



SIMPLE LIFE



ASHFIELD PARK

NORMANTON  
WF6 2NE



# CONTENTS

LOCAL INFORMATION .....	4
LOCATION MAP.....	5
SITE MAP.....	6
PROPERTY INFORMATION	
- LYNE - 2 BEDROOM HOME.....	8
- DON - 2 BEDROOM HOME.....	10
- AIRE - 3 BEDROOM HOME .....	12
- OUSE - 3 BEDROOM HOME .....	14
TESTIMONIALS .....	16
RESIDENT FEES.....	17
COMMUNITY ENGAGEMENT.....	18
ABOUT US .....	19
OUR SPEC .....	20

# ASHFIELD PARK

SITUATED NEAR THE TOWN OF NORMANTON, ASHFIELD PARK IS A BRAND NEW DEVELOPMENT OF 72 2 & 3 BEDROOM HOMES WITH SOMETHING FOR EVERYONE.



## LOCATION INFORMATION

Commuting couldn't be any easier with Normanton railway station directly opposite the site providing access to Leeds, Sheffield and York. For those who choose to drive, you will be well connected by the M62 only 2 miles away, offering further access to Hull and west towards Leeds, Greater Manchester and Merseyside.

For any families moving to the area, it's well served by both primary and secondary schools including Newlands Primary, Normanton Junior academy as well as Outwood Academy Freeston.

If shopping and leisure is what you desire, you'll find a number of retail parks surrounding Normanton including Snowhill retail park only 3 miles away from the site. Whereas X scape leisure complex is close by, which includes an indoor ski slope, bowling alley and cinema as well as many restaurants and shops.

Use postcode WF6 2NE to access the site.







## ASHFIELD PARK LOCATION MAP



# ASHFIELD PARK SITE MAP

**Ashfield Park**

 LYNE	 AIRE
 DON	 OUSE



## EXCLUSIVELY FOR RENT



Images for demonstrational purposes only. Spec and decor may differ.

## LYNE 2 BEDROOM HOME

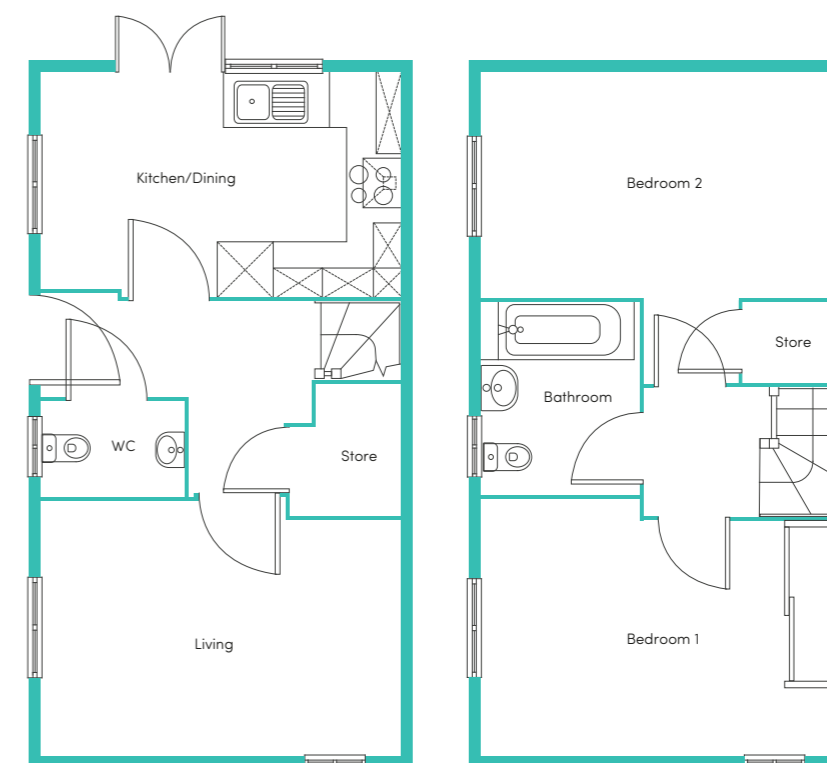
Introducing the Lyne, a beautiful two bedroom home ideal for Individuals, couples or house sharers.

Entering the Lyne, you are welcomed by a hallway leading to the living room to one side and the kitchen/diner with integrated appliances towards the back of the property. This kitchen and dining area also features French windows opening out onto the private back garden for those spring mornings and sunny evenings. The ground floor also benefits from a downstairs cloakroom and a storage cupboard.

The first floor offers a family bathroom as well as two impressive bedrooms. The first of which includes a fitted wardrobe whilst the second bedroom benefits from a convenient cupboard for extra storage.

## THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- Dark ash style worktops
- Wardrobe fitted to master bedroom
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden
- White blinds in bedrooms



## LYNE 2 BEDROOM HOME

## GROUND FLOOR

Kitchen/Dining  
4.05 x 2.49m (13'4" x 8'2")†

Living  
4.05 x 2.77m (13'4" x 9'1")†

## FIRST FLOOR

Bedroom 1  
4.05 x 2.77m (13'4" x 9'1")†

Bedroom 2  
4.05 x 3.44m (13'4" x 8'3")

Bathroom  
1.82 x 2.10m (6'0" x 6'11")

## EXCLUSIVELY FOR RENT



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## DON 2 BEDROOM HOME

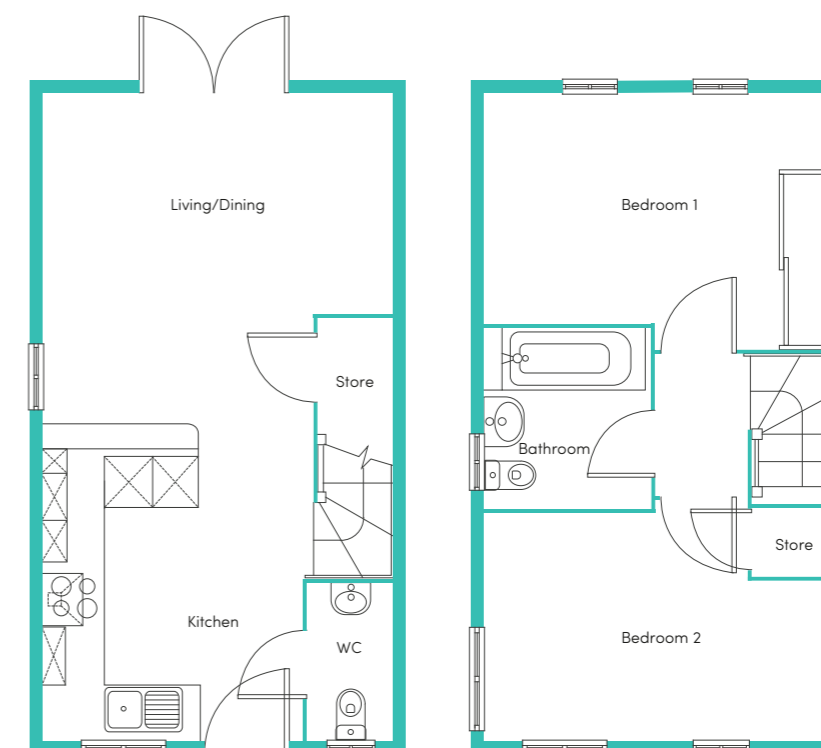
Introducing the Don, a lovely two bedroom home, with something to offer for all.

On the ground floor there is an open plan kitchen, living and dining area creating an easy flow from your front door to the back of the property. The living/dining area features a pair of French windows leading to your garden making this a beautiful, light-filled space. This floor also benefits from a downstairs cloakroom and a handy storage cupboard.

Upstairs, there are two bright and spacious bedrooms as well as a stylish family bathroom. The master bedroom boasts a little more floor space as well as a fitted wardrobe whilst the second bedroom includes a built-in cupboard for tidying away those bits and bobs.

## THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- Dark ash style worktops
- Wardrobe fitted to master bedroom
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden
- White blinds in bedrooms



## DON 2 BEDROOM HOME

## GROUND FLOOR

Living/Dining  
4.05 x 3.66m (13'4" x 12'0")†

Kitchen  
2.98 x 3.82m (9'7" x 12'7")†

## FIRST FLOOR

Bedroom 1  
4.05 x 2.98m (13'1" x 9'11")†

Bedroom 2  
4.05 x 2.62m (13'1" x 8'6")†

Bathroom  
1.97 x 2.10m (6'6" x 6'11")

## EXCLUSIVELY FOR RENT



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## AIRE 3 BEDROOM HOME

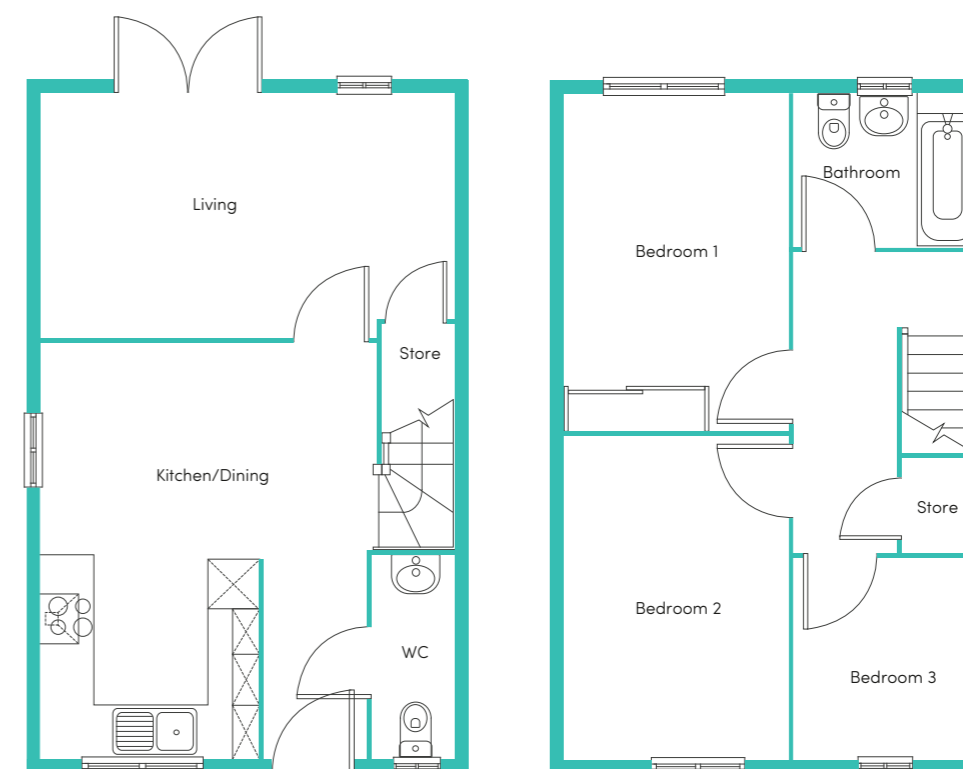
The Aire offers a three bedroom home for families or couples needing a little extra space.

Walking in through the front door, you're led into an open plan kitchen and dining space fully fitted with appliances including a convenient downstairs cloakroom to one side. Towards the back of the property is a striking living room perfect for relaxing and entertaining. The French windows open out onto the back garden, bringing the outside in as well as providing a spacious entry point during parties or family gatherings.

Upstairs, there is a master bedroom including a fitted wardrobe as well as a stylish family bathroom towards the back of the property. At the front, you will find two secondary bedrooms adaptable for many uses. The first floor also includes a useful storage cupboard, creating more floor space for the bedrooms.

## THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- Dark ash style worktops
- Wardrobe fitted to master bedroom
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden
- White blinds in bedrooms



## AIRE 3 BEDROOM HOME

## GROUND FLOOR

Kitchen/Dining  
3.90 x 4.91m (12'10" x 16'2")†

Living  
4.95 x 2.91m (16'3" x 9'7")†

## FIRST FLOOR

Bedroom 1  
2.66 x 3.99m (8'9" x 13'1")

Bedroom 2  
2.66 x 3.83m (8'9" x 12'7")

Bedroom 3  
2.18 x 2.39m (7'2" x 7'10")

Bathroom  
2.18 x 1.80m (7'2" x 6'2")

## EXCLUSIVELY FOR RENT



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## OUSE 3 BEDROOM HOME

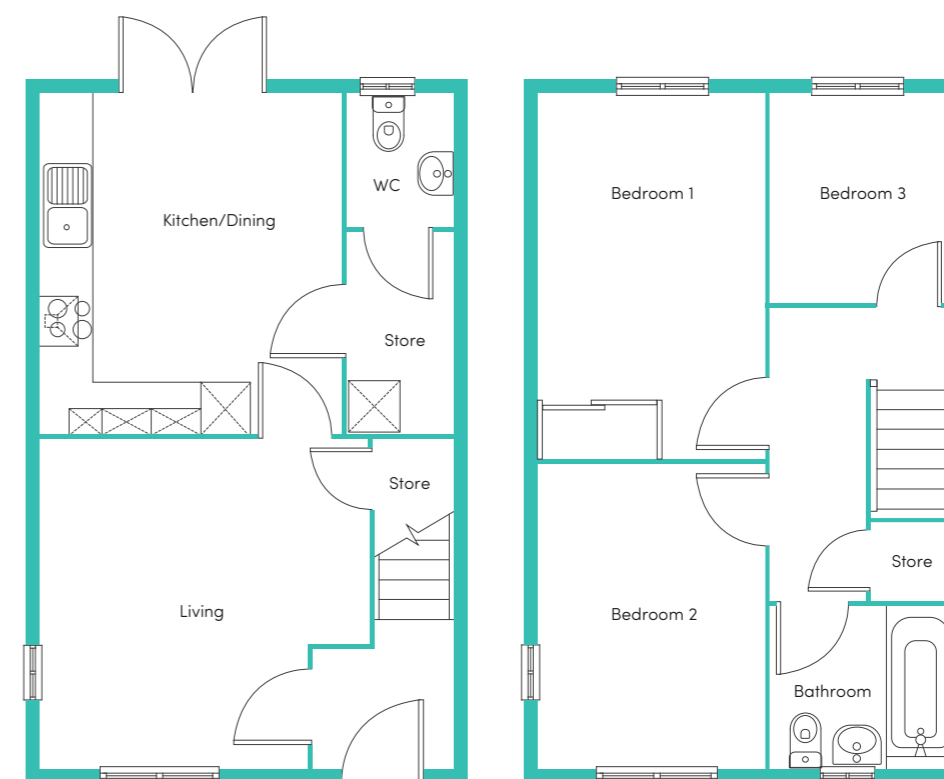
The Ouse is a three bedroom home ideal for families.

As you walk in the property, you are welcomed by a generous living room to one side and the stairs straight ahead. Towards the back of the property, there is a light and airy kitchen/dining area, fully fitted with appliances, with French windows opening out onto your private back garden. The ground floor also benefits from a storage room for utilities and a downstairs cloakroom.

On the first floor, there is a generous master bedroom including a fitted wardrobe as well as two secondary bedrooms. Towards the front of the property, you'll find a stylish family bathroom and a convenient storage cupboard on the landing.

## THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Dishwasher
- Fridge freezer
- Washing machine
- Oven and hob
- Light wash wood effect flooring
- Dark ash style worktops
- Wardrobe fitted to master bedroom
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden
- White blinds in bedrooms



## OUSE 3 BEDROOM HOME

## GROUND FLOOR

Kitchen/Dining  
3.61 x 4.09m (11'10" x 13'5")

Living  
3.93 x 3.96m (12'11" x 13'0")†

## FIRST FLOOR

Bedroom 1  
2.72 x 3.68m (8'11" x 12'1")

Bedroom 2  
2.72 x 4.37m (8'11" x 14'4")

Bedroom 3  
2.18 x 2.49m (7'2" x 8'2")

Bathroom  
2.18 x 1.95m (7'2" x 6'5")



## TESTIMONIALS

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"I would recommend Simple Life to anyone. They are honestly a very caring landlord, you are a person to them, which is great and not what you get from a lot of landlords."

Charlie Say,  
Simple Life customer

"It's a really satisfying feeling knowing Simple Life is looking after our needs and we don't have to worry. If we need to contact them they're always polite and understanding, listening to our concerns. As soon as we saw our house, we fell in love with it, we knew we had to have one."

Kelly Wood,  
Simple Life customer

”



## RESIDENT FEES

### Permitted Payments under a Simple Life Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

Fee Type	Details	Date Payable	Amount
<b>Refundable Holding Deposit</b>	A holding deposit will be required in order to secure the property. By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days). The holding deposit will be paid towards your first month's rent.	The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market.	Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170.
Simple Life may retain your holding deposit if: <ul style="list-style-type: none"> <li>· You provide misleading information on your application form</li> <li>· You fail a Right to Rent Check</li> <li>· You change your mind about the property and withdraw your application</li> <li>· You have failed to take reasonable steps to enter into the tenancy</li> </ul>			
<b>Refundable Tenancy Deposit</b>	This is your Security Deposit. Your Deposit will be registered with the Deposit Protection Service for the duration of your Tenancy.	The Simple Life Team will contact you to advise when all payments are required.	Equivalent to 5 week's rent.
<b>First Month's Rent</b>	Your first month's rent is due in advance.	The Simple Life Team will contact you to advise when all payments are required.	1 month's rent (less any holding deposit that has been collected).

Tenants may also be charged the following fees for services provided during the tenancy:

Fee Type	Details	Date Payable	Amount
<b>Default Fee</b>	A payment that is required in the event of a default by the tenant: <ul style="list-style-type: none"> <li>• Lost key</li> <li>• Lost security device giving access to the housing.</li> </ul>	Payable on request by the Simple Life Team.	A reasonable cost that has been incurred by the Landlord.
<b>Late Payment Fee</b>	Fee will be added to the Tenant's account when rent falls overdue (by 14 days or more).	Payable when rent falls overdue.	Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee).
<b>Variation of Tenancy Fee</b>	Payments on assignment, variation or novation of a tenancy at the tenant's request.	Payable on request by the Simple Life Team following the tenant request.	Capped at £50 or the reasonable costs incurred if greater.
<b>Early Termination Fee</b>	Payments in respect of early termination of a tenancy agreement at the tenant's request.	Payable on request by the Simple Life Team following the tenant request.	Capped at Simple Life's loss of rent.

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Tenants may be expected to pay additional amounts for services incurred during your tenancy such as:

Council Tax, Energy and Utilities, Television Licences, Phone and Internet services.

These are not included with your rent or payments to Simple Life. It is the responsibility of the tenant to arrange for payment for these services where applicable.

### Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJs, IVA's, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.

All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.

Accurate as of May 2020

# COMMUNITIES

A house is not just a home, but also where you put down roots and establish yourself in a community of neighbours and friends. At Simple Life we feel it is just as important to have a sense of place within your street as it is to enjoy your internal space. As such, we help to organise community events throughout the year across our developments, bringing the neighbourhood together.

From Easter Egg Hunts to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each new development as a hub for residents to **Settle for More**.

# ABOUT US

Simple Life customers are offered the remarkable opportunity to rent a brand new quality home from a professional and reliable landlord. We take pride in our homes and the communities we create, so we ensure that your home is kept in excellent working order and to high standards throughout the duration of your tenancy.

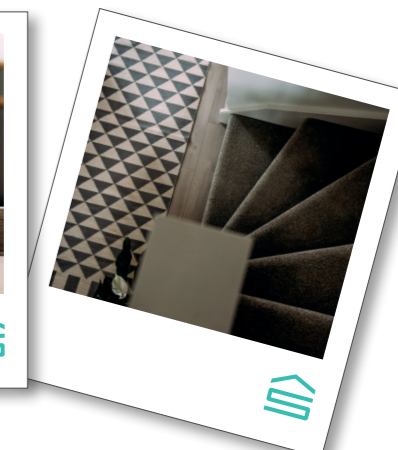
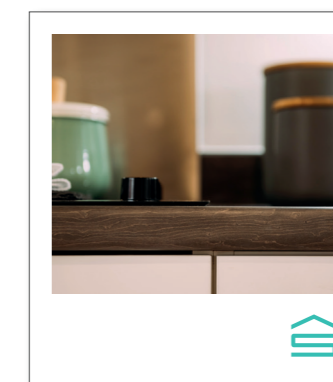
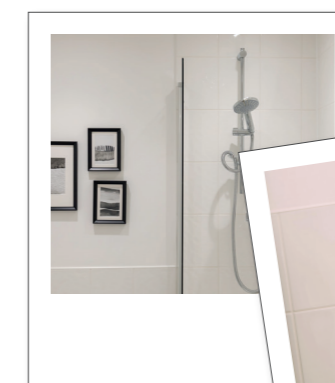
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your home will be as individual as you are.

Being part of the Simple Life family means you'll soon be living in the heart of a friendly and like-minded community, with everything you need right on your doorstep. So you'll find handy transport links nearby, and great schools, shops and amenities just minutes away.

With over 2000 properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.

# OUR SPEC





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