



# ELM TREE PARK

WAKEFIELD

FIND YOUR  
PERFECT  
PLACE TO  
CALL HOME

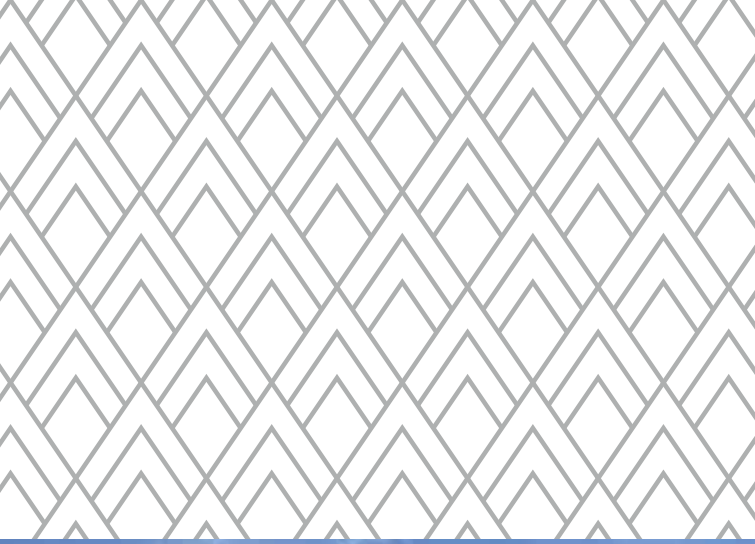
[keepmoat.com](http://keepmoat.com)





MILTON ROAD, WAKEFIELD





**ELM TREE  
PARK**

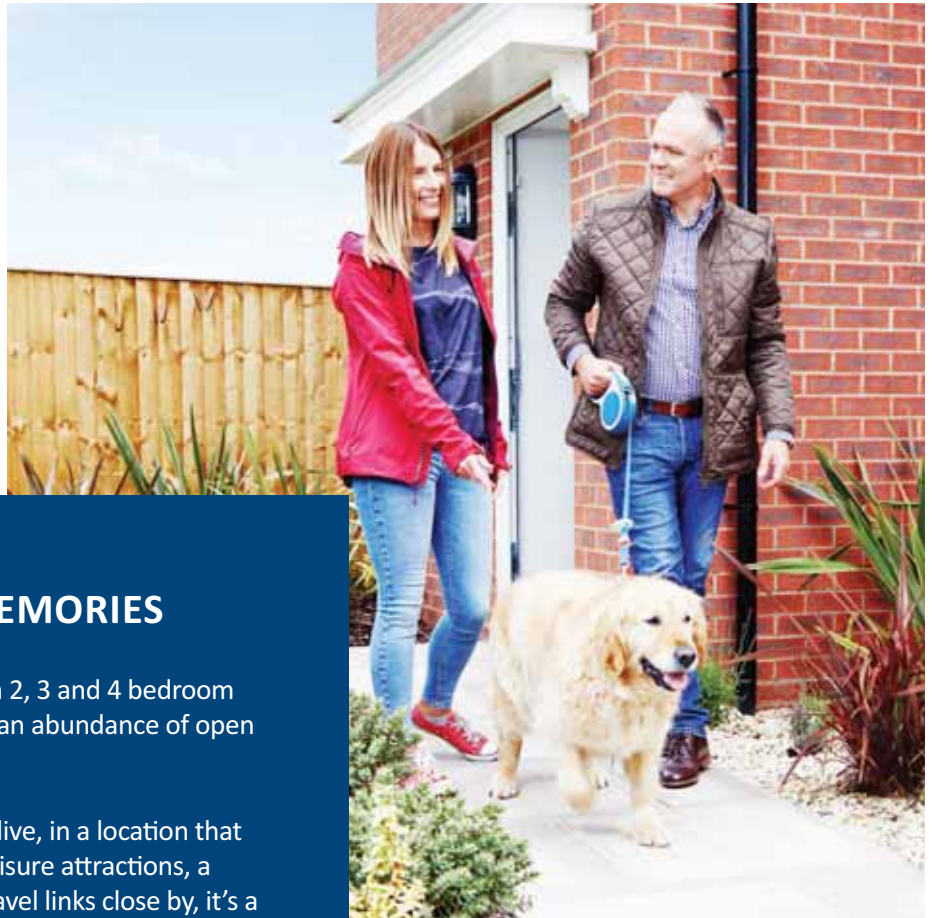
▶ WELCOME TO  
ELM TREE PARK



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







## MADE FOR MAKING MEMORIES

Elm Tree Park is a collection of stylish 2, 3 and 4 bedroom homes surrounded by greenery and an abundance of open spaces, on the edge of Wakefield.

A quiet, yet well-connected place to live, in a location that ticks all the right boxes with parks, leisure attractions, a great choice of schools and handy travel links close by, it's a great place to start the next exciting chapter in your life.

Elm Tree Park is in the heart of the stunning Yorkshire countryside with lots of adventures right on the doorstep.

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



**Easymove**



## ▶ LIFE IN WAKEFIELD

Elm Tree Park has everything you need close to home, including supermarkets, restaurants, leisure centres, parks and the M1 nearby.

The ideal location for growing families, there's a great choice of Schools in the area with Snapethorpe Primary just a few minute's walk away.

You'll find Trinity Walk, with over 70 of your favourite stores, and the award-winning Hepworth Gallery in Wakefield. And if you prefer to combine art with the great outdoors, Yorkshire Sculpture Park is the perfect place for you.



Yorkshire Sculpture Park ▲



Pugneys Country Park ▲

WELCOME

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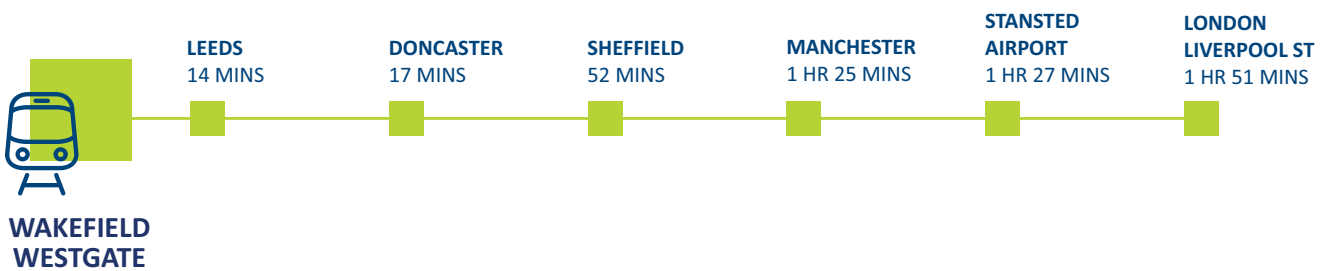


## ▶ TRAVEL LINKS

### PERFECT FOR EXPLORING

Great transport links make Elm Tree Park perfect for exploring the region and beyond. With so many great towns and cities, so easy to get to, there's always something to do.

Some of the region's most stunning and famous countryside is nearby, with excellent access to the Yorkshire Dales to the North and the Peak District National Park to the South.



WELCOME  
LOCATION

#### ▶ TRAVEL LINKS

SITE PLAN

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► SITE PLAN

- THE HALSTEAD  
2 bedroom home
- THE KENDAL  
3 bedroom home
- THE CANTERBURY  
3 bedroom home
- THE WINDSOR  
3 bedroom home
- THE STAVELEY  
3 bedroom home
- THE BAMBURGH  
3 bedroom home
- THE ROWINGHAM  
4 bedroom home
- AFFORDABLE HOMES



WELCOME  
LOCATION  
TRAVEL LINKS

► SITE PLAN

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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

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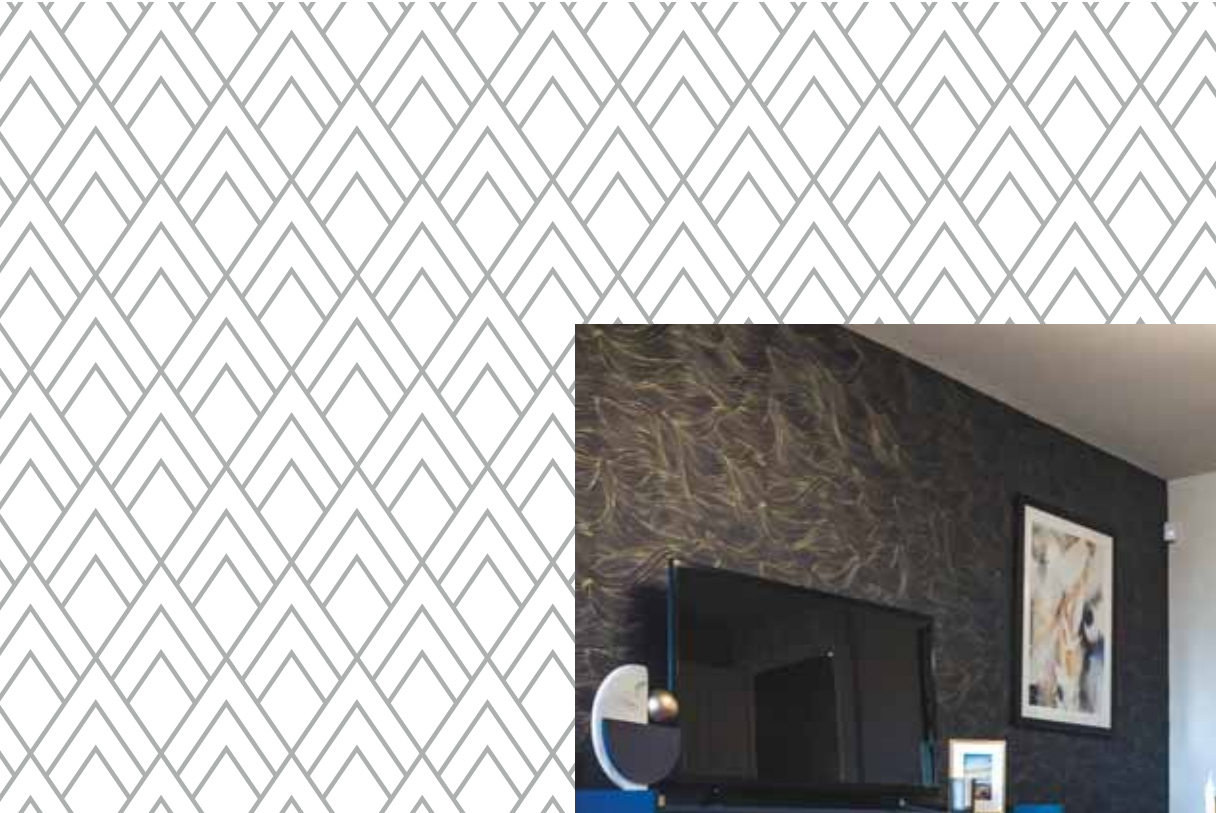
SITE PLAN

▶ **MAKE IT YOUR OWN**

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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.*



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## KITCHEN / UTILITY\*

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- ✓ Choice of kitchen units\*\*
- ✓ Choice of work top with upstand\*\*
- ✓ Stainless steel electric oven with integrated extractor hood
- ✓ Gas hob and stainless steel splash back
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

## BATHROOM / EN-SUITE\*

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- ✓ Fitted white sanitaryware
- ✓ Choice of wall tiles\*\*
- ✓ Chrome hair rinser and twist handle overflow to bath
- ✓ Thermostatic shower in the en-suite\*
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant light fitting

## ELECTRICAL

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- ✓ White sockets and switches
- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves

## DECOR

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- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior wood work
- ✓ Satin chrome ironmongery to internal doors

## EXTERIORS

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- ✓ Turfed and or Landscaped front garden\*
- ✓ Rotavated rear garden
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed french doors\*\*

## SAFETY & SECURITY

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- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing

*Make it your own with our range of optional extras*



## ▶ YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



### STEP 01

#### Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250\* 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.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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### STEP 02

#### Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home\*\*.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage 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 home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



### STEP 03

#### Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank 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 and delaying the exchange†.

\*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

\*\*build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.





## STEP 04

### Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



## STEP 05

### Legal Completion

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

Following the CML, we'll be able to confirm your expected legal completion\*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



## STEP 06

### Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues 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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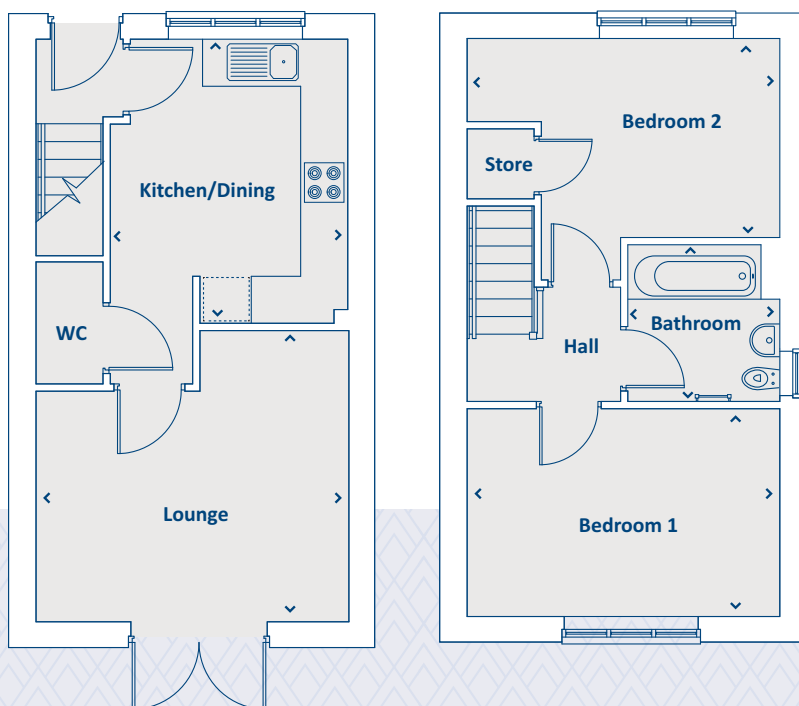
*Start the next  
exciting chapter  
in your life at  
Lyle Place*





Artists impression, features may vary

## THE HALSTEAD 2 bedroom home



### GROUND FLOOR

|                  |             |               |
|------------------|-------------|---------------|
| Kitchen / Dining | 3029 x 4399 | 9'3" x 14'1"  |
| Lounge           | 3992 x 3716 | 13'0" x 12'0" |
| WC               | 855 x 1557  | 2'2" x 5'0"   |

### FIRST FLOOR

|           |             |               |
|-----------|-------------|---------------|
| Bedroom 1 | 3992 x 2673 | 13'0" x 8'2"  |
| Bedroom 2 | 3992 x 3105 | 13'0" x 10'0" |
| Bathroom  | 1940 x 2015 | 6'1" x 6'2"   |

› Longest measurement taken

**PLEASE NOTE:**

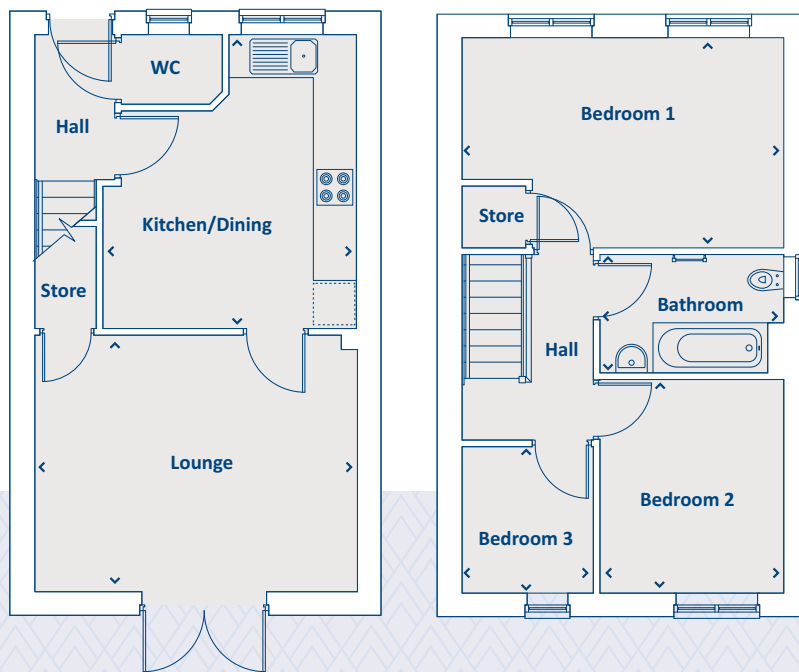
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# THE KENDAL 3 bedroom home



## GROUND FLOOR

|                  |             |               |
|------------------|-------------|---------------|
| Kitchen / Dining | 3536 x 4100 | 11'2" x 13'1" |
| Lounge           | 4499 x 3579 | 14'2" x 11'2" |
| WC               | 1408 x 972  | 4'2" x 3'0"   |

## FIRST FLOOR

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

› Longest measurement taken

**PLEASE NOTE:**

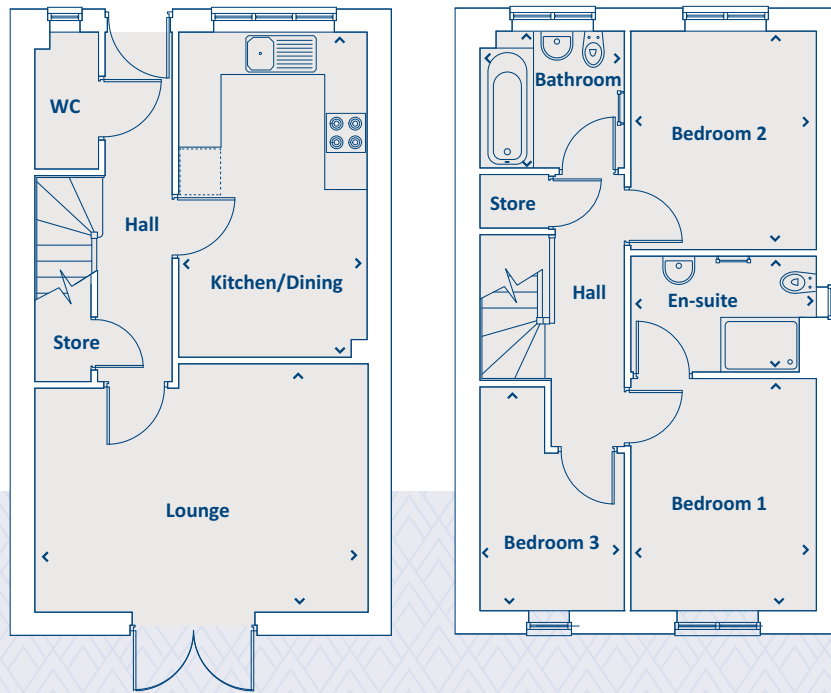
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# THE CANTERBURY 3 bedroom home



## GROUND FLOOR

|                  |             |               |
|------------------|-------------|---------------|
| Kitchen / Dining | 2670 x 4608 | 8'2" x 15'0"  |
| Lounge           | 4723 x 3521 | 15'1" x 11'1" |
| WC               | 902 x 1940  | 2'3" x 6'1"   |

## FIRST FLOOR

|           |             |              |
|-----------|-------------|--------------|
| Bedroom 1 | 2604 x 3294 | 8'1" x 10'2" |
| Bedroom 2 | 2604 x 3099 | 8'1" x 10'0" |
| Bedroom 3 | 2026 x 3176 | 6'2" x 10'1" |
| Bathroom  | 2026 x 1940 | 6'2" x 6'1"  |
| En-suite  | 2604 x 1643 | 8'1" x 5'1"  |

› Longest measurement taken

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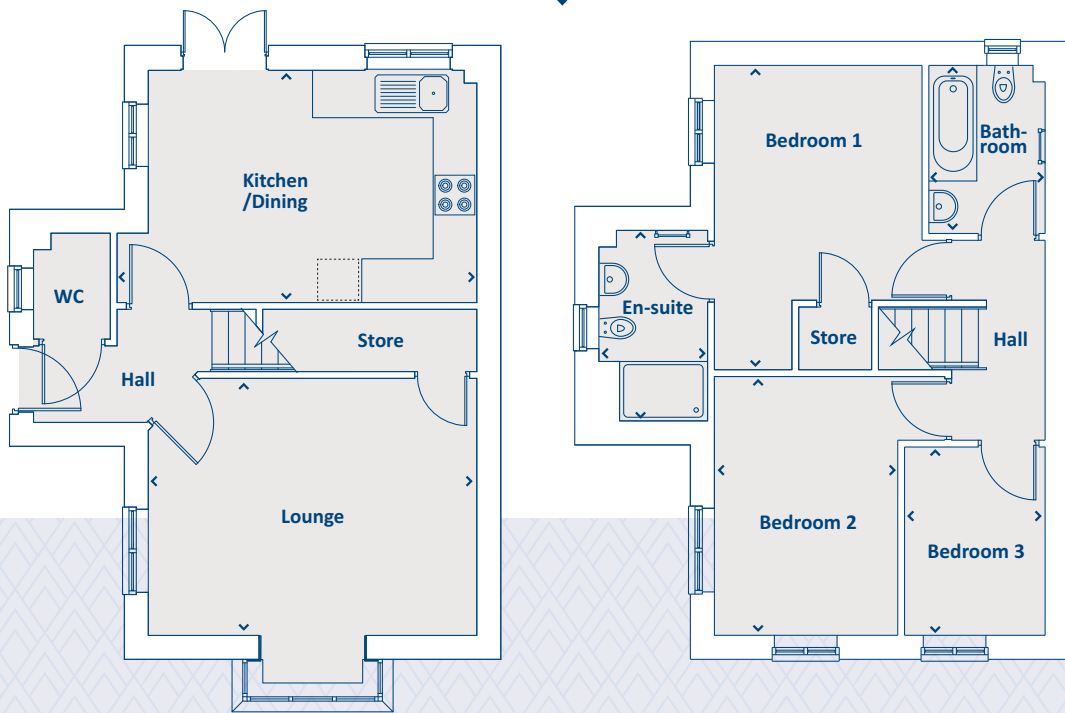






Artists impression, features may vary

# THE WINDSOR 3 bedroom home



## GROUND FLOOR

|                  |             |               |
|------------------|-------------|---------------|
| Kitchen / Dining | 3187 x 4937 | 10'1" x 16'0" |
| Lounge           | 3528 x 4509 | 11'1" x 14'2" |
| WC               | 1453 x 1054 | 4'1" x 3'1"   |

## FIRST FLOOR

|           |             |               |
|-----------|-------------|---------------|
| Bedroom 1 | 4150 x 3141 | 13'2" x 10'1" |
| Bedroom 2 | 3528 x 3141 | 11'1" x 10'1" |
| Bedroom 3 | 2568 x 1916 | 8'1" x 6'0"   |
| Bathroom  | 2292 x 1585 | 7'1" x 5'0"   |
| En-suite  | 2597 x 1482 | 8'6" x 4'9"   |

› Longest measurement taken

**PLEASE NOTE:**

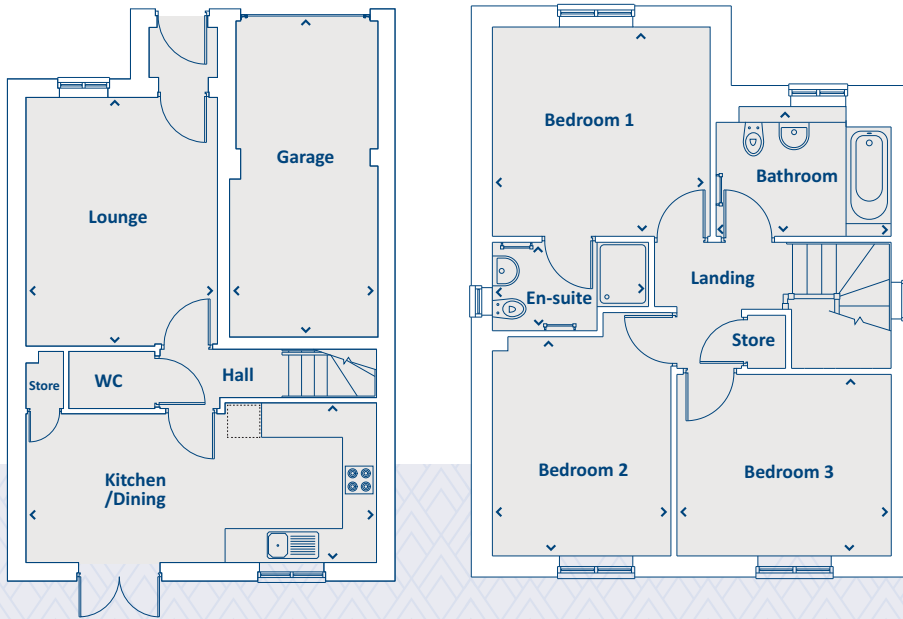
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# THE STAVELEY 3 bedroom home



## GROUND FLOOR

|                  |             |               |
|------------------|-------------|---------------|
| Kitchen / Dining | 6196 x 2822 | 20'01" x 9'0" |
| Lounge           | 3384 x 4396 | 11'0" x 14'1" |
| WC               | 1520 x 1010 | 4'3" x 3'1"   |
| Garage           | 2509 x 5586 | 8'2" x 18'1"  |
| Porch            | 1208 x 885  | 3'3" x 2'3"   |

› Longest measurement taken

## FIRST FLOOR

|           |             |               |
|-----------|-------------|---------------|
| Bedroom 1 | 3384 x 3253 | 11'0" x 10'2" |
| Bedroom 2 | 2775 x 3782 | 9'0" x 12'1"  |
| Bedroom 3 | 3331 x 2822 | 10'3" x 9'0"  |
| Bathroom  | 2719 x 2016 | 8'3" x 6'2"   |
| En-suite  | 2427 x 1375 | 7'3" x 4'1"   |

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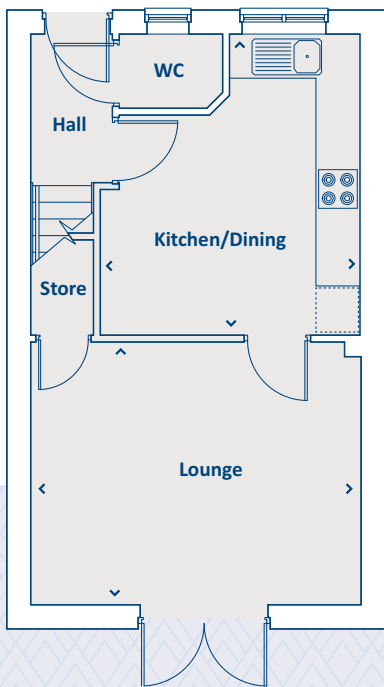
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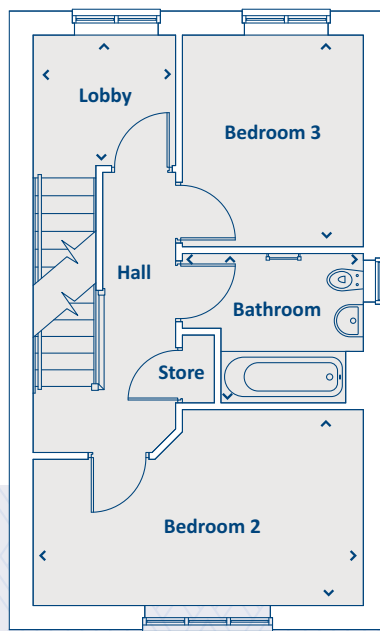
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# THE BAMBURGH 3 bedroom home



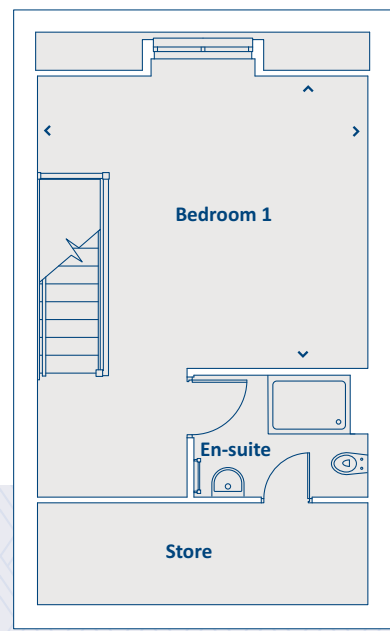
## GROUND FLOOR

|                  |             |               |
|------------------|-------------|---------------|
| Kitchen / Dining | 3536 x 4100 | 11'2" x 13'1" |
| Lounge           | 4498 x 3579 | 14'2" x 11'2" |
| WC               | 1408 x 1010 | 4'2" x 3'1"   |



## FIRST FLOOR

|           |             |              |
|-----------|-------------|--------------|
| Bedroom 2 | 4499 x 2669 | 14'2" x 8'2" |
| Bedroom 3 | 2465 x 2883 | 8'0" x 9'1"  |
| Bathroom  | 1940 x 2034 | 6'1" x 6'2"  |



## SECOND FLOOR

|           |             |               |
|-----------|-------------|---------------|
| Bedroom 1 | 4499 x 5735 | 14'2" x 18'9" |
| En-suite  | 2369 x 1660 | 7'2" x 5'4"   |

› Longest measurement taken

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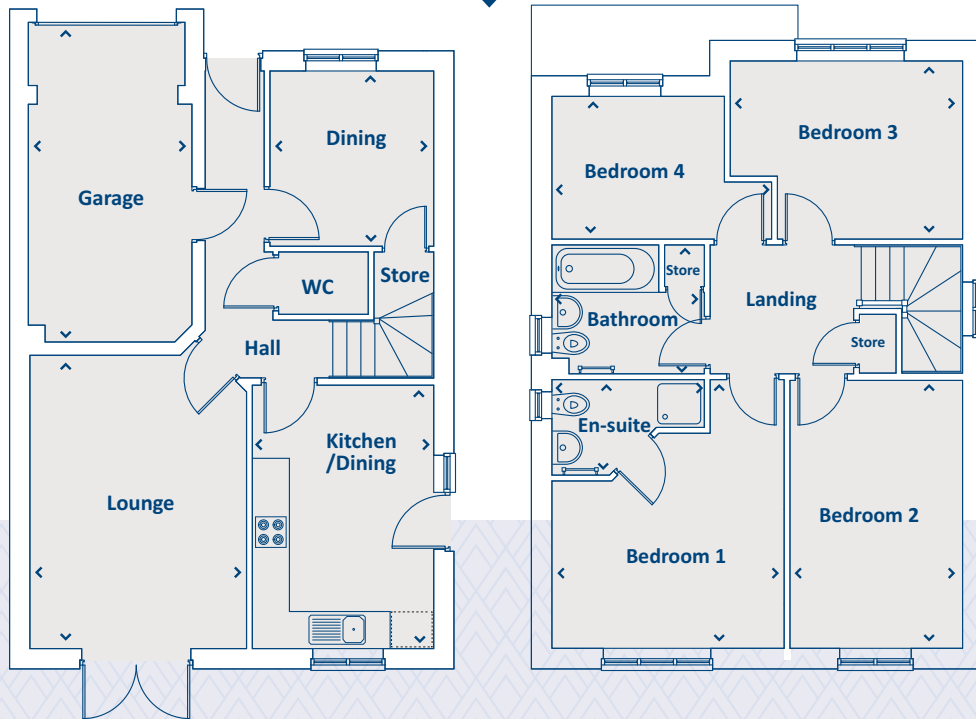






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# THE ROWINGHAM 4 bedroom home



## GROUND FLOOR

|                  |             |               |
|------------------|-------------|---------------|
| Kitchen / Dining | 2935 x 4263 | 9'2" x 13'3"  |
| Lounge           | 3506 x 4747 | 11'1" x 15'1" |
| WC               | 1450 x 1010 | 4'2" x 3'1"   |
| Dining           | 2650 x 2835 | 8'2" x 9'1"   |
| Garage           | 2647 x 5173 | 8'2" x 16'3"  |

› Longest measurement taken

## FIRST FLOOR

|           |             |               |
|-----------|-------------|---------------|
| Bedroom 1 | 3694 x 4275 | 12'0" x 14'0" |
| Bedroom 2 | 2747 x 4263 | 9'0" x 13'3"  |
| Bedroom 3 | 3697 x 2835 | 12'0" x 9'1"  |
| Bedroom 4 | 3494 x 2272 | 11'1" x 7'1"  |
| Bathroom  | 2424 x 2050 | 7'3" x 6'2"   |
| En-suite  | 2424 x 1519 | 7'3" x 4'3"   |

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# ELM TREE PARK

WAKEFIELD

All enquiries:

**01924 918 839**

or email: [ElmTreePark@keepmoat.com](mailto:ElmTreePark@keepmoat.com)



[keepmoat.com](https://www.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.