



## Northwood Chase

ROKER LANE, PUDSEY LS28 9HW

Prices from £235,000

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



# LINLEY & SIMPSON

Land & New Homes

---

A new development of just 6 homes located in the popular market town of Pudsey.

Built by local developers, General Contractors (Leeds) Ltd trading as Bryan Properties, and offering contemporary, well designed 3 and 4 bedroom homes located just a stone's throw away from a wide range of good local amenities. With two house styles on offer, the Hutton and the Illingworth offer spacious and stylish accommodation to suit your budget and lifestyle. Whichever style you choose, your home will be fitted with a high quality Magnet kitchen from the Luna range together with integrated appliances and contemporary Roco sanitaryware in the bathrooms.

These new homes are ideally located to explore the local area whilst offering easy access into Leeds city centre. The perfect home for couples and families alike.

---





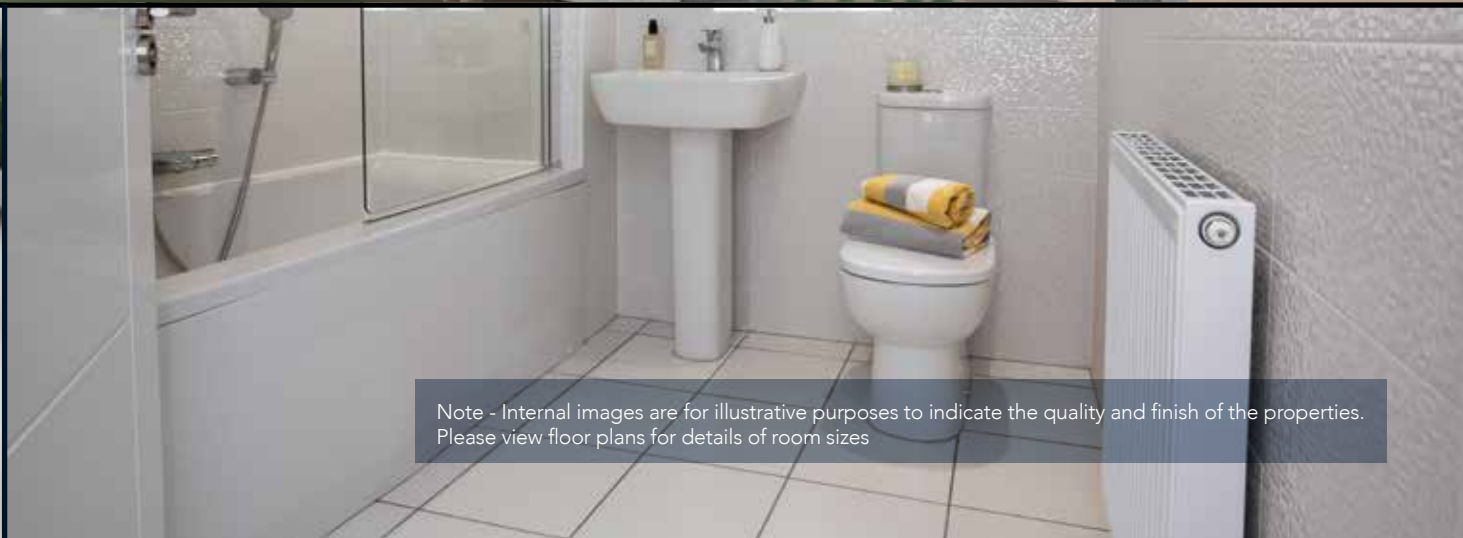
Midway between Bradford and Leeds, Pudsey is an up and coming area having undergone a period of regeneration and with the town now developing its own shopping areas. Pudsey offers a wide range of high street and independent shops, whilst the Owlcotes Shopping centre offers both ASDA and Marks & Spencer superstores.

Located just a nine minute train journey, or 18 minute drive, from Leeds City Centre, Pudsey is a popular commuter town whilst having plenty to offer in its own right. Consistently listed as one of the UK's most up and coming cities, Leeds continually evolves, with new shopping centres, restaurants, bars and regeneration projects emerging. Offering John Lewis and Harvey Nichols in the fashionable Victorian Quarter, plus a wealth of other designer and boutique shops, the city is staking its claim as the capital of the North.

Such is Leeds' growing reputation, transport links to and from the city have improved. The city is currently a major station on the East Coast mainline, linking to London in around two hours. Pudsey also benefits from being on the main Leeds Ring Rd, giving easy access to the M62 and M1, plus Leeds Bradford Airport which is just 23 minutes away offering flights to most top European destinations, America and further afield.







Note - Internal images are for illustrative purposes to indicate the quality and finish of the properties. Please view floor plans for details of room sizes

---

## SPECIFICATION

---

### Kitchen

- Fitted Magnet kitchen units, worktops, upstand and splashback.
- Soft closers to all unit doors
- Brushed steel electric oven, induction hob, brushed steel extractor hood.
- Glass splashback
- Chrome recessed down lights
- Inset 1.5 sink with Nero C spout chrome tap
- Integrated 70/30 fridge freezer
- Integrated dishwasher

### Main bathroom

- Half tiling to walls
- White Roca sanitary ware
- Floor tiling
- Recessed down lighters

### En-Suite

- Fully tiled shower unit.
- White Roca sanitary ware
- Floor tiling
- Recessed down lighters

### W/C

- White Roca sanitary ware
- Chrome single lever mixer with pop up waste
- Chrome recessed downlighters

### Heating

- Gas fired central heating, radiators including thermostatic valves
- Digital room stat

### Electrical

- Telephone point
- Television socket, aerial point to lounge

### Other Electrical

- Smoke detectors
- Carbon monoxide detectors
- Front and Back external lights

### Internal & External windows & Doors

- UPVC/ double glazed windows
- UPVC/double glazed French doors
- GRP front door

### Decoration

- Almond white to walls & white emulsion to ceilings

### External Features

- Turfed garden to rear
- Small patio paved area
- External tap
- Block paving to parking areas

### Warranty

- NHBC 10 year warranty





Note - Internal images are for illustrative purposes to indicate the quality and finish of the properties.  
Please view floor plans for details of room sizes



## Site Plan



### Key:

The Hutton - Plots 1,2,3 & 4

The Illingworth - Plots 5 & 6

# THE HUTTON

## PLOTS 1, 2, 3 & 4

### THREE BEDROOM SEMI-DETACHED

From the downstairs hallway, a kitchen/diner is found to the front of the property, with a generous living room with French doors to the rear aspect. Upstairs boasts two double bedrooms, one featuring en-suite, a single bedroom or study room and a large family bathroom.



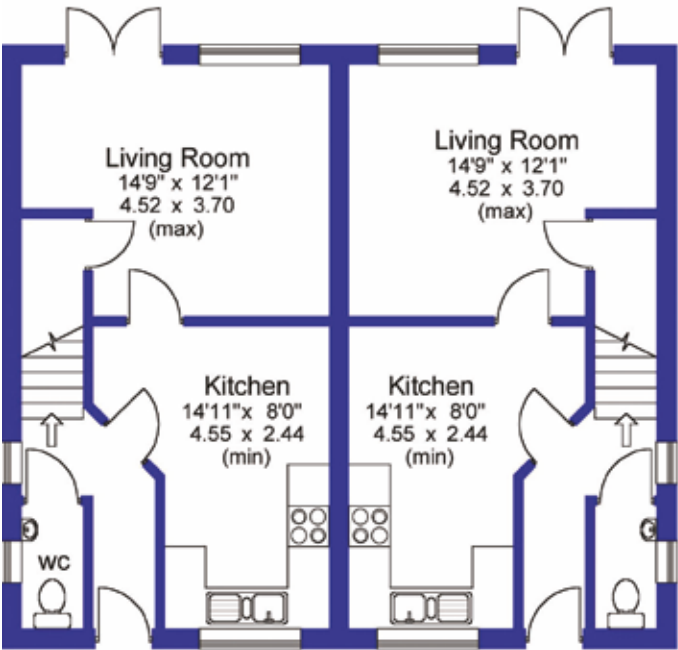
#### Dimensions:

Ground Floor	Metric (m)	Imperial
Lounge	4.53 x 3.70(max)	14'10 x 12'2
Kitchen/Dining	4.55 x 3.53	14'11 x 11'7
<b>First Floor</b>		
Bedroom 1	3.50 x 2.50(min)	11'6 x 8'2
Bedroom 2	3.25 x 2.50	10'8 x 8'2
Bedroom 3	3.10 x 1.93	10'2 x 6'4
Overall	76.64m2	825ft2

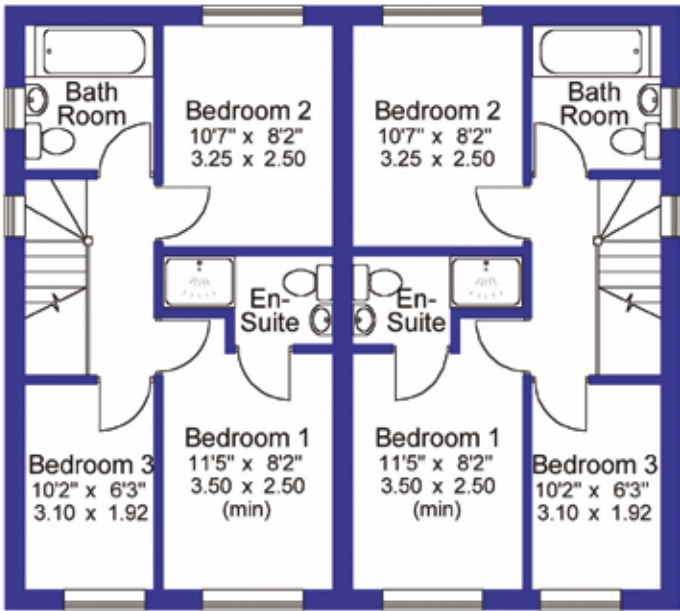
\*Please note all dimensions are subject to slight modifications.

### The Hutton (Plots 1, 2, 3 & 4)

Approx Gross Floor Area = 825 Sq. Feet  
= 76.64 Sq. Metres



Ground Floor



First Floor



# THE ILLINGWORTH

## PLOTS 5 & 6

### FOUR BEDROOM DETACHED

A central hallway opens up the downstairs of the property, with a modern kitchen-diner to the front of the home and a spacious living room featuring French doors to the rear. The single, integral garage and cloakroom completes the downstairs.

Upstairs boasts three well-proportioned double bedrooms, one with en-suite, a family bathroom and single bedroom.

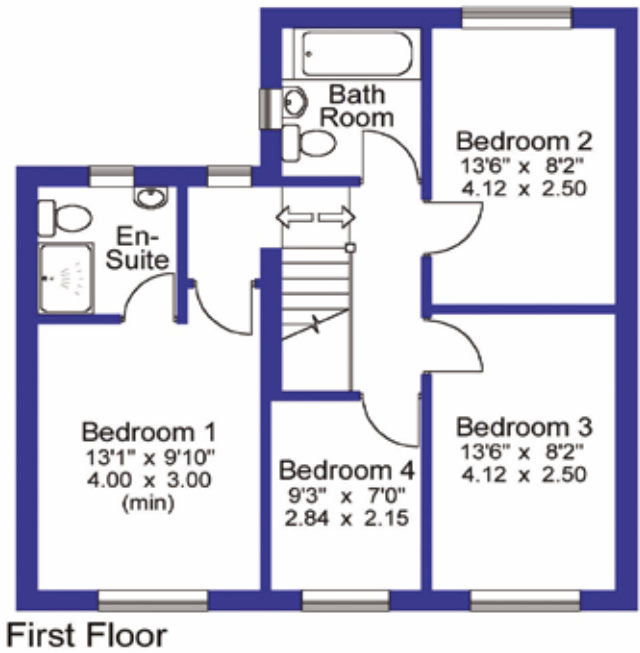
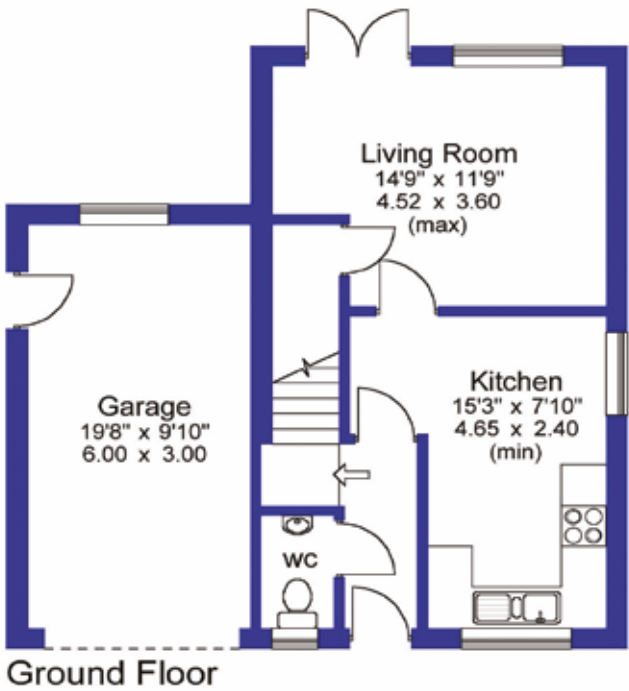


### Dimensions:

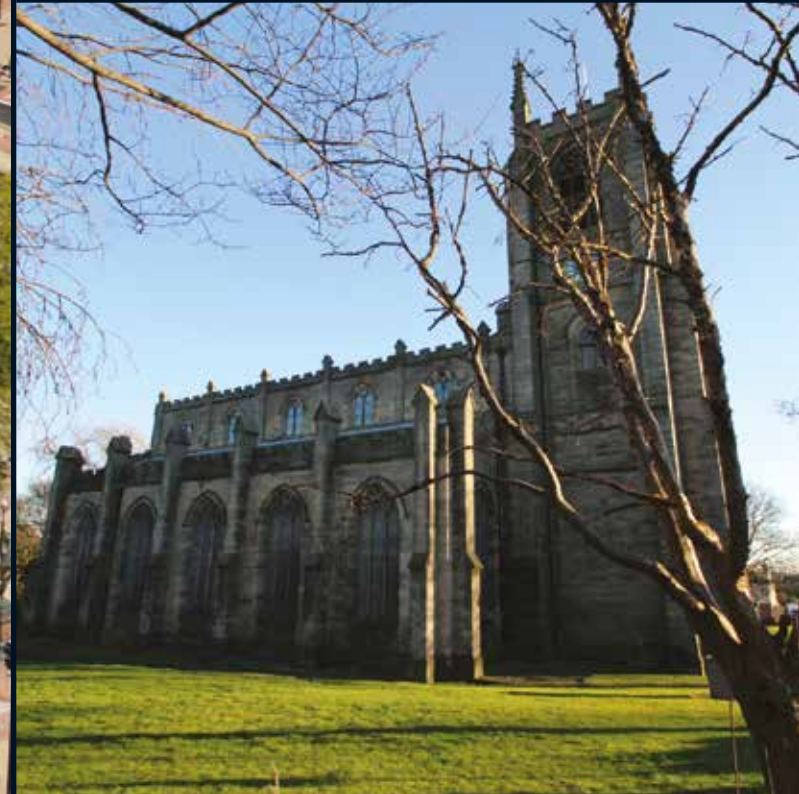
Ground Floor	Metric (m)	Imperial
Lounge	4.23 x 3.60	13'11 x 11'10
Kitchen/Dining	4.65 x 3.40(max)	15'3 x 11'2
Garage	6.00 x 3.00	19'8 x 9'10
First Floor		
Bedroom 1	4.00 x 3.00	13'1 x 9'10
Bedroom 2	4.13 x 2.50	13'7 x 8'2
Bedroom 3	4.13 x 2.50	13'7 x 8'2
Bedroom 4	2.84 x 2.15	9'4 x 7'1
Overall	97.17m2	1046ft2

\*Please note all dimensions are subject to slight modifications.

**The Illingworth (Plots 5 & 6)**  
Approx Gross Floor Area = 1046 Sq. Feet  
(Excluding Garage) = 97.17 Sq. Metres





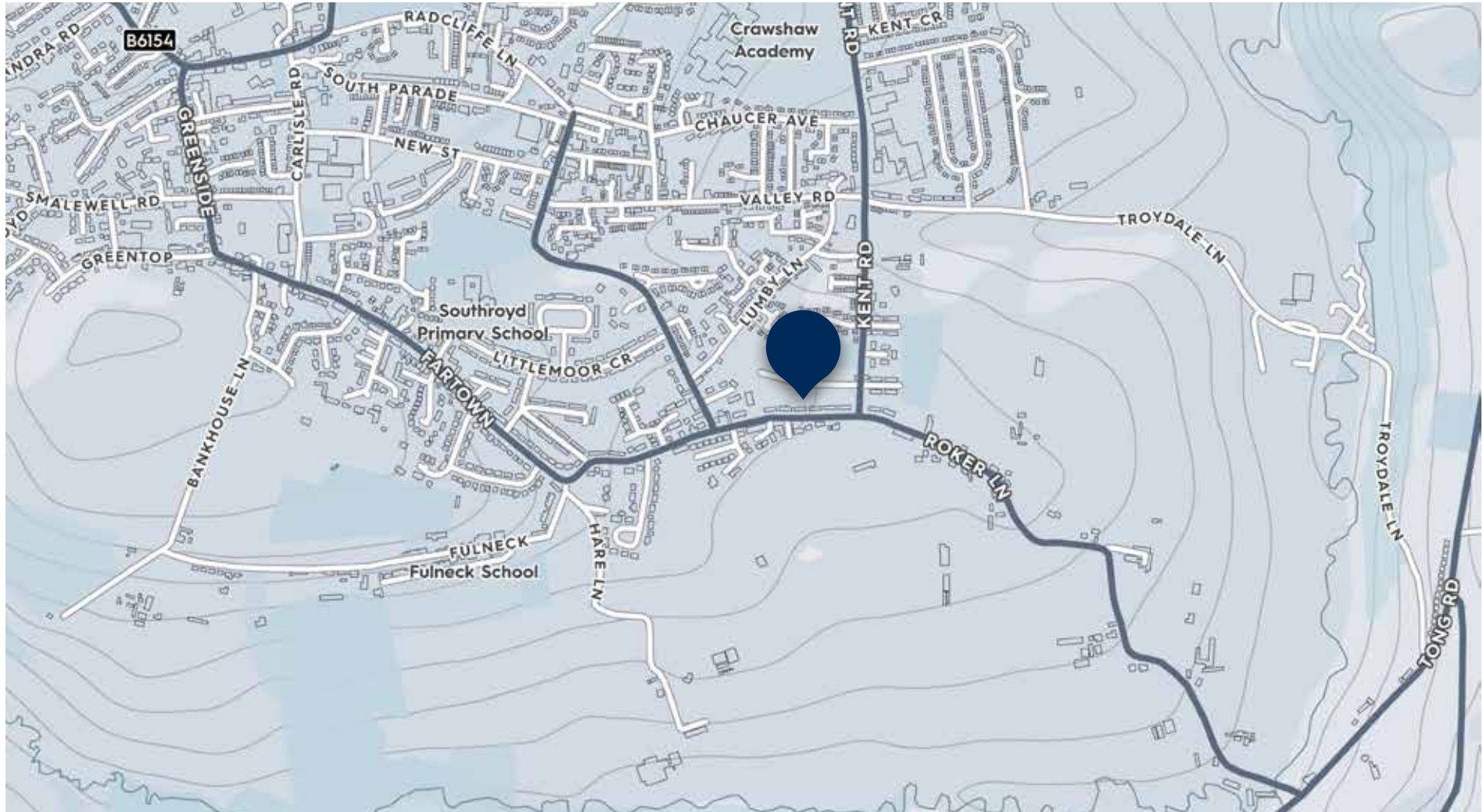




## Maps & Directions

From Pudsey Town Hall, head NE on Lowtown Road towards Wesley Square and turn right on to Manor House Street then turn left on to Robin Lane. Continue as Robin Lane turns into Littlemore Road. At the end, turn left on to Roker Lane and Northwood Chase is on your left and easily identified by the agency board.

SATNAV: 28 Roker Lane, Pudsey LS28 9HW



### AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.

**Land & New Homes**  
**11a Princes Square, Harrogate HG1 1ND**  
**t: 07733 536028 or 01423 540054**  
**landandnewhomes@linleyandsimpson.co.uk**

**[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)**

Branches throughout West Yorkshire and North Yorkshire

