



VISION

BRADFORD

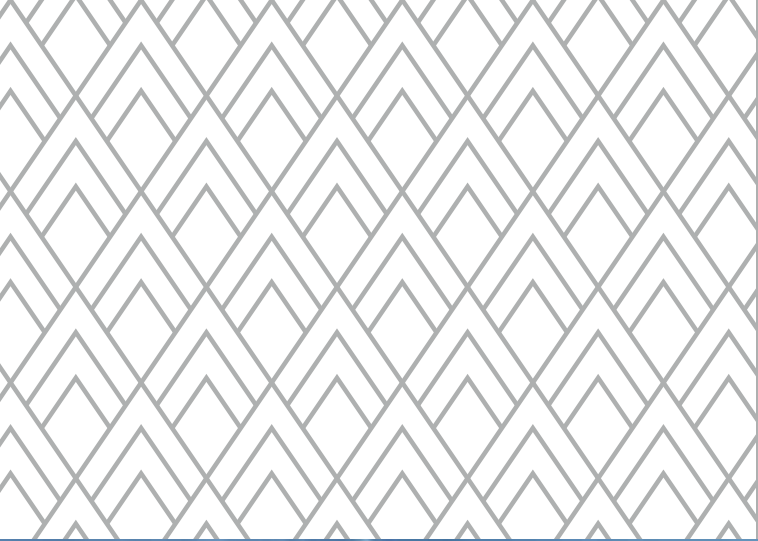
FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com





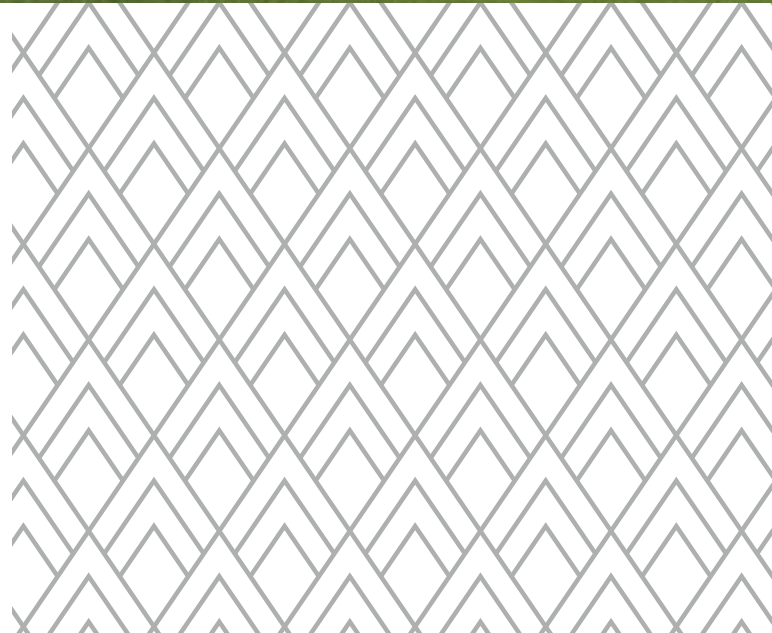
HARROGATE ROAD, BRADFORD, BD2 3HP



VISION

BRADFORD

▶ WELCOME TO
VISION



- ▶ **WELCOME**
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



HOMES AS UNIQUE AS YOU

With a stunning range of 2, 3 & 4 bedroom semi-detached and detached homes ideal for first time buyers, families or downsizers, you'll be spoilt for choice when deciding which one to go for! Located in the area of Fagley, we are creating a vibrant new community; one you'll want to be a part of, surrounded by green open spaces and convenient local amenities on the doorstep.

Whether you're looking for your first home, or your next one, with our beautiful range of high specification homes designed to give you all the space and luxurious touches you could want, don't miss your chance to be part of this fantastic new community.

Plus, with great schemes like Easymove, moving could be more straightforward than you think.



Easymove



► LIFE IN BRADFORD



WELCOME

► **LOCATION**

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SPOILT FOR CHOICE

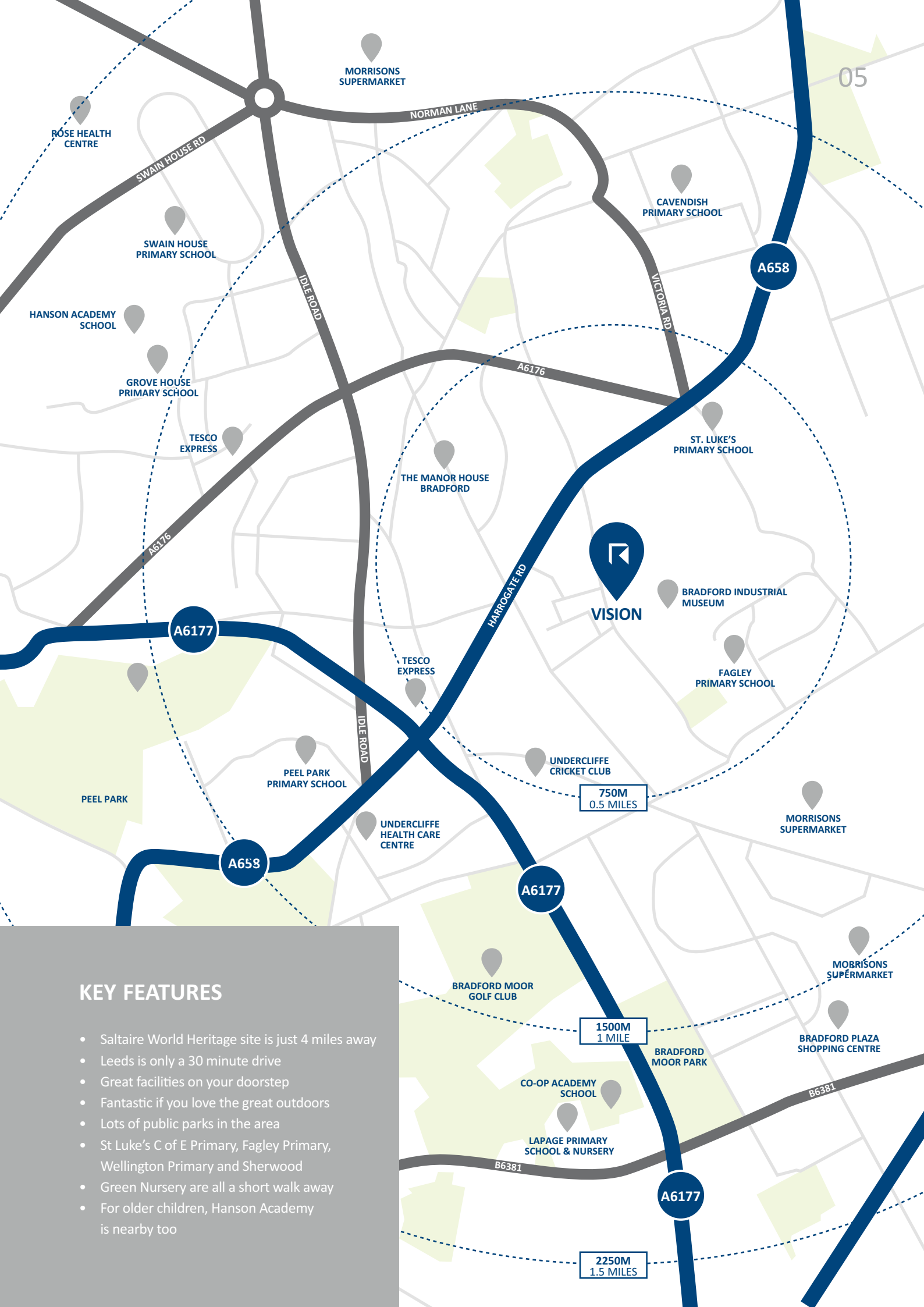
Our Vision development lies just off Harrogate Road. Everything you need for easy, convenient living is right here! There's a handy Coop just a few minutes' walk away, plus plenty of local and convenience stores, Post Office, cafes and fast food outlets.

Large Morrisons, Sainsbury's and ASDA supermarkets are also nearby. And the bustling centre of Bradford is only three miles away and easy to get to by car or bus so if you're one for a spot of shopping - then you'll love this location!

If you're feeling active, Eccleshill Pool and Gym is also on Harrogate Road, and is a short walk from the development. Fagley Beck, a popular beauty spot for walkers, is also just a few minutes away.

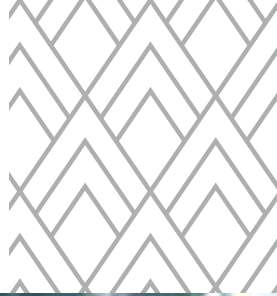
At the Leisure Exchange in Bradford you can catch a film, bowl and eat out in one of your favourite restaurants. The kids can even burn a little energy in the indoor inflatable theme park. Or the National Science and Media Museum is always worth a visit. There's always something exciting happening here and entry is free.





KEY FEATURES

- Saltaire World Heritage site is just 4 miles away
- Leeds is only a 30 minute drive
- Great facilities on your doorstep
- Fantastic if you love the great outdoors
- Lots of public parks in the area
- St Luke's C of E Primary, Fagley Primary, Wellington Primary and Sherwood
- Green Nursery are all a short walk away
- For older children, Hanson Academy is nearby too



▶ TRAVEL LINKS

PERFECT FOR EXPLORING

With so much, so close to home, you may not feel the need to venture far from your front door. But if you do, Apperley Bridge Train Station is 10 minutes away. Leeds Bradford Airport is only a 16 minute drive away and Leeds City Centre a 30 minute drive. While Harrogate is just 45 minutes away.



WELCOME

LOCATION

▶ TRAVEL LINKS

SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



► SITE PLAN

- THE HALSTEAD**
2 bedroom home
- THE KENDAL**
3 bedroom home
- THE CADDINGTON**
3 bedroom home
- THE WINDSOR**
3 bedroom home
- THE STAVELEY**
3 bedroom home
- THE BAMBURGH**
3 bedroom home
- THE STRATTON**
3 bedroom home
- THE WINSLOW**
4 bedroom home

SALES INFORMATION CENTRE
PLOT 301

SHOWHOMES
PLOT 301

WELCOME
LOCATION
TRAVEL LINKS

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



WELCOME

LOCATION

TRAVEL LINKS

SITE PLAN

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SPECIFICATION

YOUR BUYING GUIDE

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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



WELCOME
LOCATION
TRAVEL LINKS
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YOUR BUYING GUIDE

30,000 HOMES & COUNTING

GENERAL

- ✓ White sockets and switches
- ✓ Satin chrome ironmongery to internal doors
- ✓ Turfed and / or Landscaped front garden in accordance to landscaping plan*
- ✓ Turf to rear garden
- ✓ Outside tap
- ✓ White 5 panel vertical internal doors
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed french doors (Design permitting)
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves (High efficiency)
- ✓ Grey slab patio fitted (x6 slabs)
- ✓ Hive heating- dual zone
- ✓ Door number plaque to front of property
- ✓ Amazon Alexa Dot – to be given on home demo

DECORATING

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior wood work

KITCHEN / UTILITY

- ✓ Choice of upgraded kitchen units**
- ✓ Choice of work top with upstand**
- ✓ Gas hob, glass splash back and integrated extractor hood
- ✓ Stainless steel single bowl and half sink
- ✓ Gold spec kitchen
- ✓ Indesit electric fan assisted oven
- ✓ Chrome sockets & switches above worktops

BATHROOM / EN-SUITE

- ✓ Fitted upgraded sanitaryware
- ✓ Choice of upgraded wall tiles**
- ✓ Thermostatic shower in en-suite and bathroom**
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant light fitting
- ✓ Full height tiling around bath**
- ✓ Chrome heated towel radiators
- ✓ Upgraded electric shower where applicable
- ✓ Shower over bath with shower screen

ELECTRICAL

- ✓ Media plate to lounge
- ✓ TV Ariel socket to bed 1
- ✓ BT socket to lounge & bed 1
- ✓ USB charge point - double socket (Kitchen & bed 1)
- ✓ Outside light
- ✓ Electric car charging point

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hallway and landing
- ✓ Wireless doorbell
- ✓ Wireless burglar alarm

Make it your own with our range of optional extras



▶ YOUR BUYING GUIDE



STEP 01 Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £99* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

If you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02 The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03 Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

*Reservation fee is regional and development specific and may vary, please check with your Sale Executive.

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STEP 04
Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05
Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06
Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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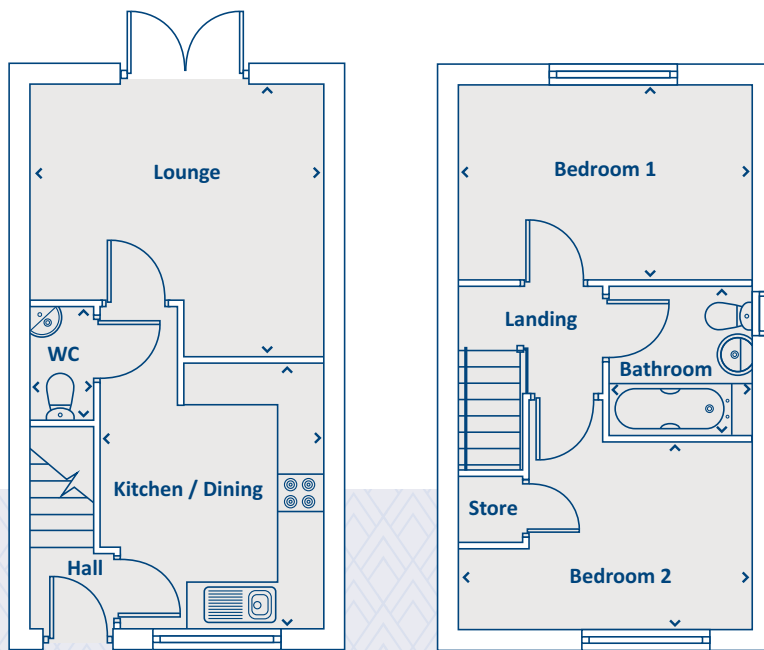


*Start the next
exciting chapter
in your life*



Artists impression; features may vary

THE HALSTEAD 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3034 x 3625	9'11" x 11'10"
Lounge	3992 x 3716	13'1" x 12'2"
WC	1558 x 856	5'1" x 1'11"

FIRST FLOOR

Bedroom 1	3992 x 2676	13'1" x 8'9"
Bedroom 2	3992 x 2560	13'1" x 8'4"
Bathroom	1925 x 2015	6'3" x 6'7"

› Longest measurement taken

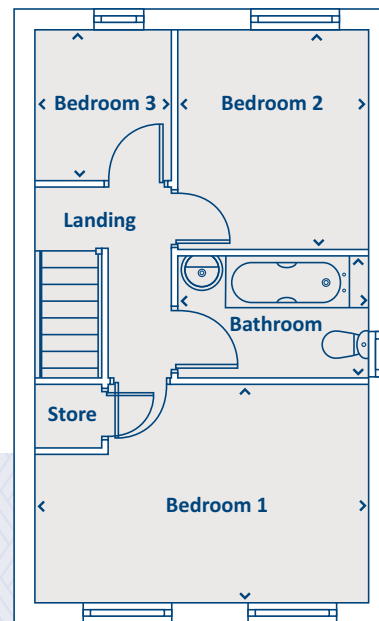
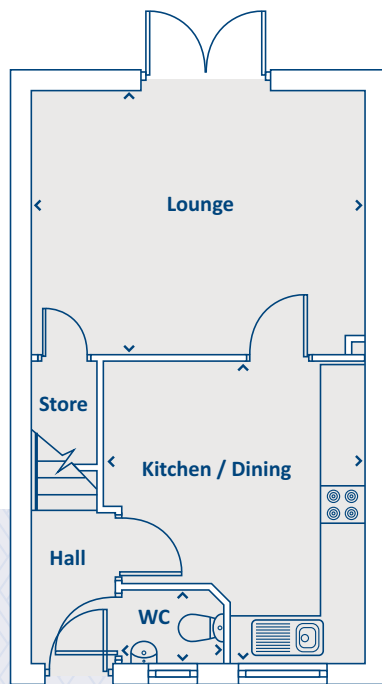
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Artists impression, features may vary

THE KENDAL 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3540 x 4100	11'7" x 13'5"
Lounge	4499 x 3579	14'9" x 11'8"
WC	1408 x 972	4'7" x 3'2"

FIRST FLOOR

Bedroom 1	4499 x 2942	14'9" x 9'7"
Bedroom 2	2571 x 2989	8'5" x 9'9"
Bedroom 3	1835 x 2049	6'0" x 6'8"
Bathroom	2571 x 1655	8'5" x 5'5"

› Longest measurement taken

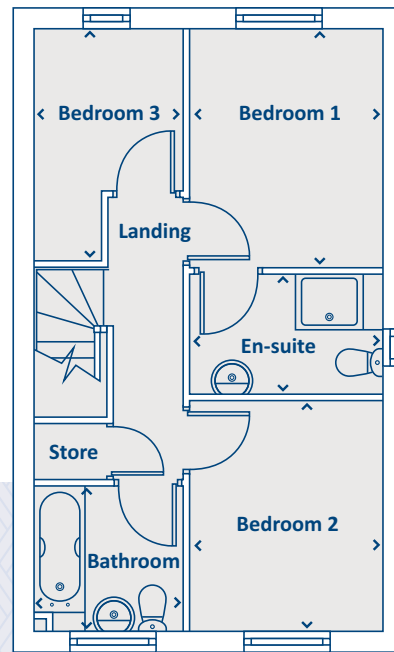
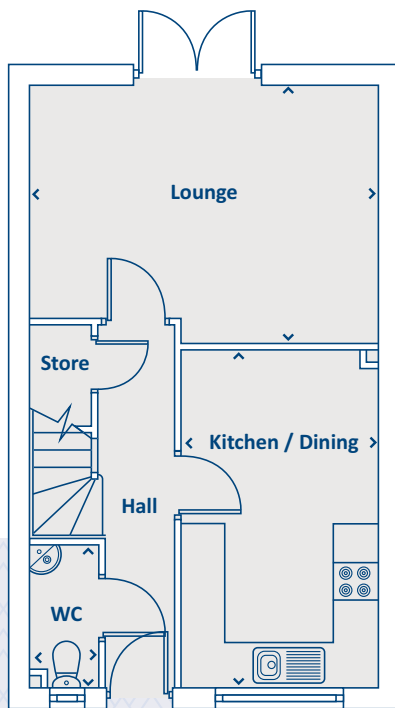
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THE CADDINGTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	2675 x 4608	8'9" x 15'1"
Lounge	4723 x 3521	15'5" x 11'6"
WC	902 x 1940	2'11" x 6'4"

FIRST FLOOR

Bedroom 1	2604 x 3294	8'6" x 10' 9"
En-suite	2604 x 1643	8'6" x 5'4"
Bedroom 2	2604 x 3099	8'6" x 10'2"
Bedroom 3	2026 x 3201	6'7" x 10'6"
Bathroom	2026 x 1940	6'7" x 6'4"

› Longest measurement taken

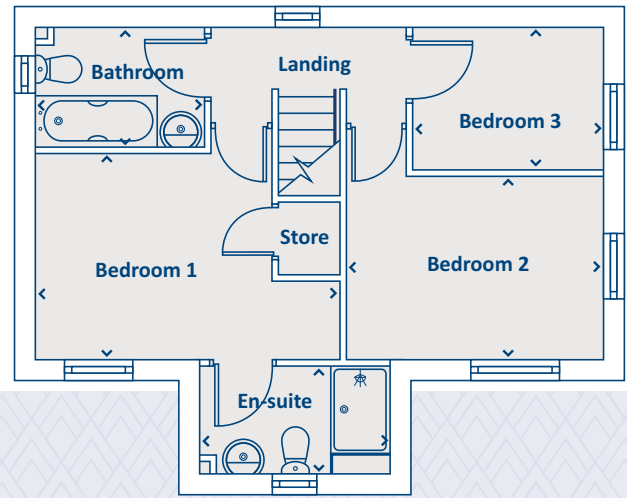
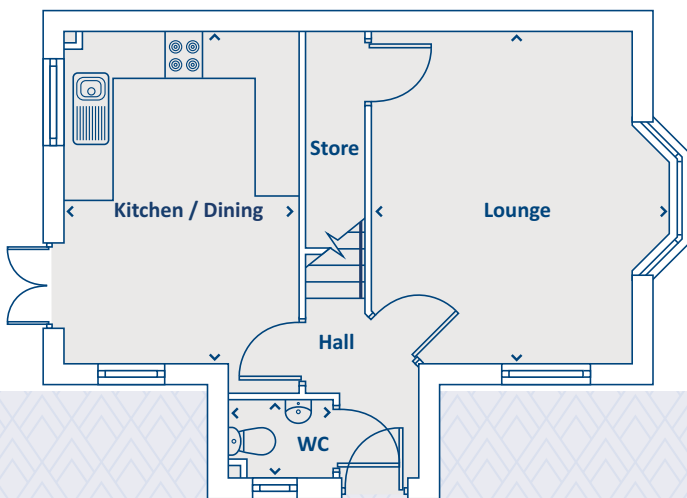
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THE WINDSOR 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3192 x 4963	10'5" x 16'3"
Lounge	3528 x 4509	11'6" x 14'9"
WC	1453 x 1054	4'9" x 3'5"

FIRST FLOOR

Bedroom 1	4150 x 3141	13'7" x 10'3"
En-suite	2597 x 1482	8'6" x 4'10"
Bedroom 2	3528 x 3141	11'6" x 10'3"
Bedroom 3	2568 x 1916	8'5" x 6'3"
Bathroom	2292 x 1585	7'6" x 5'2"

› Longest measurement taken

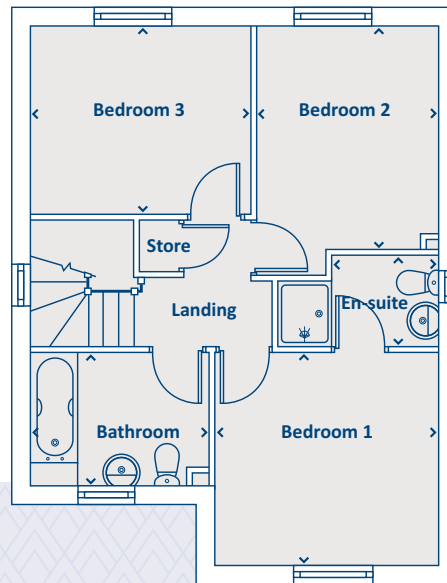
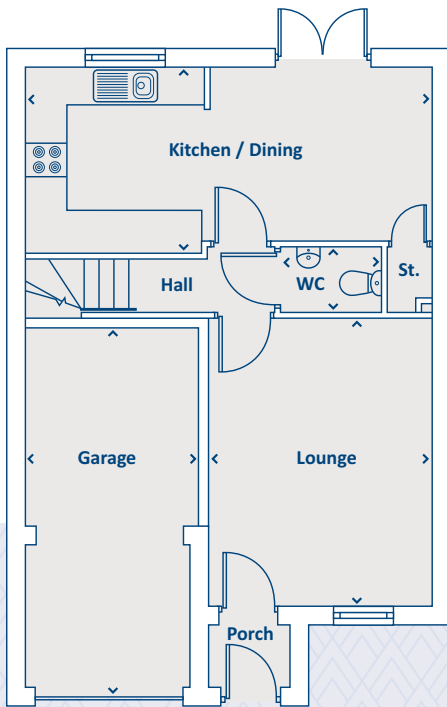
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Artists impression, features may vary

THE STAVELEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	6196 x 2822	20'3" x 9'3"
Lounge	3394 x 4396	11'1" x 14'5"
WC	1520 x 1010	4'11" x 3'3"
Garage	2915 x 5587	9'6" x 18'3"

FIRST FLOOR

Bedroom 1	3384 x 3253	11'1" x 10'8"
En-suite	2427 x 1375	7'11" x 4'6"
Bedroom 2	2775 x 3782	9'1" x 12'4"
Bedroom 3	3328 x 2822	10'11" x 9'3"
Bathroom	2719 x 2016	8'11" x 6'7"

› Longest measurement taken

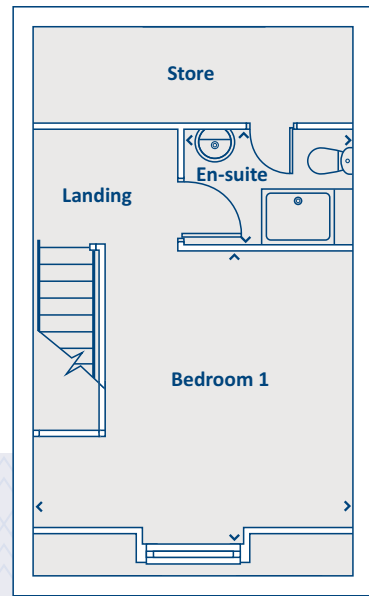
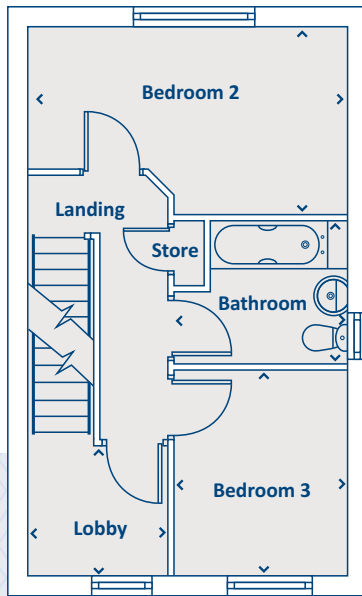
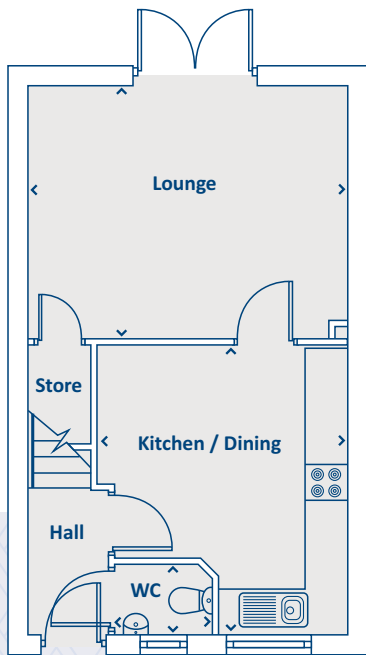
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THE BAMBURGH 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3541 x 4100	11'7" x 13'5"
Lounge	4499 x 3579	14'9" x 11'8"
WC	1408 x 1010	4'7" x 3'3"

FIRST FLOOR

Bedroom 2	4499 x 2669	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'5"
Bathroom	2465 x 2034	8'1" x 6'8"
Lobby	1777 x 1941	5'9" x 6'4"

SECOND FLOOR

Bedroom 1	4499 x 3982	14'9" x 13'0"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

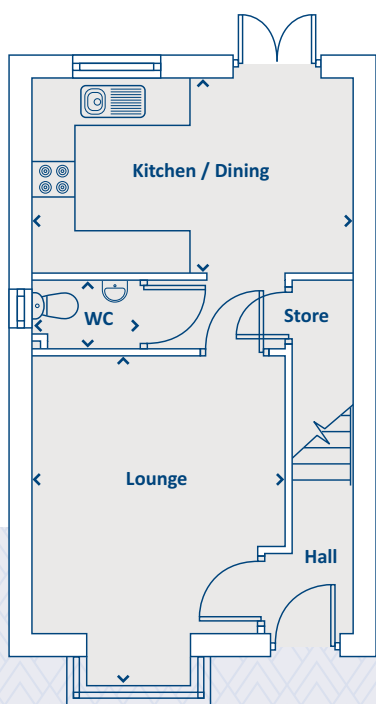
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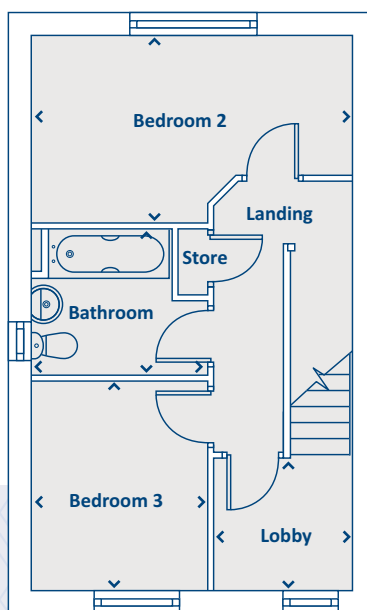
Artists impression, features may vary

THE STRATTON 3 bedroom home



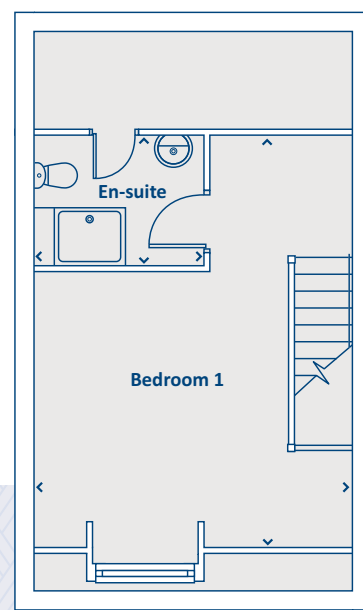
GROUND FLOOR

Kitchen / Dining	4488 x 2735	14'8" x 8'11"
Lounge	3551 x 3891	11'7" x 12'9"
WC	1510 x 960	4'11" x 3'1"



FIRST FLOOR

Bedroom 2	4499 x 2669	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'5"
Bathroom	2465 x 2034	8'1" x 6'8"
Lobby	1777 x 1941	5'9" x 6'4"



SECOND FLOOR

Bedroom 1	4499 x 3982	14'9" x 13'0"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

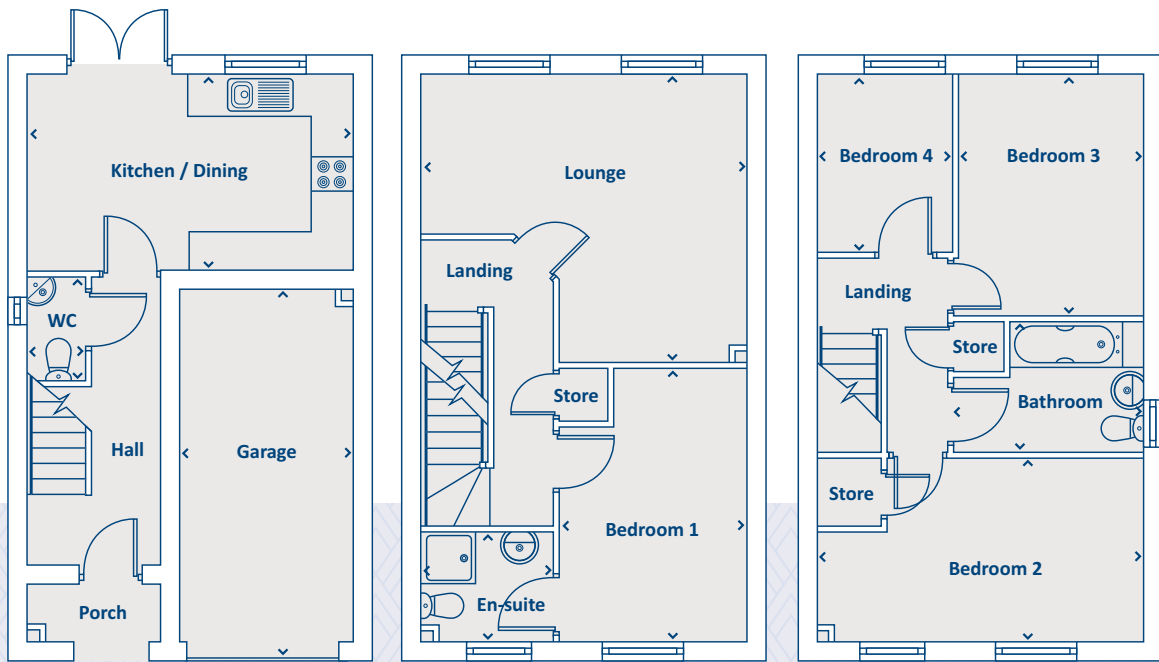
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THE WINSLOW 4 bedroom home



GROUND FLOOR

Kitchen/Dining	4826 x 2915	15'10" x 9'6"
WC	850 x 1524	2' 9" x 5'0"
Garage	2625 x 5320	8'7" x 17'5"

FIRST FLOOR

Lounge	4836 x 4279	15'10" x 14'7"
Bedroom 1	2812 x 4074	9'2" x 13'4"
En-suite	1931 x 1660	6'4" x 5'5"

SECOND FLOOR

Bedroom 2	4836 x 2753	15'10" x 9'0"
Bedroom 3	2683 x 3568	8'9" x 11'8"
Bedroom 4	2060 x 2600	6'9" x 8'6"
Bathroom	2787 x 1940	9'1" x 6'4"

› Longest measurement taken

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All enquiries:

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or email: Vision@keepmoat.com



keepmoat.com

Keepmoat is the trading name of Keepmoat Homes Limited.

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.