



# HIGHFIELD MANOR

FIXBY

---





# HARRON HOMES

DELIVERING LUXURY

Born and bred in Yorkshire, Harron Homes delivers exceptional luxury homes in carefully selected locations across the North of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on listening to your needs and working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.







# WELCOME TO HIGHFIELD MANOR

A WELL-CONNECTED SEMI-RURAL HAVEN

Set in the popular area of Fixby, Highfield Manor is an exclusive collection of luxury four and five bedroom detached homes.

Boasting a semi-rural location with the appeal of the surrounding Yorkshire countryside, Highfield Manor presents a unique opportunity to live in one of Huddersfield's most sought-after suburbs.

Tailored for modern, luxury living, Highfield Manor is bound to capture the attention of professional couples and growing families who dream of making a move to an outstanding property in an eagerly anticipated new community.







## FIXBY

A DESIRABLE, CHARMING SUBURB IN WEST YORKSHIRE

Fixby remains one of Huddersfield's most sought-after locations. A charming suburb set within beautiful open countryside yet nearby to the bustling market town of Huddersfield in West Yorkshire, Fixby brings its residents the best of both worlds - all the tranquillity and beauty of country living combined with great access to all things metropolitan.

Fixby is well serviced by its own local amenities and facilities, including farm shops, cafés, convenience stores, pubs and golf courses. The Highfield Manor development is in the catchment area for several well-reputed primary and high schools and close to good nurseries, ideal for families.

Fixby's semi-rural setting allows residents to benefit from quiet, country living and tranquil open spaces. Take long walks in the beautiful woodland nearby or play a round of golf at Huddersfield Golf Club in the grounds of the historic Grade II listed Fixby Hall.

Bringing just the right balance of country charm and modern convenience, there is a good reason why Fixby is considered one of the most desirable suburbs in West Yorkshire.





View across Fixby



Indoor Market, Huddersfield



View of Lindley Clock Tower, Huddersfield



Castle Hill, Huddersfield



# WELL CONNECTED

AN ENVIABLE POSTCODE

For commuters, the area is only minutes away from the M62 for easy travel to several major cities including Leeds and Manchester. Huddersfield town centre is only a short drive away too, home to several shopping centres and a train station.

Huddersfield itself is a large market town boasting impressive Victorian architecture and an abundance of shops, restaurants and bars. Landmark tourist attractions include Castle Hill and Eureka! The National Children's Museum in Halifax.



Church	9 minutes
Pub/Restaurant	9 minutes
Primary School	10 minutes
Cricket Club	13 minutes
Village Hall	17 minutes
High School	22 minutes
Football Club	23 minutes
Doctor	24 minutes
Huddersfield Station	47 minutes



Huddersfield	3 miles
Halifax	7 miles
Dewsbury	8 miles
Bradford	11 miles
Wakefield	16 miles
Leeds	17 miles
Sheffield	29 miles
Manchester	29 miles



Leeds	24 minutes
Manchester	35 minutes
Liverpool	1 hour 5 minutes
Newcastle	1 hour 53 minutes
Birmingham	2 hours 16 minutes
London	2 hours 53 minutes

“ HASSLE FREE TRAVEL  
FROM YOUR DOORSTEP ”

Train times based on departures from Huddersfield Train Station. Times based on figures provided by Google Maps





# A PERFECT BALANCE

LUXURY & PRACTICALITY

With bright, airy living spaces, premium kitchens and stylish bathrooms, every home is built with the needs of modern families and professionals in mind. Each carries the quality hallmark of a Harron home, complete with contemporary design, versatile layouts, outstanding energy efficiency and a host of high-quality fittings.

HIGHFIELD MANOR BY HARRON HOMES

# EXCELLENCE

BY HARRON HOMES

Everyone has their own tastes and needs, which is why we offer you the choice of optional extras to style your new Harron home. We invite you to speak to our experienced Sales Executives to help discuss your needs and offer expert advice on our 'Excellence' range.



## YOUR KITCHEN

Choose from a wide range of kitchen styles, from walnut gloss to stylish whites. There are also upgraded options of granite worktops and fully integrated kitchen appliances.



## YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Why not treat yourself?



## YOUR LIVING SPACE

Personalise your living space with our wide selection of optional extras, all guaranteed to impress.



## YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en-suites. Floor to ceiling tiling looks superb as well as being highly practical.

“ ANOTHER ASPECT OF OUR  
COMMITMENT TO YOU ”





## 2 BEDROOM HOMES

**THE HADLEIGH**  
2 bedroom home  
Plots 35, 36, 41, 42, 240, 241,  
242 & 243

## 3 BEDROOM HOMES

**THE BAMBURGH**  
3 bedroom home  
Plots 29, 30, 31, 32, 33, 34, 37,  
38, 39, 40, 45, 46, 47, 48, 49, 50,  
51, 52, 53, 54, 55, 56, 215, 216,  
217, 218 & 219

## 4 BEDROOM HOMES

**THE BAYBRIDGE**  
4 bedroom home  
Plots 2, 5, 17, 77, 80, 88, 99,  
214 & 239

**THE INGLETON**  
4 bedroom home  
Plots 1, 10, 16, 62, 73 & 74

**THE NIDDERDALE**  
4 bedroom home  
Plots 4, 7, 28, 63, 65, 101, 105,  
114, 121, 232 & 246

**THE SALCOMBE V0**  
4 bedroom home  
Plots 15 & 69

**THE SALCOMBE V1**  
4 bedroom home  
Plots 26, 103 & 117

**THE SETTLE V0**  
4 bedroom home  
Plots 23, 64, 75, 83, 87, 91, 94,  
97, 107, 244 & 249

**THE SETTLE V1**  
4 bedroom home  
Plots 11, 27, 44, 67, 78, 90, 113,  
236 & 238

**THE TONBRIDGE**  
4 bedroom home  
Plots 12, 43, 76, 89, 92, 115, 119,  
231, 245, 247 & 250

**THE WARKWORTH**  
4 bedroom home  
Plots 6, 9, 20, 24, 70, 85, 86, 95,  
96, 102, 110, 118, 213, 234, 237,  
248 & 252

**THE WINDSOR**  
4 bedroom home  
Plots 8, 13, 19, 25, 66, 71, 79, 82,  
84, 93, 98, 104, 106, 111, 116, 120,  
230, 233, 235 & 251

## 5 BEDROOM HOMES

**THE BERKHAMSTED**  
5 bedroom home  
Plots 109

**THE DUNSTANBURGH**  
5 bedroom home  
Plots 22, 72 & 108

**THE EDLINGHAM**  
5 bedroom home  
Plots 14 & 21

**THE HEDINGHAM**  
5 bedroom home  
Plots 112

**THE KENILWORTH**  
5 bedroom home  
Plots 18 & 68

**THE PORTCHESTER**  
5 bedroom home  
Plots 3, 81 & 100



# THE BAYBRIDGE

FOUR BEDROOM DETACHED HOME

---



# THE BAYBRIDGE

This exquisite, four bedroom detached home spoils you with space and style. The charming Baybridge is perfect for the modern family that enjoys fine living.

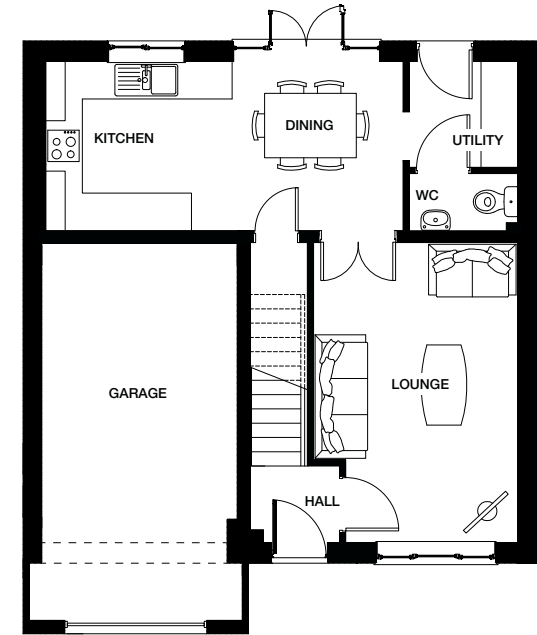
## GROUND FLOOR

Lounge	4780 x 3295mm	15' 8" x 10' 8"
Kitchen/Dining	5727 x 2735mm	18' 9" x 8' 11"
Utility	1723 x 1688mm	5' 7" x 5' 6"
WC	1723 x 909mm	5' 7" x 2' 11"

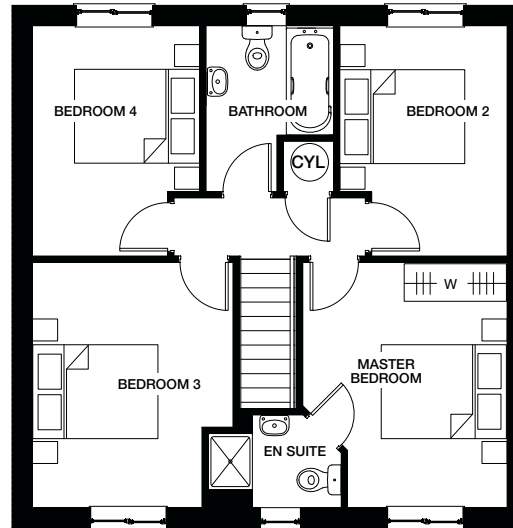
## FIRST FLOOR

Master Bedroom	3900 x 3295mm	12' 9" x 10' 9"
En suite	2110 x 1475mm	6' 11" x 4' 10"
Bedroom 2	3663 x 2663mm	12' 0" x 8' 8"
Bedroom 3	3900 x 3144mm	12' 9" x 10' 3"
Bedroom 4	3663 x 2663mm	12' 0" x 8' 8"
Bathroom	2639 x 2026mm	8' 7" x 6' 7"

W = Wardrobe



GROUND FLOOR



FIRST FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE INGLETON

FOUR BEDROOM DETACHED HOME

---



# THE INGLETON

The beautiful Ingleton is a stylish four bedroom property that benefits from high specification design and classic details.

## GROUND FLOOR

Lounge	5052 x 3702mm	16' 7" x 12' 1"
Family Room	3890 x 3702mm	12' 9" x 12' 1" inc bay
Kitchen/Dining	6513 x 3517mm	21' 4" x 11' 6" max
Utility	2125 x 1810mm	6' 11" x 5' 11"

## FIRST FLOOR

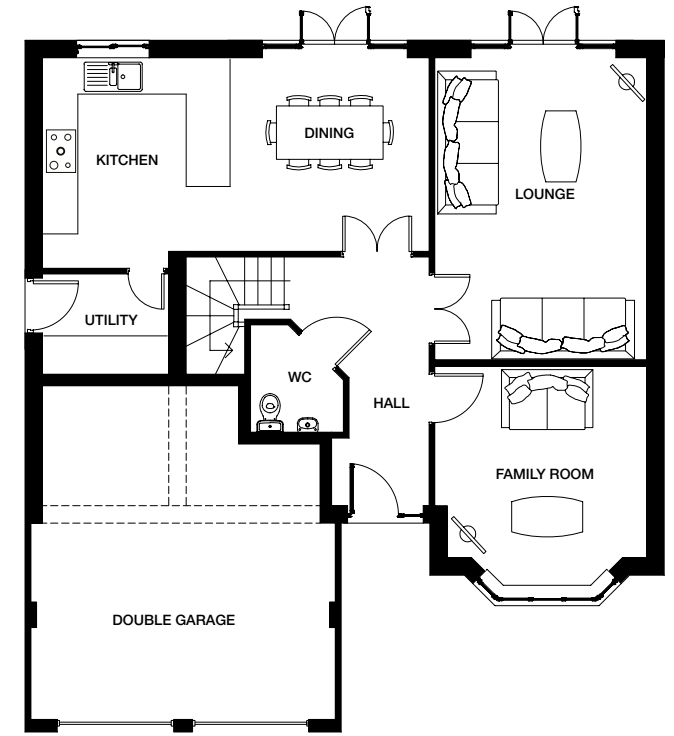
Master Bedroom	4480 x 3485mm	14' 8" x 11' 5"
En suite	2787 x 1215mm	9' 1" x 3' 11"
Bedroom 2	3669 x 2825mm	12' 0" x 9' 3" max
Bedroom 3	3669 x 2787mm	12' 0" x 9' 1"
Bedroom 4	3300 x 2025mm	10' 9" x 6' 7"
Bathroom	2655 x 2077mm	8' 6" x 6' 9"

W = Wardrobe

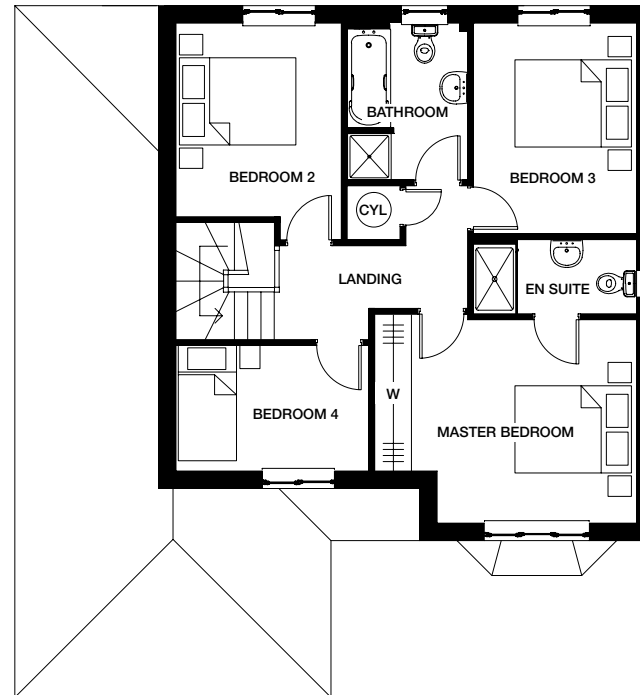
**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JAN-20



GROUND FLOOR



FIRST FLOOR

# THE NIDDERDALE

FOUR BEDROOM DETACHED HOME

---



# THE NIDDERDALE

This classically designed, four bedroom detached home with integral garage has everything a modern family home needs without compromising on luxury features.

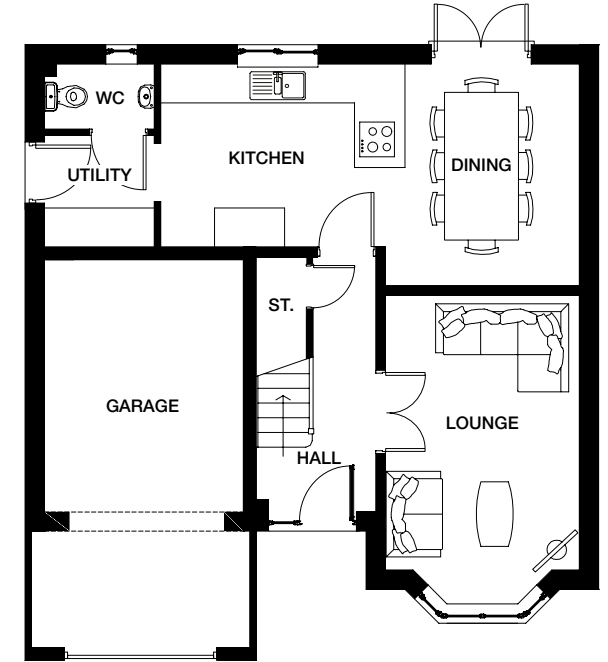
## GROUND FLOOR

Lounge	4750 x 2940mm	15' 8" x 9' 7" inc bay
Kitchen/Dining	6453 x 3377mm	21' 2" x 11' 1" max
Utility	1797 x 1675mm	5' 10" x 5' 5"

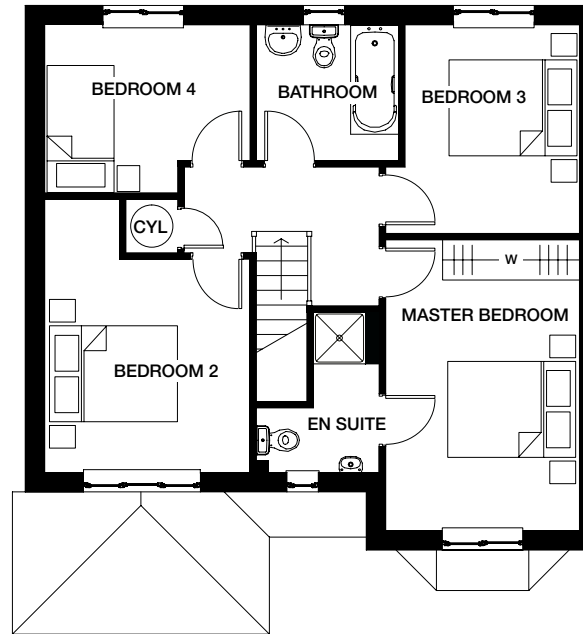
## FIRST FLOOR

Master Bedroom	4475 x 2940mm	14' 8" x 9' 7"
En suite	2455 x 1910mm	8' 0" x 6' 3"
Bedroom 2	4202 x 3178mm	13' 9" x 10' 5" max
Bedroom 3	3202 x 2940mm	10' 6" x 9' 7" max
Bedroom 4	3153 x 2575mm	10' 4" x 8' 5"
Bathroom	2200 x 2075mm	7' 2" x 6' 10"

W = Wardrobe



GROUND FLOOR



FIRST FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE SALCOMBE V1

FOUR BEDROOM DETACHED HOME WITH  
DETACHED DOUBLE GARAGE





# THE SALCOMBE V1

This stylish detached property has everything you would expect in a family home.

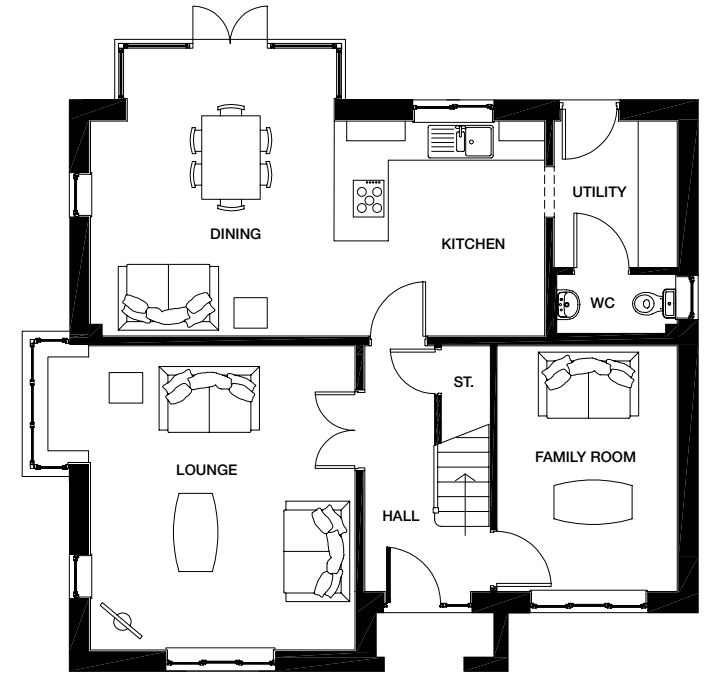
## GROUND FLOOR

Lounge	4065 x 4665mm	15' 4" x 15' 3"
Family Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	3300 x 3300mm	10' 9" x 10' 9"
Dining	4277 x 3296mm	14' 1" x 10' 8"
Utility	3262 x 1887mm	10' 7" x 6' 2"

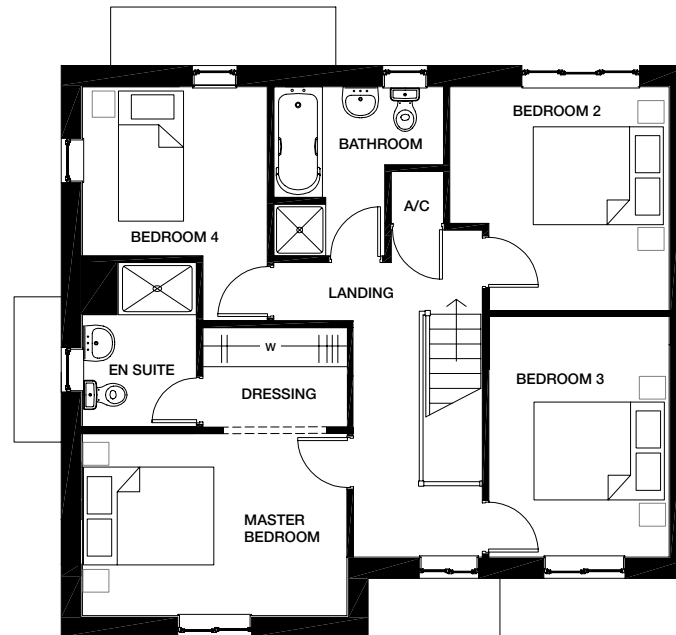
## FIRST FLOOR

Master Bedroom	4065 x 2800mm	13' 4" x 9' 2"
Dressing	2215 x 1525mm	7' 3" x 5' 0"
En suite	2412 x 1750mm	7' 10" x 5' 8"
Bedroom 2	3462 x 3347mm	11' 4" x 11' 0"
Bedroom 3	3662 x 2769mm	12' 0" x 9' 1"
Bedroom 4	2712 x 2838mm	8' 8" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

W = Wardrobe



GROUND FLOOR



FIRST FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE SETTLE V0

FOUR BEDROOM DETACHED HOME

---



# THE SETTLE V0

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.

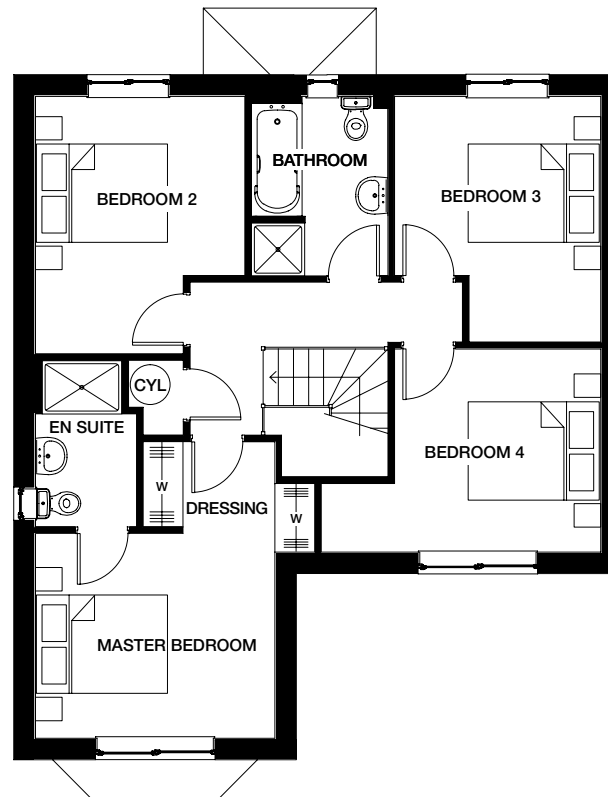
## GROUND FLOOR

Lounge	5315 x 3615mm	17' 5" x 11' 10" inc bay
Kitchen/Dining	5300 x 4770mm	17' 4" x 15' 7" inc bay
Utility	3002 x 1368mm	9' 10" x 4' 1"

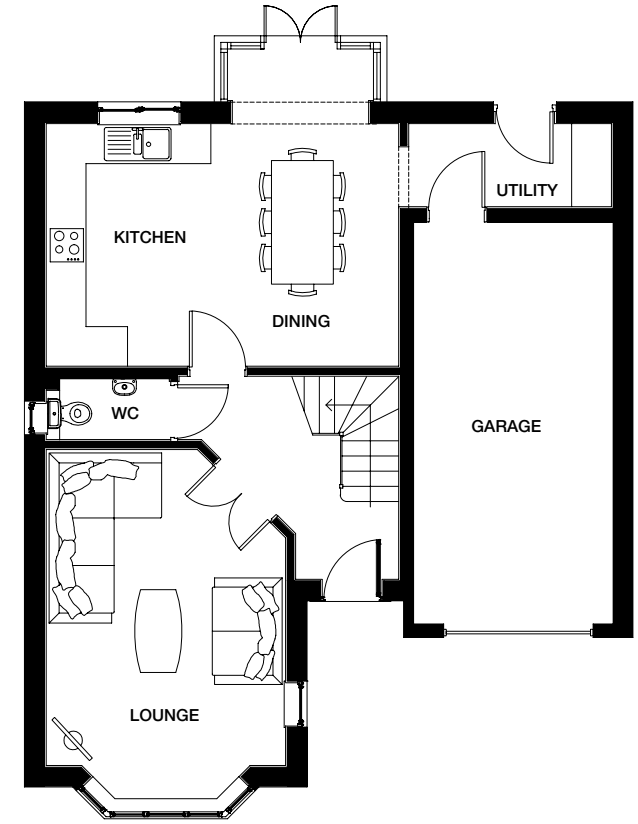
## FIRST FLOOR

Master Bedroom	4495 x 4463mm	14' 8" x 14' 7" max
En suite	2469 x 1570mm	8' 1" x 4' 11"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3052mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3077mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

W = Wardrobe



FIRST FLOOR



GROUND FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE SETTLE V1

FOUR BEDROOM DETACHED HOME

---



# THE SETTLE V1

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.

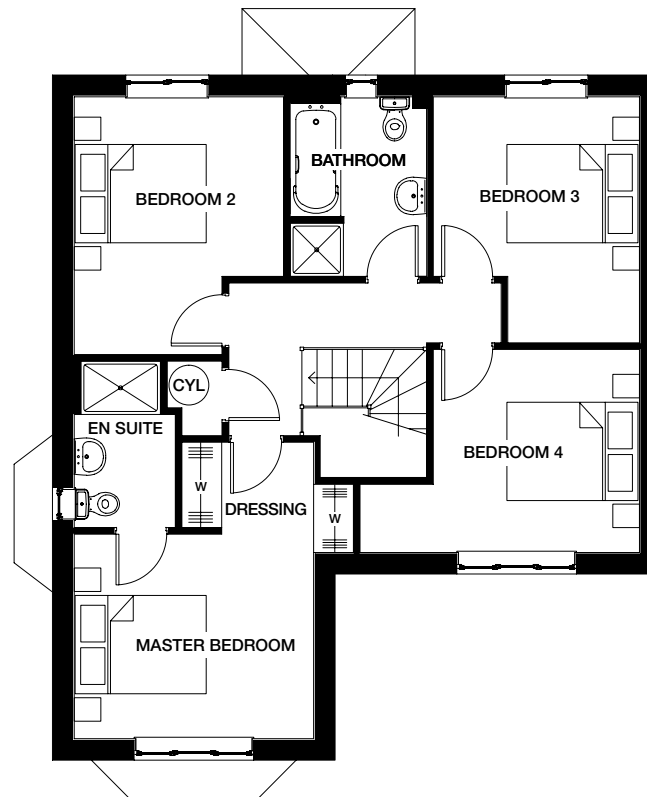
## GROUND FLOOR

Lounge	5315 x 3615mm	17' 5" x 11' 10" inc bay
Kitchen/Dining	5300 x 4770mm	17' 4" x 15' 7" inc bay
Utility	3002 x 1368mm	9' 10" x 4' 1"

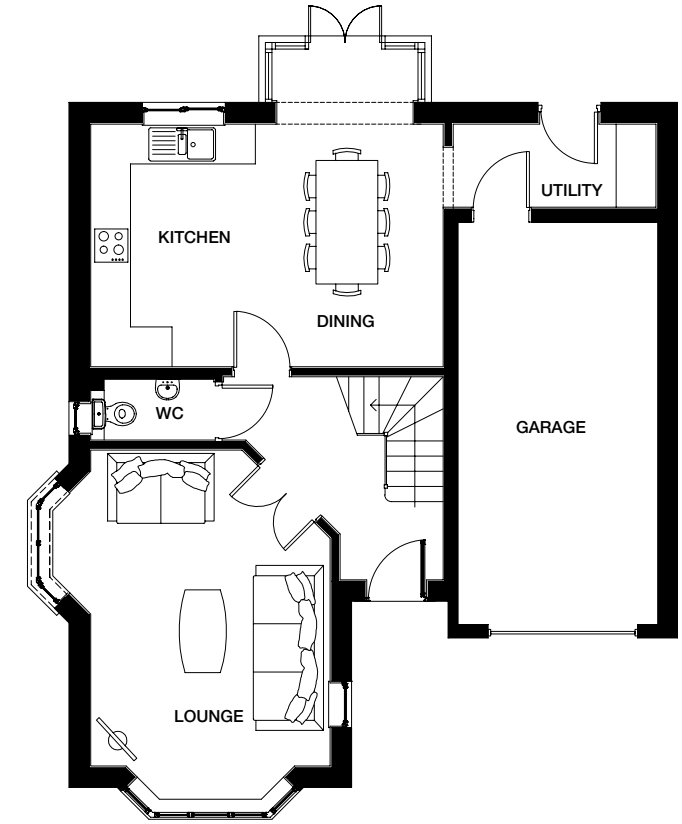
## FIRST FLOOR

Master Bedroom	4495 x 4463mm	14' 8" x 14' 7" max
En suite	2469 x 1570mm	8' 1" x 4' 11"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3052mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3077mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

W = Wardrobe



FIRST FLOOR



GROUND FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE TONBRIDGE

FOUR BEDROOM DETACHED HOME

---



# THE TONBRIDGE

The Tonbridge an attractive, four bedroom detached home, perfect for families looking for style combined with high specification design.

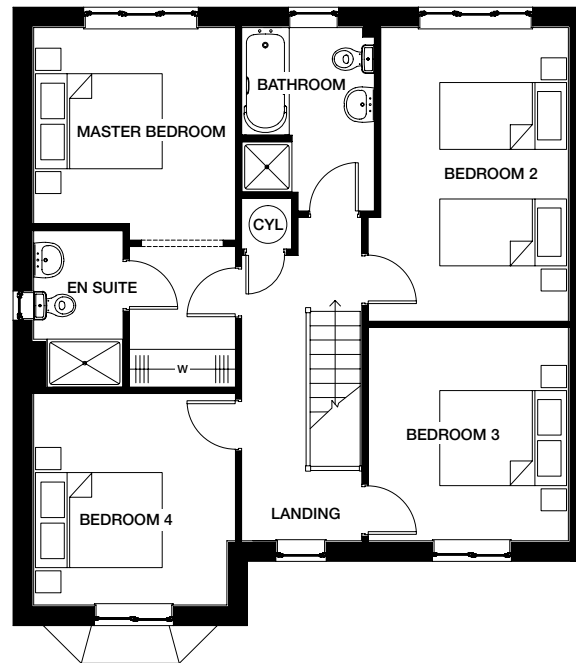
## GROUND FLOOR

Lounge	5232 x 3225mm	17'1" x 10'5" inc bay
Kitchen/Dining	6552 x 4460mm	21'4" x 14'6"
Utility	1447 x 1800mm	4'8" x 5'10"
Garage	3165 x 6059mm	10'4" x 19'10"

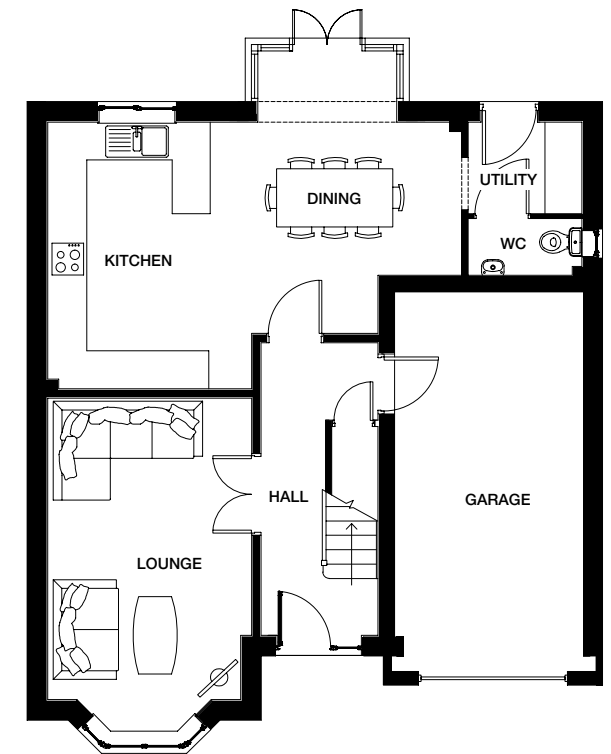
## FIRST FLOOR

Master Bedroom	3187 x 3360mm	10'5" x 11'0" max
Dressing	1674 x 2225mm	5'5" x 7'3"
En suite	1412 x 2475mm	4'7" x 8'1"
Bedroom 2	3165 x 4640mm	10'4" x 15'2"
Bedroom 3	3165 x 3375mm	10'4" x 11'0"
Bedroom 4	3187 x 3343mm	10'5" x 10'11"
Bathroom	2099 x 2900mm	6'10" x 9'6"

W = Wardrobe



FIRST FLOOR



GROUND FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE WARKWORTH

FOUR BEDROOM DETACHED HOME

---





# THE WARKWORTH

The Warkworth is a beautifully designed four bedroom, detached family home with an integral double garage.

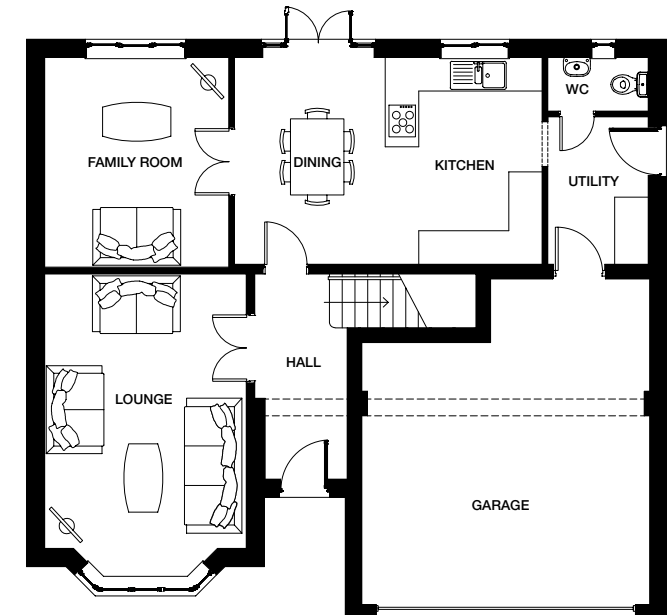
## GROUND FLOOR

Lounge	5425 x 3615mm	17' 9" x 11' 10" inc bay
Family Room	3740 x 3300mm	12' 3" x 10' 9"
Kitchen/Dining	5515 x 3739mm	18' 1" x 12' 3"
Utility	2677 x 1800mm	8' 9" x 5' 10"

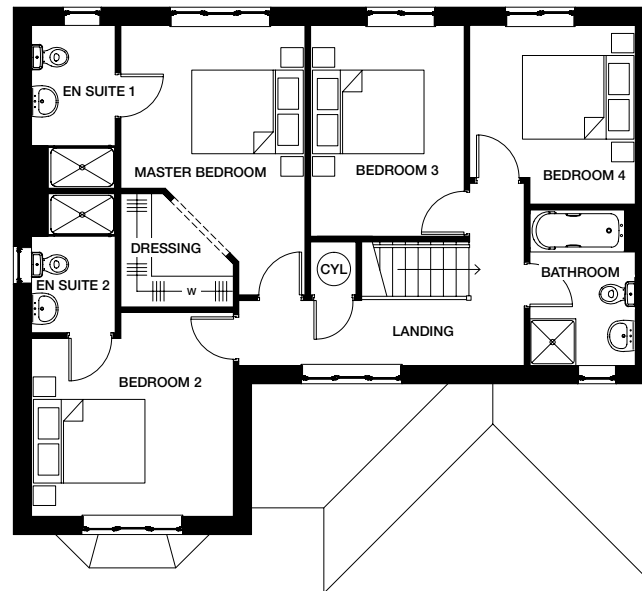
## FIRST FLOOR

Master Bedroom	4905 x 3300mm	16' 1" x 10' 8"
Dressing	2015 x 2025mm	6' 6" x 6' 7"
En suite 1	2915 x 1500mm	9' 6" x 4' 9"
En suite 2	2490 x 1500mm	8' 2" x 4' 9"
Bedroom 2	3650 x 3615mm	12' 0" x 11' 9" max
Bedroom 3	3790 x 2749mm	12' 4" x 9' 0"
Bedroom 4	2964 x 3200mm	9' 7" x 10' 5"
Bathroom	1883 x 2790mm	6' 1" x 9' 2"

W = Wardrobe



GROUND FLOOR



FIRST FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE WINDSOR

FOUR BEDROOM DETACHED HOME

---



# THE WINDSOR

This stylish, four bedroom detached home with integral garage offers the best in modern day living for families that want luxury and style.

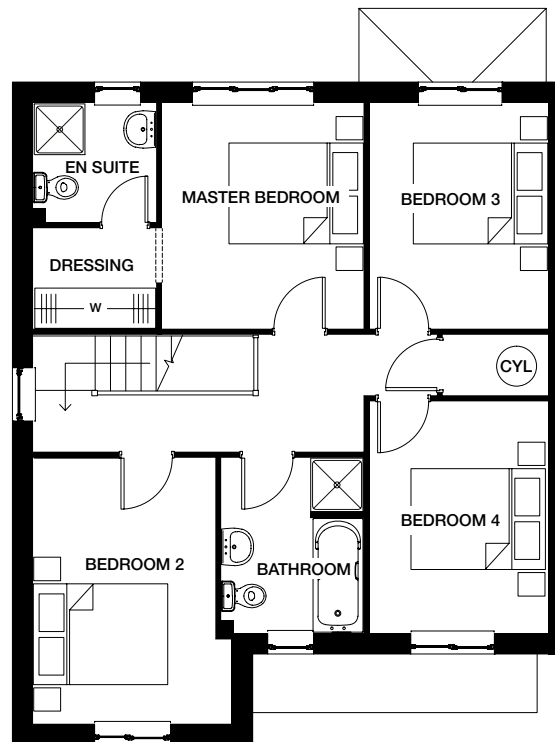
## GROUND FLOOR

Lounge	5260 x 3104mm	17' 3" x 10' 2" inc bay
Dining	4308 x 3251mm	14' 1" x 10' 6" inc bay
Kitchen	3252 x 3030mm	10' 6" x 10' 0"
Utility	2187 x 1650mm	7' 2" x 5' 4"

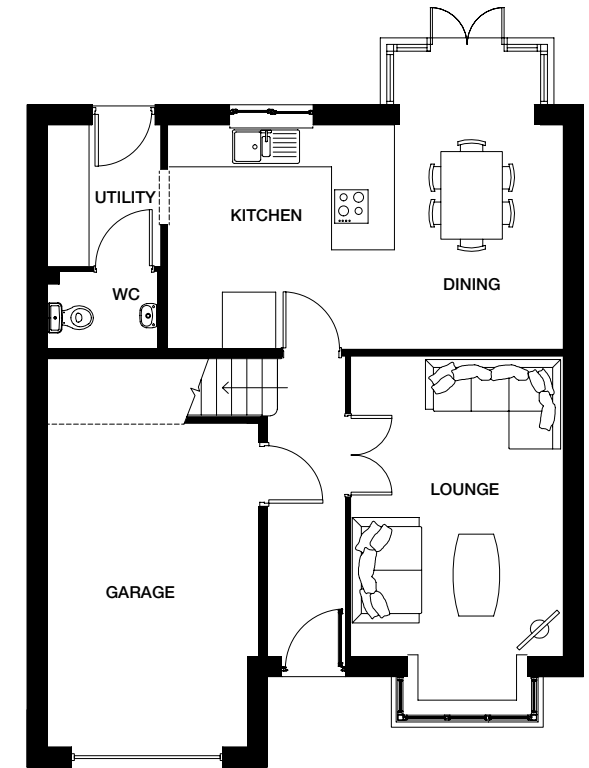
## FIRST FLOOR

Master Bedroom	3302 x 3000mm	10' 9" x 9' 10"
Dressing	1815 x 1440mm	5' 11" x 4' 8"
En suite	1815 x 1762mm	5' 11" x 5' 9"
Bedroom 2	4062 x 2940mm	13' 3" x 9' 7" max
Bedroom 3	3302 x 2650mm	10' 9" x 8' 8"
Bedroom 4	3442 x 2650mm	11' 3" x 8' 8"
Bathroom	2600 x 2115mm	8' 6" x 6' 11"

W = Wardrobe



FIRST FLOOR



GROUND FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE BERKHAMSTED

FIVE BEDROOM DETACHED HOME WITH  
DETACHED DOUBLE GARAGE



# THE BERKHAMSTED

The Berkhamsted is a grand regency style home with elegant tall windows and feature front door offering spacious rooms with high end finishes, perfect for a large family.

## GROUND FLOOR

Lounge	6447 x 4662mm	21'11" x 14'6"
Family Room	6002 x 5328mm	19'8" x 17'5"
Kitchen	4177 x 3700mm	13'8" x 12'1"
Dining	3170 x 4100mm	10'4" x 13'5"
Study	3170 x 2800mm	10'4" x 9'2"
Utility	2850 x 2050mm	9'4" x 6'8"

## FIRST FLOOR

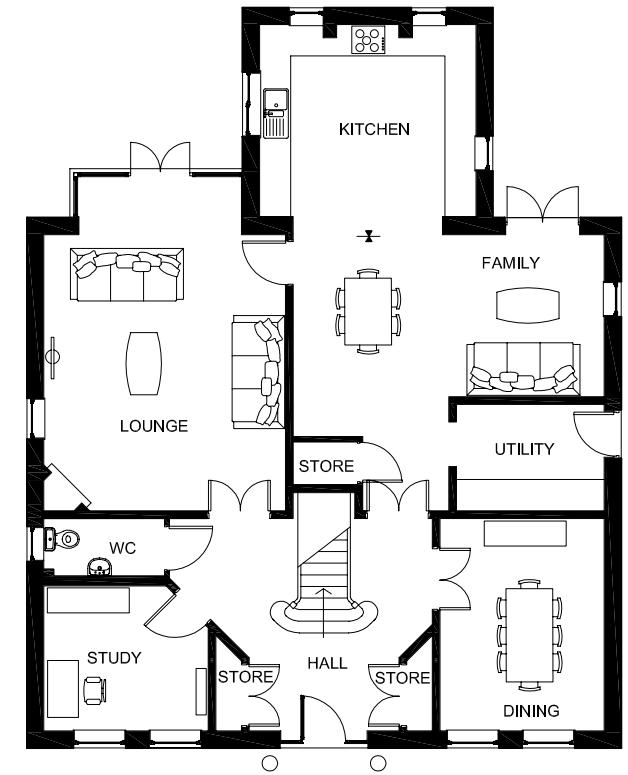
Master Bedroom	3202 x 3162mm	10'6" x 10'4"
Dressing	1650 x 3631mm	5'5" x 11'11"
En suite	2387 x 1775mm	7'10" x 5'9"
Bedroom 2	3862 x 3124mm	12'8" x 10'3"
En suite 2	2800 x 1215mm	9'2" x 3'11"
Bedroom 3	3862 x 3162mm	12'8" x 10'4"
Bedroom 4	2840 x 3631mm	9'3" x 11'11"
Bedroom 5	2821 x 3631mm	9'3" x 11'11"
Bathroom	3034 x 2583mm	9'11" x 8'5"

W = Wardrobe

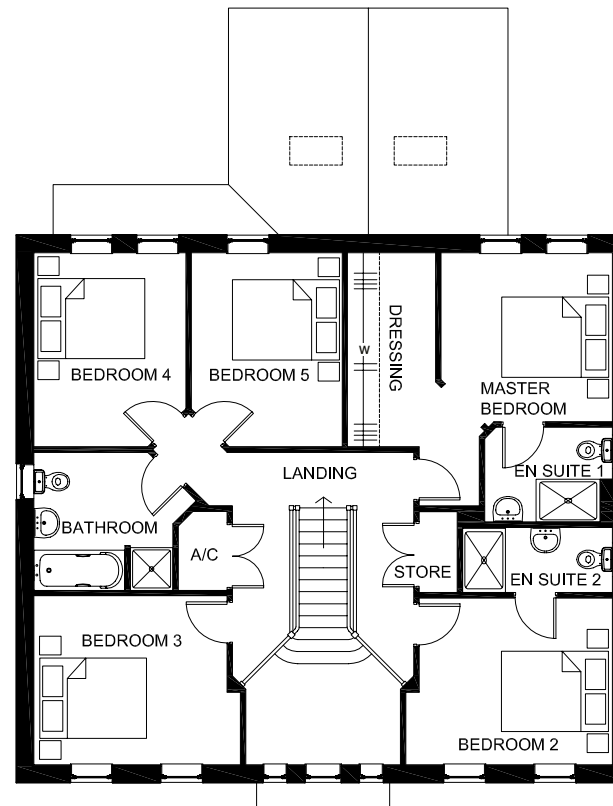
**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JAN-20



GROUND FLOOR



FIRST FLOOR

Room sizes measured at a minimum headroom height of 1500mm

..... Denotes intersection between sloping ceiling and flat ceiling

✚ Illustrates split in room dimensions

# THE DUNSTANBURGH

FIVE BEDROOM DETACHED HOME

---



# THE DUNSTANBURGH

This grand five bedroom property is truly spacious and offers everything you look for in a large family home.

## GROUND FLOOR

Lounge	6000 x 3952mm	19' 11" x 12' 11" inc bay
Kitchen/ Family Dining	6027 x 3910mm	19' 8" x 12' 10" exc bay
Dining	3910 x 3587mm	12' 10" x 11' 9"
Utility	2188 x 1685mm	7' 2" x 5' 6"

## FIRST FLOOR

Master Bedroom	3562 x 3382mm	11' 8" x 11' 1"
Dressing area	2475 x 2240mm	8' 1" x 7' 4"
En suite 1	2475 x 1662mm	8' 1" x 5' 5"
Bedroom 2	3795 x 4095mm	12' 5" x 13' 4"
Bedroom 3	3645 x 3263mm	11' 11" x 10' 8"
En suite 2	2820 x 1975mm	9' 3" x 6' 5"
Bedroom 4	4002 x 3407mm	13' 2" x 11' 2"
Bedroom 5	2852 x 2823mm	9' 4" x 9' 3"
Study	2325 x 2221mm	7' 7" x 7' 3"
Bathroom	2823 x 2075mm	9' 3" x 6' 9"

W = Wardrobe

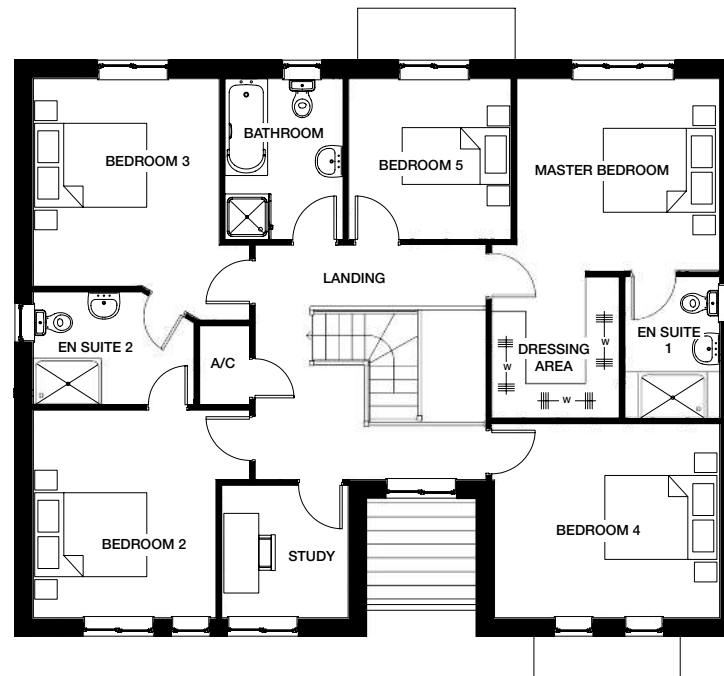
**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20



GROUND FLOOR



FIRST FLOOR

# THE EDLINGHAM

FIVE BEDROOM DETACHED HOME WITH  
DETACHED DOUBLE GARAGE

---





# THE EDLINGHAM

This outstanding five bedroom property has true air of opulence about it. As soon as you walk into the Edlingham you find yourself in a grand hallway leading off to the many rooms this home offers.

## GROUND FLOOR

Lounge	5027 x 4612mm	16' 5" x 15' 1" exc bay
Kitchen/Dining	6115 x 4402mm	20' 0" x 14' 5"
Dining	4100 x 3277mm	13' 5" x 10' 9"
Garden room	3390 x 3375mm	11' 1" x 11' 0"
Study	3277 x 2737mm	10' 9" x 8' 11"
Utility	3277 x 1777mm	10' 9" x 5' 9"

## FIRST FLOOR

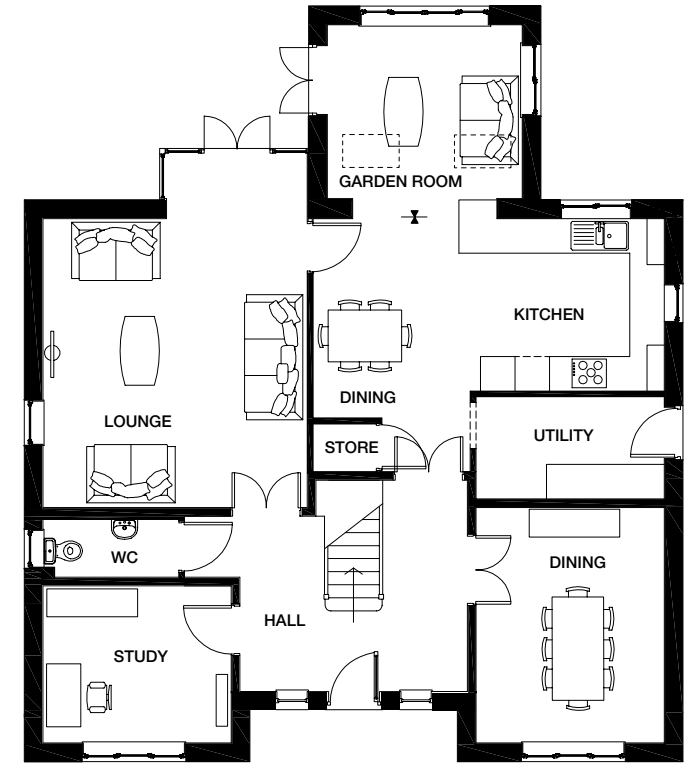
Master bedroom	3400 x 3000mm	11' 1" x 9' 10"
Dressing	3473 x 1500mm	11' 4" x 4' 11"
En suite 1	2400 x 1852mm	7' 9" x 6' 0"
Bedroom 2	3752 x 3127mm	12' 3" x 10' 3" max
En suite 2	1837 x 1800mm	6' 0" x 5' 10"
Bedroom 3	3702 x 3127mm	12' 1" x 10' 3" max
Bedroom 4	3300 x 3007mm	10' 9" x 9' 10"
Bedroom 5	3473 x 3007mm	11' 4" x 9' 10"
Bathroom	2800 x 2500mm	9' 2" x 8' 2"

W = Wardrobe

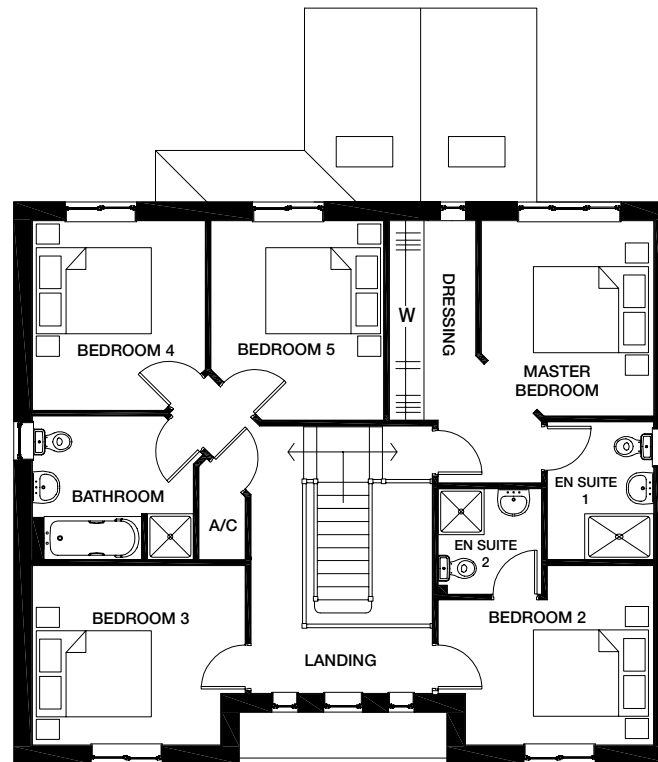
**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20



GROUND FLOOR



FIRST FLOOR

Illustrates split in room dimensions

# THE KENILWORTH

FIVE BEDROOM DETACHED HOME WITH  
DETACHED SINGLE GARAGE

---



# THE KENILWORTH

The Kenilworth is an exquisite five bedroom family home that offers spacious living over three floors with classic design and stylish features.

## GROUND FLOOR

Lounge	5425 x 3615mm	17' 9" x 11' 10" inc bay
Family Room	3740 x 3300mm	12' 3" x 10' 9"
Dining/Kitchen	5515 x 3739mm	18' 1" x 12' 3"
Utility	2677 x 1800mm	8' 9" x 5' 10"

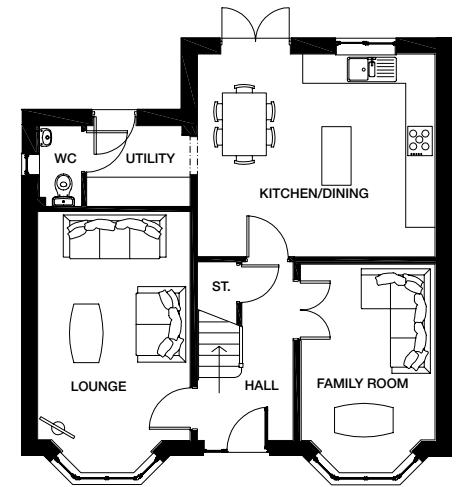
## FIRST FLOOR

Master Bedroom	3877 x 3112mm	12' 8" x 10' 2"
Dressing	2450 x 1412mm	8' 0" x 4' 7"
En suite	2450 x 1600mm	8' 0" x 5' 3"
Bedroom 2	3232 x 2800mm	10' 7" x 9' 2"
Bedroom 5	3095 x 2800mm	10' 1" x 9' 2"
Bathroom	2665 x 2053mm	8' 8" x 6' 6"

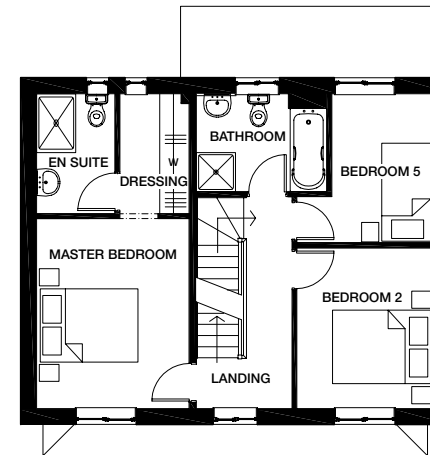
## SECOND FLOOR

Bedroom 3	4657 x 3163mm	15' 3" x 10' 4"
Bedroom 4	4000 x 2774mm	13' 1" x 9' 1"
Bathroom 2	2774 x 1758mm	9' 1" x 5' 5"

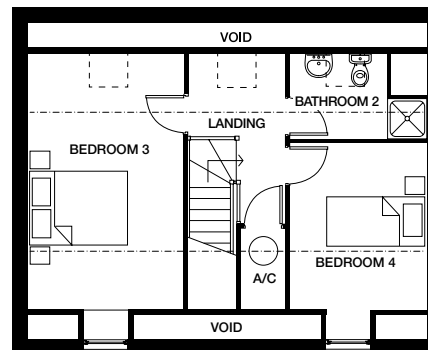
W = Wardrobe



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20

# THE PORTCHESTER

FIVE BEDROOM DETACHED HOME

---



# THE PORTCHESTER

Though grand in design, the Portchester offers classic features and elegant style throughout its spacious layout.

The majestic five bedroom home with double garage is truly delightful.

## GROUND FLOOR

Lounge	5615 x 3185mm	18' 5" x 10' 5" inc. bay
Family/Dining	3697 x 2350mm	12' 1" x 7' 8" inc bay
Kitchen	5077 x 3553mm	16' 7" x 11' 7"
Dining	2972 x 2705mm	9' 9" x 8' 10"
Utility	1872 x 1625mm	6' 1" x 5' 4"

## FIRST FLOOR

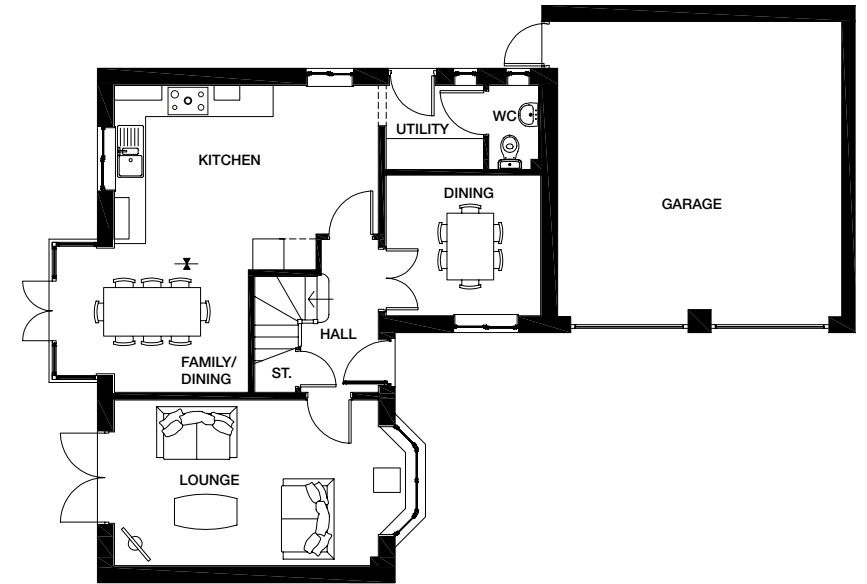
Master Bedroom	3515 x 3958mm	11' 6" x 12' 11" max
Dressing	1800 x 3180mm	5' 10" x 10' 5"
En suite	3527 x 1742mm	11' 6" x 5' 8"
Bedroom 2	3622 x 3070mm	11' 10" x 10' 0"
En suite 2	2148 x 1971mm	7' 0" x 6' 5" min
Bedroom 3	3622 x 2600mm	11' 10" x 8' 6"
Bedroom 4	2577 x 3368mm	8' 5" x 11' 0"
Bed 5/Office	2122 x 2050mm	6' 11" x 6' 8"
Bathroom	2935 x 2600mm	9' 7" x 8' 6"

W = Wardrobe

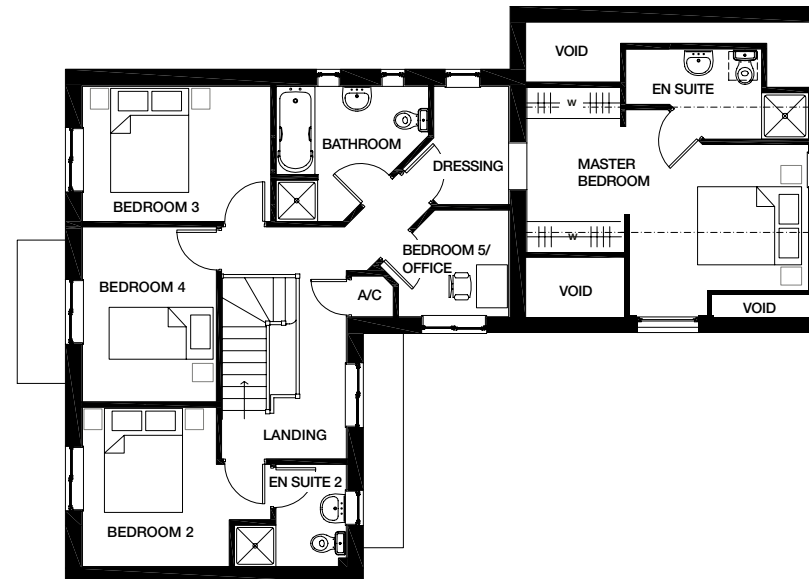
**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. MAR-20



GROUND FLOOR

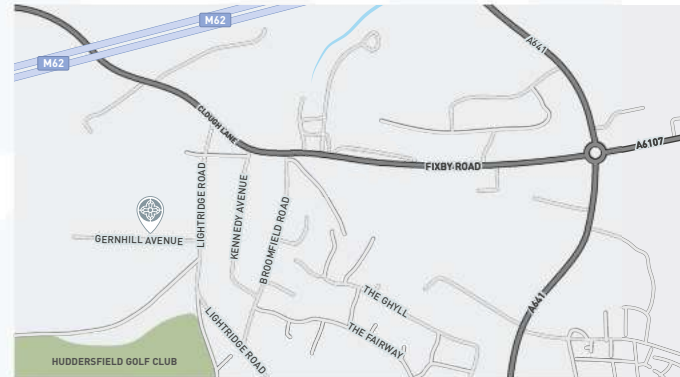
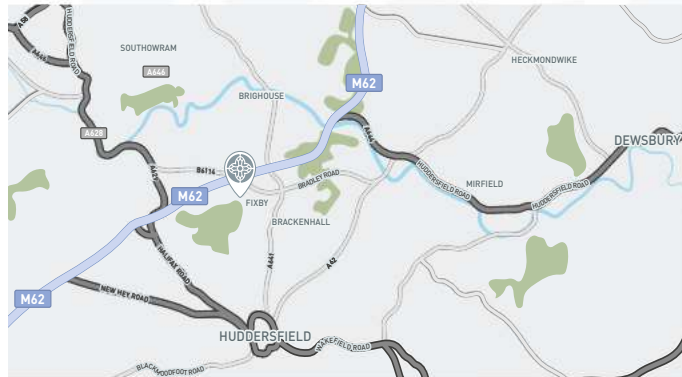


FIRST FLOOR



# HOW TO FIND US

AN ENVIABLE POSTCODE



HIGHFIELD MANOR, GERNHILL AVENUE, FIXBY, HD2 2HR





HIGHFIELD MANOR  
GERNHILL AVENUE  
FIXBY  
HD2 2HR



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

[harronhomes.co.uk](http://harronhomes.co.uk)