



SIMPLE LIFE



HOLYBROOK

BRADFORD
BD10 0EH



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HOLYBROOK

OUR HOMES AT HOLYBROOK ARE SITUATED PERFECTLY FOR EASY ACCESS TO PLENTY OF MAJOR TOWNS AND CITIES, INCLUDING BRADFORD, LEEDS, HUDDERSFIELD, HARROGATE AND WAKEFIELD.



LOCATION INFORMATION

Our new Holybrook development is a beautiful little cul-de-sac located in the Romanby Shaw area of Bradford. Simple Life residents will be able to take their pick from modern two, three and four bedroom, family homes.

Located immediately next to the Eccleshill Pool & Leisure Centre, Sainsbury's Supermarket, and Matalan store, the site is less than 5 miles to Leeds Bradford Airport with close proximity to Bradford, Leeds, Huddersfield, Harrogate and Wakefield.

For those who prefer taking in the beautiful Yorkshire outdoors, Eccleshill Park can be found just down the road, as well as plenty of Yorkshire favourites slightly further afield by car including Golden Acre Park and Harewood House.

This is also the perfect spot for keen golfers with an array of Golf Clubs located close by including, Woodhall Hills, Calverley, Horseforth and Bradford Golf Clubs.

The development benefits from being within 3 miles of 60 'Good' or 'Outstanding' primary and secondary schools and colleges, with Holybrook Primary School just 5 minutes' walk away. Less than 2 miles from the city centre, there is access to the new Broadway shopping centre and diverse high street.

Use postcode BD10 0EH to access the site.



HOLYBROOK LOCATION MAP



HOLYBROOK SITE MAP



EXCLUSIVELY FOR RENT



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

TYNE

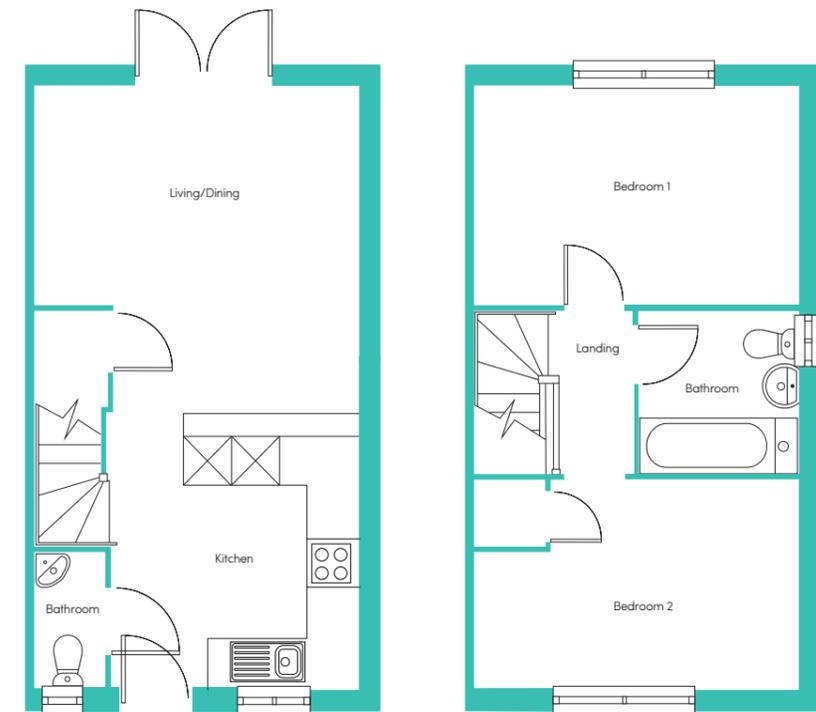
2 BEDROOM HOME

Walking into the Tyne you are immediately greeted by a light and spacious open plan kitchen, dining and living area. With French windows directly out to your private back garden, the property allows for functional cooking space as well as an excellent entertaining area.

Upstairs there is a family bathroom and two good sized double bedrooms, one of which comes with a storage cupboard perfect to keep linen, clothes and belongings tidy.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



TYNE 2 BEDROOM HOME

GROUND FLOOR

Living/Kitchen/Dining
4.04 x 7.48m (13'3" x 24'7")†

FIRST FLOOR

Bedroom 1
4.04 x 2.71m (13'3" x 8'11")

Bathroom
1.98 x 2.04m (6'6" x 6'9")

Bedroom 2
4.04 x 2.60m (13'3" x 8'6")

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only. † Denotes longest measurement taken.

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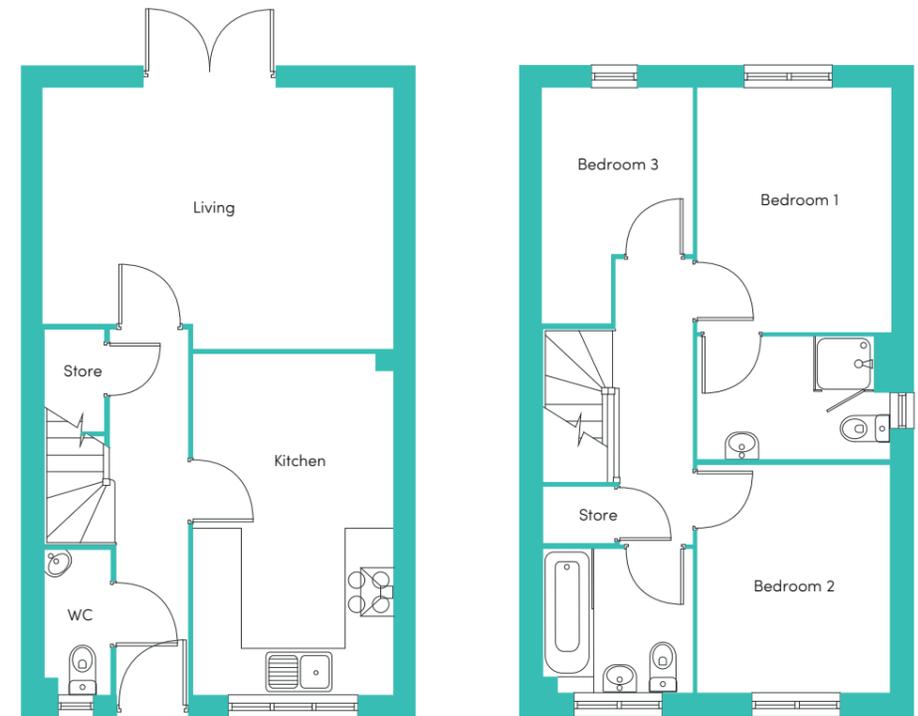
KELLINGTON 3 BEDROOM HOUSE

Presenting the Kellington! Upon entering the property, you will find yourself in a lovely long hallway leading off to an open-plan kitchen/dining area, fully fitted with modern appliances. At the end of the hallway and you will enter the spacious living room with double French windows, opening on to your private back garden. The ground floor also benefits from a WC and storage cupboard.

Upstairs you will find three well-proportioned bedrooms and a family bathroom. The main double bedroom has a large en-suite shower room. The second bedroom is a decent sized double room and the third bedroom is a generous single bedroom. A built in storage cupboard is accessed off the landing.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



KELLINGTON 3 BEDROOM HOUSE

GROUND FLOOR

Kitchen
2.72 x 4.64m (8'11" x 15'3")

Living
4.77 x 3.56m (15'8" x 11'8")†

FIRST FLOOR

Bedroom 1
2.64 x 3.33m (8'8" x 10'11")

En-suite
2.64 x 1.67m (8'8" x 5'6")†

Bedroom 2
2.64 x 3.13m (8'8" x 10'4")

Bedroom 3
2.06 x 3.20m (6'9" x 10'6")†

Bathroom
2.06 x 1.98m (6'9" x 6'6")

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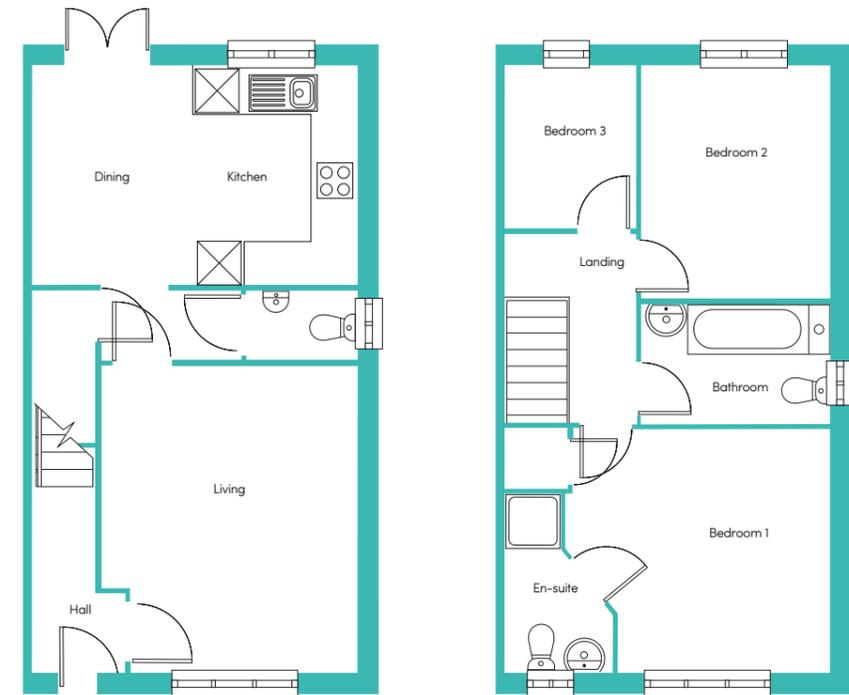
LEATHLEY 3 BEDROOM HOME

The Leathley is a wonderful family home with plenty of space. Entering through the hallway, your living room is at the front of the property before leading through to an open plan kitchen/dining area. With a WC and French windows to your private garden, the downstairs has space to entertain and relax.

On the second floor the main bedroom comes complete with en-suite shower room and storage cupboard, whilst a family bathroom with shower and bath is found along the landing. A further two bedrooms – one double and one single – complete the layout upstairs.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



LEATHLEY 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
4.54 x 3.07m (14'11" x 10'1")

Living
3.59 x 4.30m (11'9" x 14'2")†

FIRST FLOOR

Bedroom 1
3.59 x 3.43m (11'9" x 11'3")†

Bedroom 2
2.62 x 3.25m (8'7" x 10'8")

Bedroom 3
1.85 x 2.28m (6'1" x 7'6")

Bathroom
2.62 x 1.69m (8'7" x 5'7")

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SINDERBY

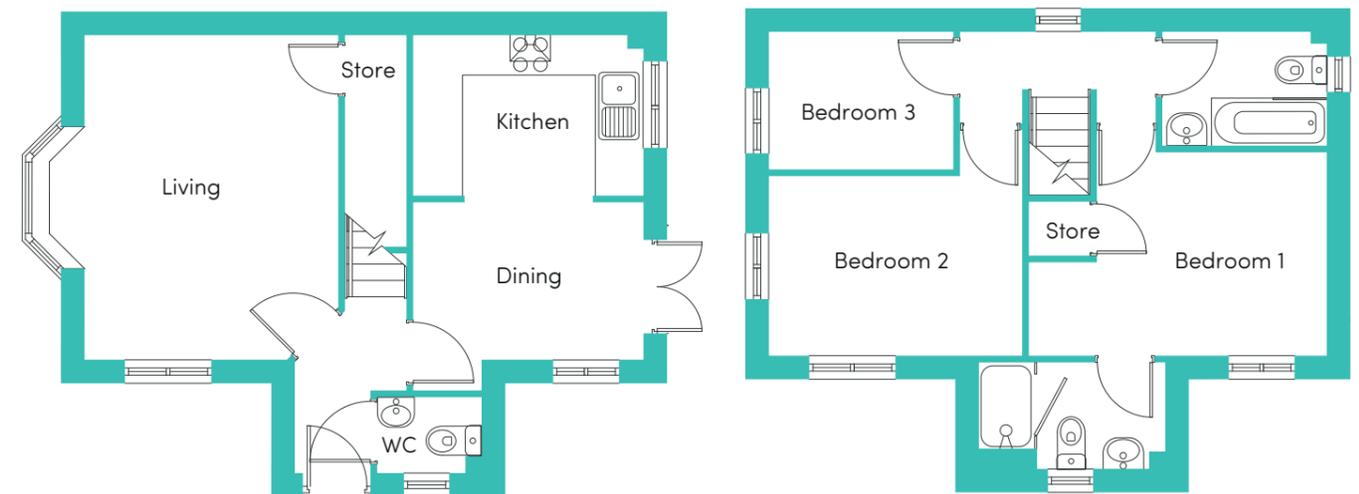
3 BEDROOM HOUSE

Entering through the front door you will find yourself in the ground floor hallway, which offers a WC to one side. Continue down the hallway and you will enter a large kitchen/dining area, finished with modern appliances and double French windows leading into your own private garden. To the other side of the hall, you will find an inviting living area finished with a beautiful feature bay window.

Upstairs includes three bedrooms and a family bathroom. The main double bedroom includes a built in storage cupboard and has an en-suite bathroom, complete with shower. The second bedroom is very sizeable double room and the third bedroom is a generously sized single room.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



SINDERBY 3 BEDROOM HOUSE

GROUND FLOOR

Kitchen/Dining
3.24 x 4.55m (10'8" x 14'11")
Living
3.56 x 4.55m (11'8" x 14'11")

FIRST FLOOR

Bedroom 1
4.19 x 2.87m (13'9" x 9'5")†
En-suite
2.64 x 1.52m (8'8" x 5'0")†
Bedroom 2
3.56 x 2.54m (11'8" x 8'4")
Bedroom 3
2.60 x 1.95m (8'7" x 6'5")
Bathroom
2.33 x 1.62m (7'8" x 5'4")

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CLIFTON

4 BEDROOM HOUSE

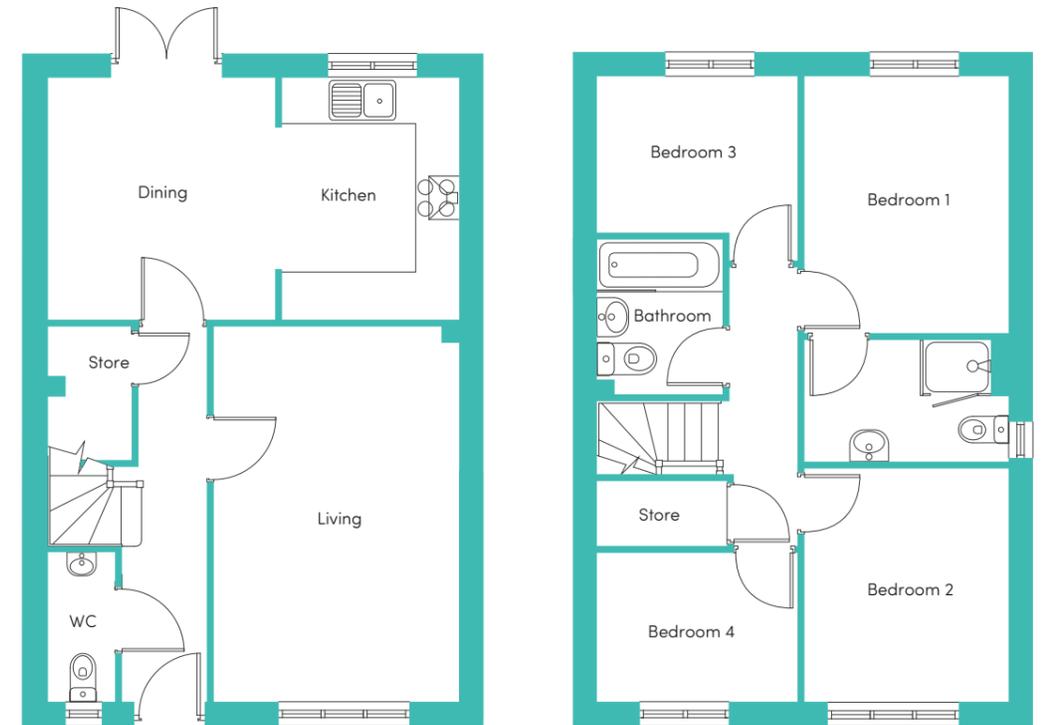
Finished to a high standard, the four bedroom Clifton is the perfect family home.

On the ground floor, you will find an impressive large living room, finished with beautiful flooring. Continuing down the welcoming hallway you will find yourself in the kitchen/dining area, which benefits from having double patio doors leading into your private garden. The ground floor also has a WC and storage cupboard.

Heading upstairs, you will find two double bedrooms and two generously sized single bedrooms, plus a family bathroom, complete with bath and shower. The main bedroom also benefits from having an en-suite bathroom. A built in storage cupboard can also be accessed off the landing.

THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Oven and hob
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



CLIFTON 4 BEDROOM HOUSE

GROUND FLOOR

Kitchen/Dining
5.61 x 3.32m (18'5" x 10'11")

Living
3.36 x 5.10m (11'0" x 16'9")

FIRST FLOOR

Bedroom 1
2.80 x 3.50m (9'2" x 11'6")

En-suite
2.80 x 1.67m (9'2" x 5'6")†

Bedroom 2
2.80 x 3.18m (9'2" x 10'6")

Bedroom 3
2.75 x 2.15m (9'0" x 7'1")

Bedroom 4
2.75 x 2.05m (9'0" x 6'9")

Bathroom
1.74 x 2.12m (5'9" x 7'0")

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TESTIMONIALS

“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
Refundable Holding Deposit	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"> You provide misleading information on your application form You fail a Right to Rent Check You change your mind about the property and withdraw your application You have failed to take reasonable steps to enter into the tenancy 			
Refundable Tenancy Deposit	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.
First Month's Rent	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
Default Fee	A payment that is required in the event of a default by the tenant: <ul style="list-style-type: none"> Lost key Lost security device giving access to the housing. 	Payable on request by the Simple Life Team.	A reasonable cost that has been incurred by the Landlord.
Late Payment Fee	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).
Variation of Tenancy Fee	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.
Early Termination Fee	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, IVAs, 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!

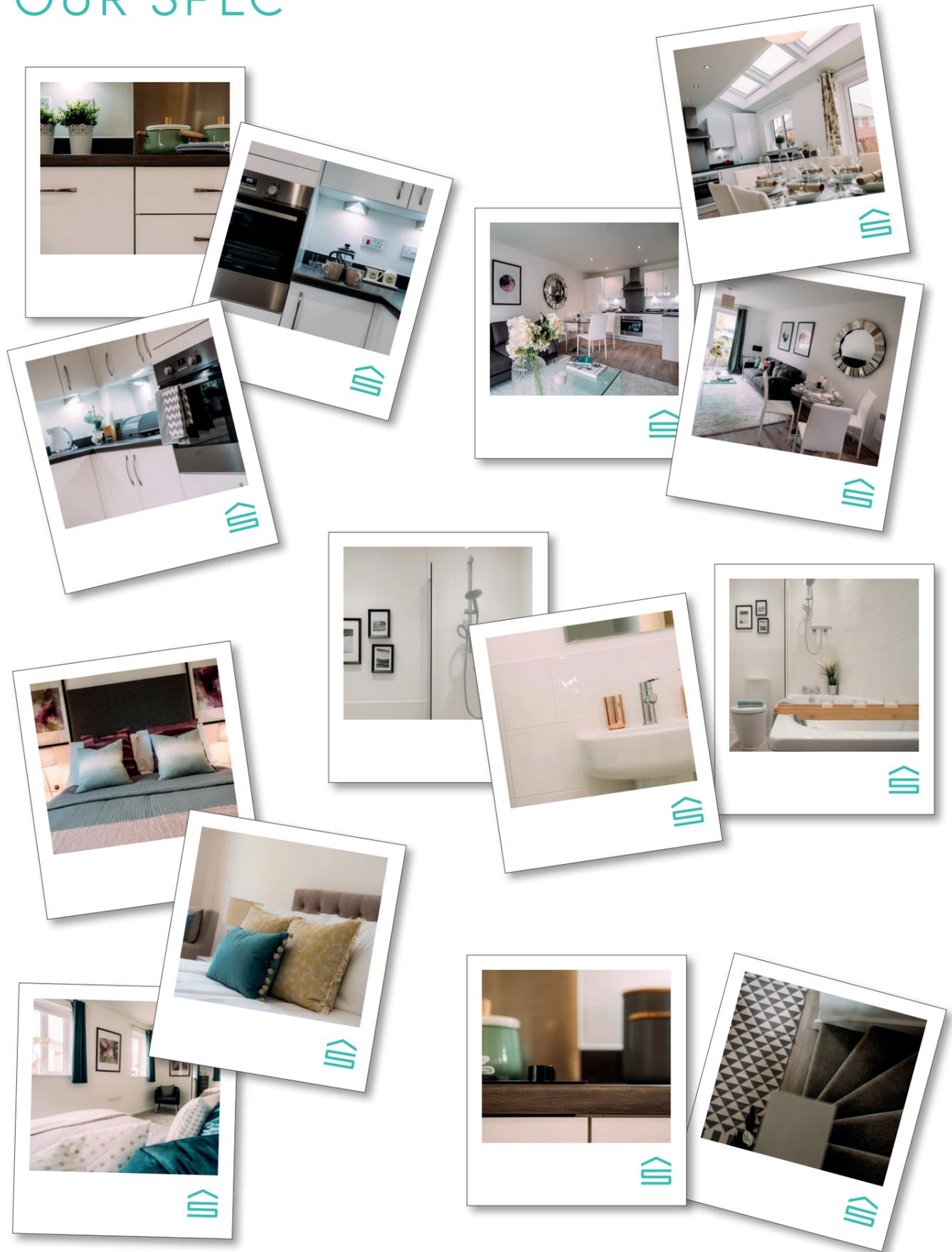
From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your 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 3000 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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