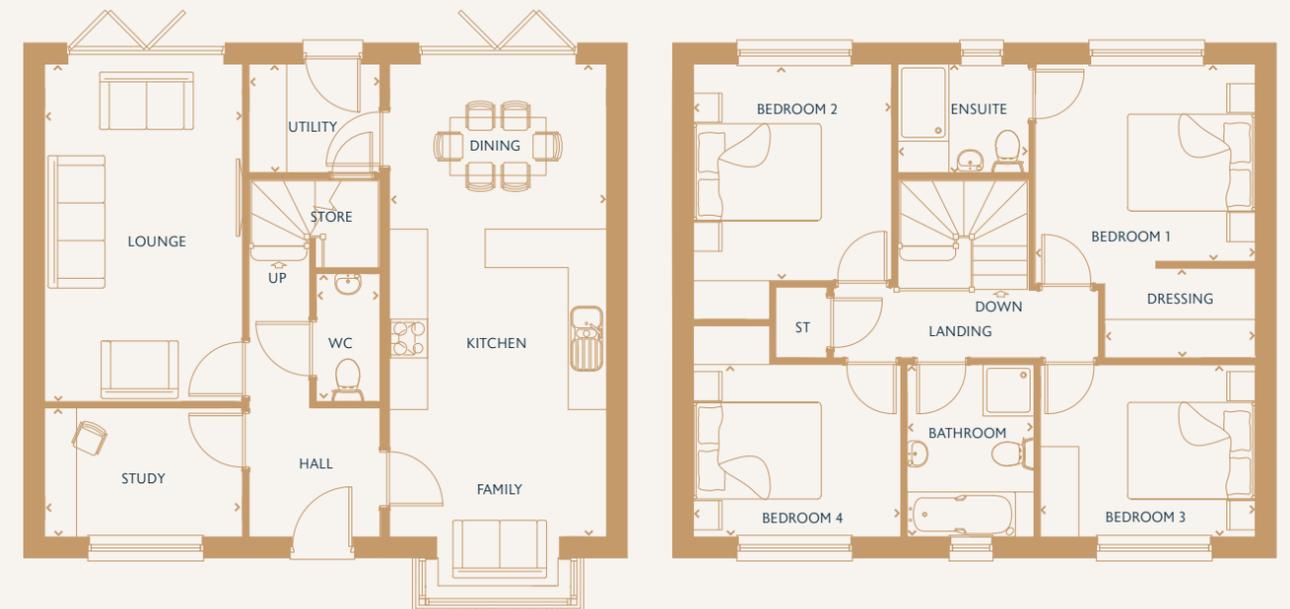
# The ELTON

FOUR BEDROOM DETACHED  
PLOTS 9, 10, 13, 19 & 20



This well appointed property features a large living room with bi-fold doors onto the garden, and a study off the hallway. The spacious kitchen-diner boasts a further seating area, with a bay window flooding the room with light. The kitchen-diner also offers easy access to the garden through bi-fold doors.

Upstairs comprises four generously-sized double bedrooms, and a large family bathroom. The master bedroom features an en-suite and dressing area.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5232 X 3100	17'2" X 10'2"
KITCH / DIN / FAM	3400 X 8090	11'2" X 26'7"
UTILITY	1687 X 2050	5'6" X 6'9"
STUDY	3100 X 2000	10'2" X 6'7"
WC	1983 X 1000	6'6" X 3'3"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3445 X 3410	11'4" X 11'2"
ENSUITE	2050 X 1687	6'9" X 5'6"
DRESSING	2357 X 1400	7'9" X 4'7"
BEDROOM 2	3100 X 3960	10'2" X 13'0"
BEDROOM 3	3365 X 2673	11'0" X 8'9"
BEDROOM 4	3245 X 3273	10'8" X 10'9"
BATHROOM	1985 X 2673	6'6" X 8'9"
<b>OVERALL</b>	<b>130.41 SQ M</b>	<b>1403.77 SQ FT</b>

Please note all dimensions are subject to slight modifications.  
 > Denotes points between which measurements are given.

- HOUSE TYPES -

# The JENNER

FOUR BEDROOM DETACHED AND SEMI-DETACHED  
PLOTS 43, 44, 48, 49 & 50



The downstairs of the property comprises a spacious living room to the front and a spacious kitchen, family and dining area to the rear. The room features a modern fitted kitchen, space for a family sitting area and bifold doors.

The first floor of the property boasts three double bedroom and a house bathroom, whilst the top floor has the master bedroom with ensuite.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5000 X 3406	16'5" X 11'2"
KITCH / DIN / FAM	4970 X 4605	16'4" X 15'1"
WC	1612 X 911	5'3" X 3'0"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 2	2922 X 3368	9'7" X 11'1"
BEDROOM 3	2441 X 4249	8'0" X 13'11"
BEDROOM 4	2441 X 4249	8'0" X 13'11"
BATHROOM	2441 X 1900	8'0" X 6'3"

SECOND FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3482 X 5937	11'5" X 19'6"
ENSUITE	1400 X 2765	4'7" X 9'1"
<b>OVERALL</b>	<b>122.64 M</b>	<b>1320.12 SQ FT</b>

Please note all dimensions are subject to slight modifications.  
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- HOUSE TYPES -

# The MONTGOMERY

FOUR BEDROOM DETACHED  
PLOTS 6, 7, 14 & 21



A central hallway opens up the downstairs of the property, with a large living room featuring a bay window to the front and modern kitchen-diner with separate family sitting area to the rear. The property also benefits from bi-fold doors and a large integral garage both offering easy access to the garden.

Upstairs boasts three well proportioned double bedrooms, one with ensuite and dressing area, a family bathroom and separate single bedroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	4724 X 3505	15'6" X 11'6"
KITCH / DIN / FAM	5361 X 5013	17'7" X 16'5"
UTILITY	2084 X 1236	6'10" X 4'1"
GARAGE	6584 X 3000	21'7" X 9'10"
WC	1050 X 1500	3'5" X 4'11"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3082 X 2755	10'1" X 9'0"
DRESSING AREA	2000 X 1400	6'7" X 4'7"
ENSUITE	2350 X 1389	7'9" X 4'7"
BEDROOM 2	3505 X 3967	11'6" X 13'0"
BEDROOM 3	2615 X 3172	8'7" X 10'5"
BEDROOM 4	3082 X 2208	10'1" X 7'3"
BATHROOM	2350 X 1695	7'9" X 5'7"
<b>OVERALL</b>	<b>115.18 SQ M</b>	<b>1239.83 SQ FT</b>

Please note all dimensions are subject to slight modifications.  
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- HOUSE TYPES -

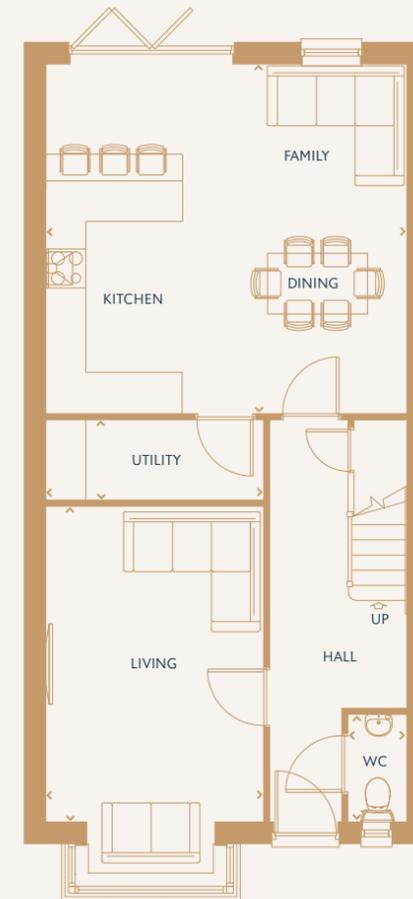
# The NELSON

FOUR BEDROOM DETACHED  
PLOTS 2, 23, 24 & 42



The front of the downstairs features a living room with bay window flooding the room with light. To the rear is a modern fitted kitchen and breakfast bar, with dining and family sitting areas with bi-fold doors onto the garden.

Upstairs is made up of four double bedrooms, one with ensuite and dressing area, plus a family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5450 X 3270	17'11" X 10'9"
KITCH / DIN / FAM	5420 X 5196	17'9" X 17'1"
UTILITY	1200 X 3270	3'11" X 10'9"
WC	1950 X 891	6'5" X 2'11"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	2641 X 3154	8'8" X 10'4"
DRESSING AREA	1663 X 1938	5'5" X 6'4"
ENSUITE	2641 X 1210	8'8" X 4'0"
BEDROOM 2	2641 X 4699	8'8" X 15'5"
BEDROOM 3	2691 X 3610	8'10" X 11'10"
BEDROOM 4	2691 X 3156	8'10" X 10'4"
BATHROOM	1693 X 2048	5'7" X 6'9"
<b>OVERALL</b>	<b>123.55 SQ M</b>	<b>1329.85 SQ FT</b>

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 > Denotes points between which measurements are given.

- HOUSE TYPES -

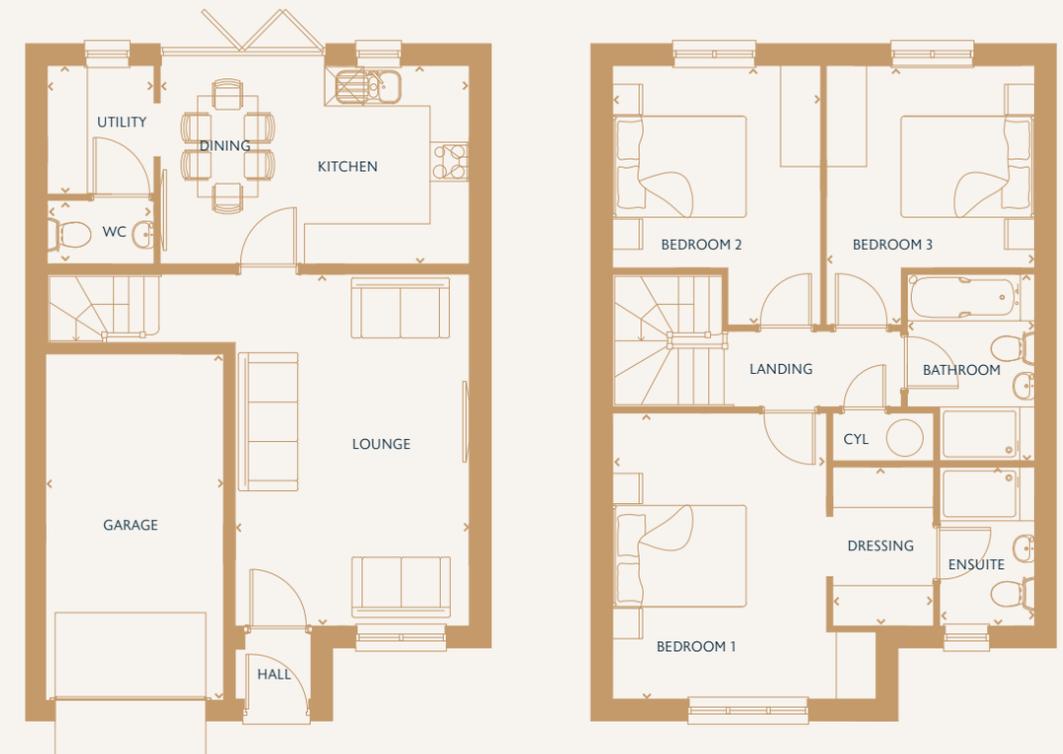
# The NEWTON

THREE BEDROOM DETACHED  
PLOTS 4, 8, 22, 39, 40 & 41



The front of the downstairs features a light and airy living room. To the rear is a modern fitted kitchen and breakfast bar, with dining area and bi-fold doors onto the garden. The property also benefits from an integral garage.

Upstairs is made up of three double bedrooms, one with ensuite and dressing area, plus a family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5222 X 3507	17'2" X 11'6"
KITCHEN / DINING	4632 X 2947	15'2" X 9'8"
UTILITY	1600 X 1909	5'3" X 6'3"
GARAGE	2663 X 5140	8'9" X 16'10"
WC	950 X 1600	3'1" X 5'3"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3207 X 4242	10'6" X 13'11"
DRESSING AREA	1512 X 2359	5'0" X 7'9"
ENSUITE	1424 X 2359	4'8" X 7'9"
BEDROOM 2	3116 X 3004	10'3" X 9'10"
BEDROOM 3	3116 X 3004	10'3" X 9'10"
BATHROOM	1907 X 2775	6'3" X 9'1"
<b>OVERALL</b>	<b>98.71 SQ M</b>	<b>1062.49 SQ FT</b>

Please note all dimensions are subject to slight modifications.  
 > Denotes points between which measurements are given.

- HOUSE TYPES -

# The WICKHAM

FOUR BEDROOM DETACHED  
PLOTS 5, 11 & 12



The property is opened up by a central hallway, leading to a large living room and an impressively large kitchen-diner area with additional space for a family area, boasting bi-fold doors opening onto the outdoor space. The property also benefits from a large integral garage.

Upstairs boasts four generously-sized double bedrooms, one with en-suite and dressing area, and a large family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5063 X 3147	16'7" X 10'4"
KITCH / DIN / FAM	5980 X 5652	19'7" X 18'7"
UTILITY	1555 X 2265	5'1" X 7'5"
GARAGE	2945 X 6035	9'8" X 19'10"
WC	1799 X 883	5'11" X 2'11"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3103 X 3507	10'2" X 11'6"
ENSUITE	2019 X 2225	6'8" X 7'4"
DRESSING AREA	2200 X 1393	7'3" X 4'7"
BEDROOM 2	3047 X 4366	10'0" X 14'4"
BEDROOM 3	3047 X 3326	10'0" X 10'11"
BEDROOM 4	3139 X 3379	10'4" X 11'1"
BATHROOM	1984 X 2726	6'6" X 8'11"
<b>OVERALL</b>	<b>124.37 SQ M</b>	<b>1338.74 SQ FT</b>

Please note all dimensions are subject to slight modifications.  
 > Denotes points between which measurements are given.

- HOUSE TYPES -

# The WOODHOUSE

THREE BEDROOM SEMI-DETACHED  
PLOTS 15, 16, 17, 18, 30, 31, 32, 33, 45 & 46



From the downstairs hallway, a kitchen-diner is found to the rear of the property, with an open living space and bi-fold doors.

Upstairs is two double bedrooms, one featuring en-suite, a single bedroom or study room and a large family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	4988 X 2917	16'4" X 9'9"
KITCH / DIN / FAM	4970 X 4605	16'4" X 15'11"
WC	1612 X 911	5'3" X 3'0"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3290 X 3355	10'10" X 11'0"
ENSUITE	1580 X 1758	5'2" X 5'9"
DRESSING AREA	1945 X 1543	6'5" X 5'1"
BEDROOM 2	2619 X 4237	8'7" X 13'11"
BEDROOM 3	2251 X 3223	7'5" X 10'7"
BATHROOM	1845 X 1900	6'1" X 6'3"
<b>OVERALL</b>	<b>93.15 SQ M</b>	<b>1002.7 SQ FT</b>

Please note all dimensions are subject to slight modifications.  
➤ Denotes points between which measurements are given.

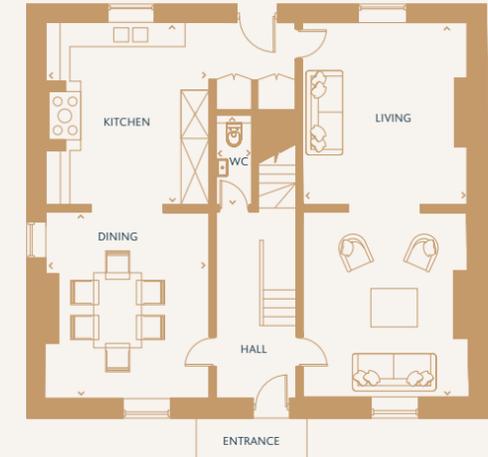
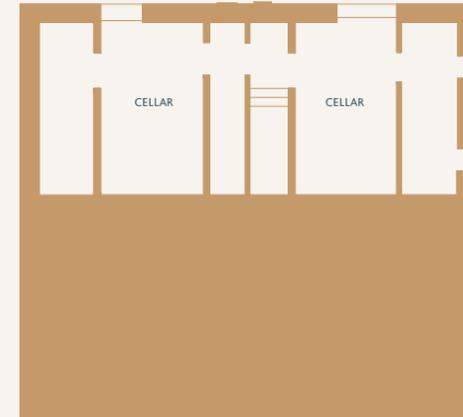
- HOUSE TYPES -

# GALLOWAY LODGE

FIVE BEDROOM DETACHED



To the downstairs of the property is a large living room and spacious kitchen-diner boasting a further seating area. The property also boasts a large study to the ground floor. The first floor comprises five generously-sized double bedrooms, Two with en-suites, and a large family bathroom which includes a bath and separate shower. Bedrooms one and two also benefit from having a dressing area.

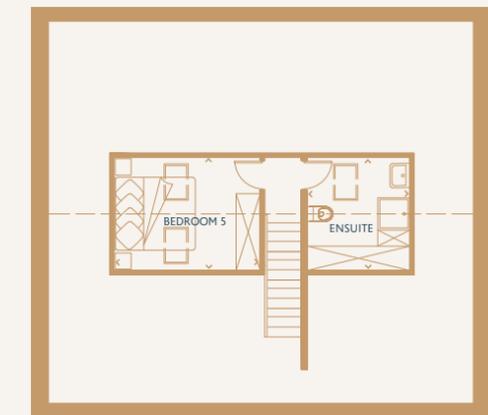
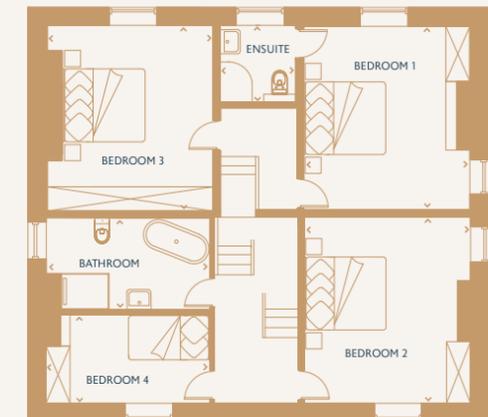


GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	4148 x 9064	13'7" x 29'8"
KITCHEN	6208 x 4510	20'4" x 14'9"
DINING	4615 x 4110	15'1" x 13'5"
WC	840 x 2220	2'9" x 7'3"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	4140 x 4530	13'7" x 14'10"
ENSUITE	1880 x 1900	6'2" x 6'2"
BEDROOM 2	4140 x 4610	13'7" x 15'1"
BEDROOM 3	4130 x 4585	13'6" x 15'0"
BEDROOM 4	4080 x 2190	13'4" x 7'2"
BATHROOM	4130 x 2255	13'6" x 7'4"

SECOND FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 5	3647 x 2800	11'11" x 9'2"
ENSUITE	2561 x 2800	8'4" x 9'2"
<b>OVERALL</b>	<b>192.64 SQ M</b>	<b>2073.60 SQ FT</b>

Please note all dimensions are subject to slight modifications.  
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GALLERY

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Your new Berkeley DeVeer home is like a blank canvas. When you move in, you'll fill it with colour and life as you add your furnishings and your personality.

We design our homes for real people and, with years of experience, we've discovered everyone's unique. So we build in as many different options as we practically can to let you choose the fixtures, fittings and extras that fit your lifestyle and taste.

The earlier in the build process you reserve your home, the more options you are likely to have. Your personal Sales Executive will be able to tell you exactly what's available.

Remember though, that the extras you add might not raise the value that your mortgage lender places on your home, just as any furnishings or fittings you add independently, after you move in, will not raise the value of the actual property.

# WELCOME TO THE GALLERY

To make your home your own, we invite you to The Gallery – our luxury new inspiration centre where you can sit down with your own personal interior designer over a glass of champagne, and make sure that each and every room is exactly the way you want it to be.

This exclusive and bespoke service is just one of the ways we make sure we understand the look and style you wish to create. They will then take you through all the different fixtures, fittings and finishes you can choose from, to give your home a truly personal touch.



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GALLERY



## TILES & BATHROOMS

The bathroom is not only a statement feature, it's also a place to relax – a sanctuary in your home. That's why we add everyday luxury with designer taps, Porcelanosa tiling and flooring and Villeroy & Boch sanitary ware suites. You can pamper your bathroom space with quality materials and distinctive finishes to create a look that feels truly luxurious and really stands out from the crowd.

## FIXTURES & FITTINGS

The small things can make a big difference in your home. Exactly why we pay so much attention to the finer details. We know that superior fixtures and fittings achieve a true feeling of quality, so we created a cherry picked collection that offers nothing but the best. Choose from elements such as chrome door furniture, sockets and switches, luxury wool carpets and extra deep moulded skirting to create a look that's nothing short of perfect.



## WARDROBES

All too often details like storage are considered as an afterthought. But our beautifully fitted wardrobes can be cleverly incorporated into the layout of your bedrooms to ensure the space really works. Our crafted collection from leading wardrobe manufacturer Hammonds, allows you to create storage solutions that are not only tailored to you, but also make the most of every inch of the space in your home.

## KITCHENS

Cook up a storm in our Kitchen Zone as you discover our exquisite range brought to you by leading British kitchen manufacturer Sheraton. Here details such as colour coordinated cupboard interiors, soft close drawers and a true feeling of luxury all come as standard. Add to that, cutting edge AEG appliances and your kitchen is set to be the showpiece of your home. Best of all, you can enjoy choosing a variety of styles from modern through to traditional, all made with quality craftsmanship, to create a beautiful kitchen that's completely bespoke to you.



# WHAT MAKE US DIFFERENT

We've helped hundreds of buyers and we take pride in exceeding their expectations; whether they've been looking for their first home, a traditional family home, a home to downsize to or an investment property.

We're more than just house builders – we're building real communities where lasting friendships are born. You'll get to know your neighbours and start to discover your surroundings together. And we're there to help you every step of the way.

Our Sales Executives provide a first class, knowledgeable and professional service throughout your entire house-buying journey. And when you move into your beautiful new home, you'll be given a tour and handover to ensure you are completely happy with everything. A few days after this, your Site Manager will pay you a courtesy call to make sure that life in your new home is going perfectly. Following this, our Berkeley DeVeer Customer Care team provide dedicated and responsive after-care for two years after you've bought from us, in addition to your 10-year Premier Guarantee New Home Warranty.

**premier**  
guarantee



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EXCEPTIONAL LIVING

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# EXCEPTIONAL HOMES YOU WILL ENJOY EVERY DAY

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We don't build houses – we create homes where families of all shapes and sizes can find their happily ever after. Our exquisite homes will become the backdrop for your future treasured memories... of first steps, of golden years and of every ordinary and extraordinary day in between.

We design homes around the way people live their lives – but they're much more than just quality design and superior craftsmanship. Our homes are a supporting character in the story of your life. From the first day you excitedly cross the threshold, to the days when you can't remember living anywhere else, you'll always appreciate the exquisite finishes and attention to detail that are so important to us.



*Daniel Newett*

DANIEL NEWETT  
MANAGING DIRECTOR



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WOODHALL

VIEW

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