

# PINNACLE

BRADFORD

FIND YOUR  
PERFECT  
PLACE TO  
CALL HOME

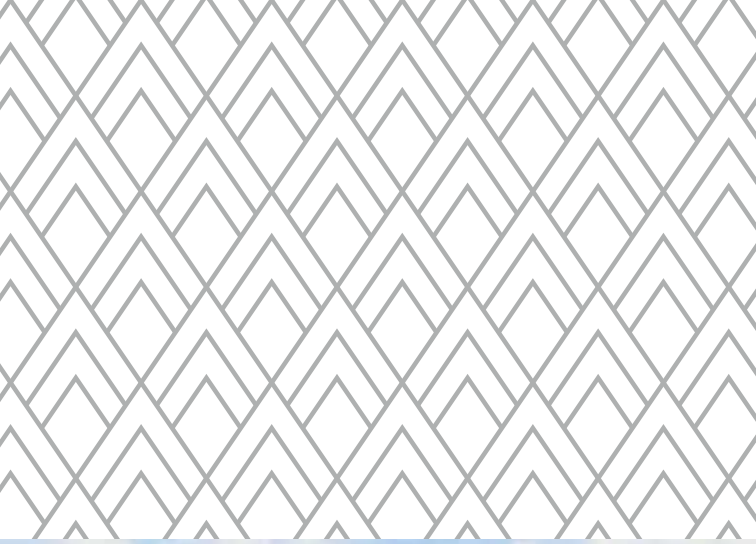
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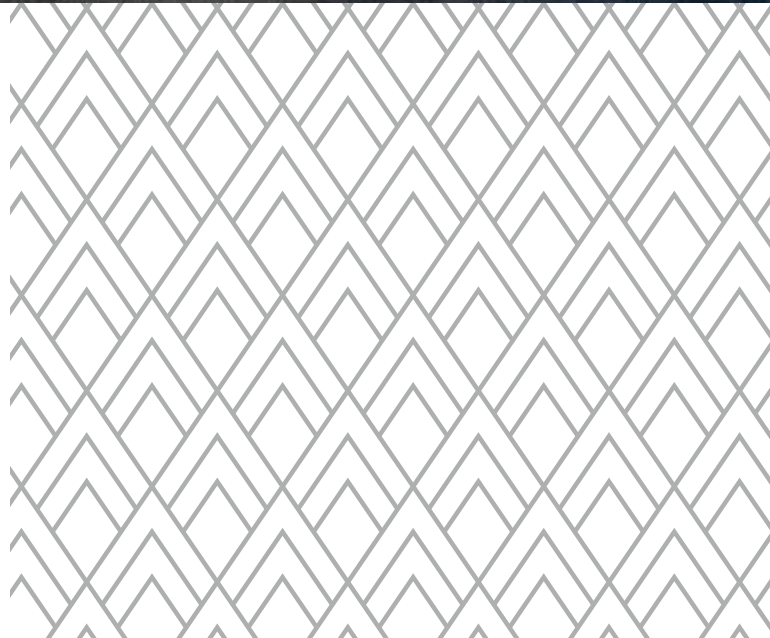
OFF COTE LANE, BRADFORD, BD15 8HN



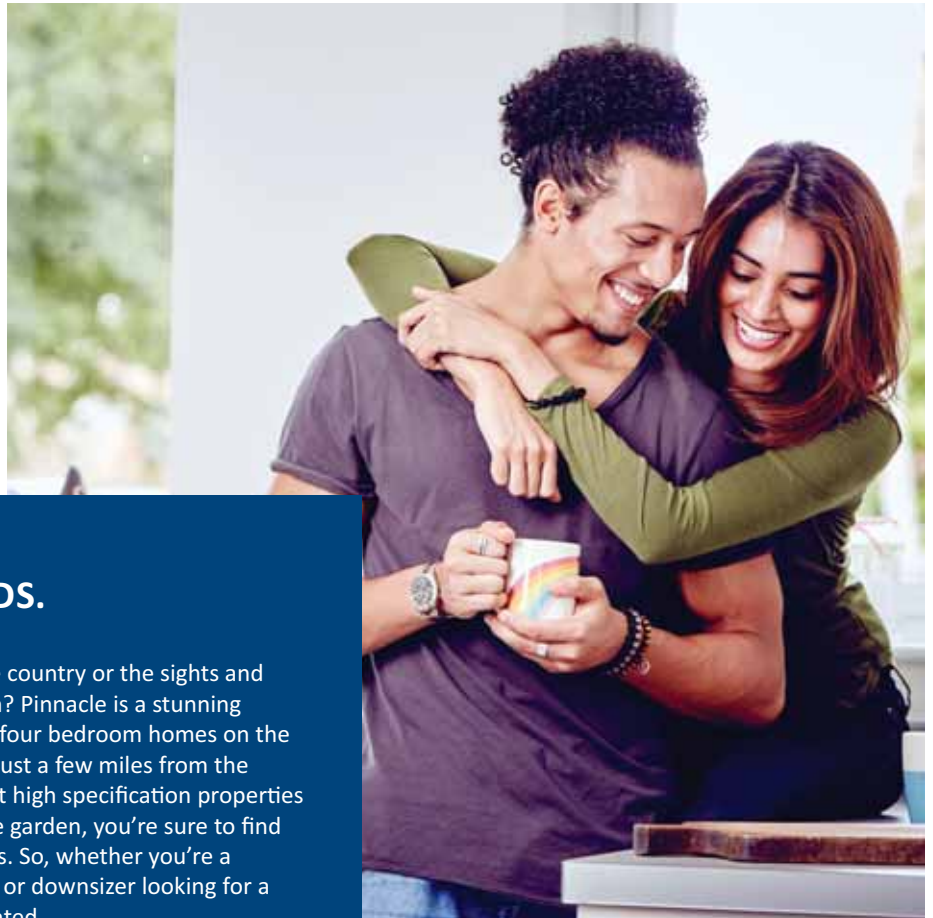


PINNACLE

► WELCOME TO  
PINNACLE



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



## THE BEST OF BOTH WORLDS.

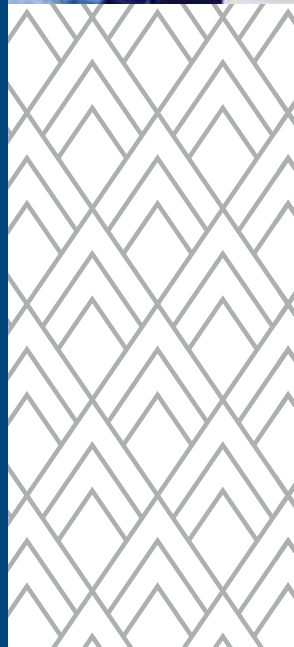
Not sure whether you want the quiet of the country or the sights and sounds of the city? Well, why not have both? Pinnacle is a stunning development of great value two, three and four bedroom homes on the outskirts of the popular village of Allerton, just a few miles from the centre of Bradford. With a range of different high specification properties to choose from, each with their own private garden, you're sure to find the one that meets your exact requirements. So, whether you're a first-time buyer, family wanting more space or downsizer looking for a home that has it all, you won't be disappointed.

Every bit as enviable as the homes on offer is the location itself. In an area of idyllic Yorkshire countryside, it has a sought-after village right on your doorstep as well as a range of handy facilities and choice of great schools. What more could you ask for? Well, how about a good road network nearby making Leeds and Halifax an easy commute?

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



*Easymove*





## ► LIFE IN BRADFORD



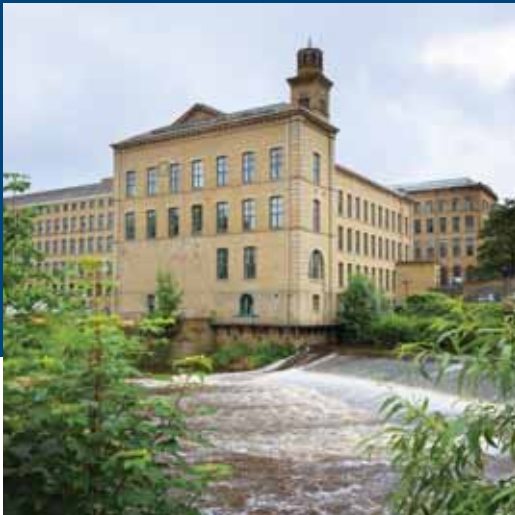
Pinnacle is located on the edge of Allerton Village just 3.5 miles from the centre of Bradford. Though, thanks to its idyllic setting overlooking miles of countryside, you can be forgiven for thinking it's further. As an established community, the village offers a choice of handy local amenities including nearby Allerton Shopping Centre which includes a handy Co-op supermarket and pharmacy. In addition, there is a wide range of cafes, restaurants pubs, and takeaways catering to every taste.

For families, the area boasts a great choice of schools all rated 'Good' by Ofsted. These include St. James Church Primary, St. Matthew's Catholic Primary, Leg Top Primary & Nursery and Allerton Primary & Nursery all just a stroll away and Dixon Allerton Academy a little further down road at 1.5 miles away.

For shopping, the city of Bradford is on your doorstep. Here, you'll find all the big high street names as well as a choice of shopping centres and retail parks. And thanks to the city's compact size, you can spend the day seeing all it has to offer. As well as shops, there's also a wide range of cafes, bars and restaurants with something for every taste and budget. For an evening out, the city offers a choice of theatres, cinemas and entertainment venues for all ages.

If you're into your sport and exercise, you'll be equally spoilt for choice. Half a mile down the road you can stretch your legs and relax with a stroll around Chellow Dene. This local beauty spot is made up of scenic woodland and two reservoirs to discover.

If you like your days out, then no two need ever be the same. In the heart of the city, you'll find the National Science and Media Museum where you can travel through 100 years of broadcasting history, as well as watch a film on the huge IMAX screen. For history brought to life there's also the UNESCO World Heritage site of Saltaire where you can walk the streets of this beautifully preserved Victorian village and look around Salts Mill which is home to a Hockney gallery, book shop, Salts Diner and more. Then there's Howarth and Bronte Country to explore as well as the whole of the Yorkshire Dales waiting for you.

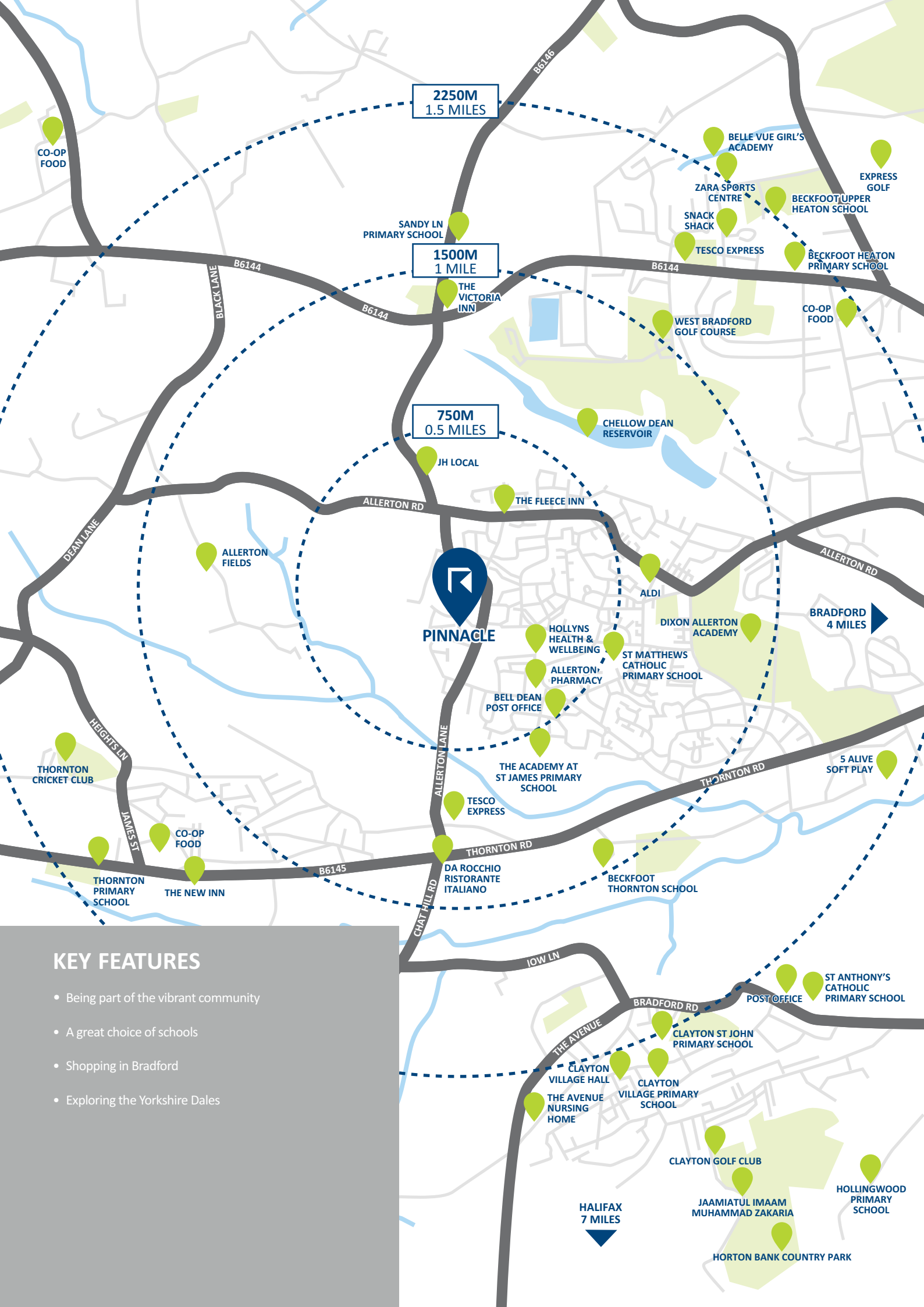


Salts Mill, Saltaire ▲



City Park, Bradford ▲

WELCOME  
 ► LOCATION  
 TRAVEL LINKS  
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2250M  
1.5 MILES

1500M  
1 MILE

750M  
0.5 MILES

**PINNACLE**

BRADFORD  
4 MILES

HALIFAX  
7 MILES

## KEY FEATURES

- Being part of the vibrant community
- A great choice of schools
- Shopping in Bradford
- Exploring the Yorkshire Dales

## ▶ TRAVEL LINKS

### TRAVEL NEAR AND FAR WITH EASE

Even though you have countryside on your doorstep, Pinnacle places you close to two major roads, the A650 and A629. You can also hop onto the M606 quickly and easily that take you straight onto the M62 within minutes. Thanks to this, you're in the perfect spot to commute into Leeds only 7 miles away, Wakefield, Halifax and Huddersfield.

If you prefer to travel by train, Bradford Foster Square is just a few miles away, from where you can hop onto regular services to Leeds, Skipton and Leeds. Alternatively, you can go to Bradford Interchange, which offers regular trains to York, Halifax, Hull and Manchester.

For summer holidays, grab your passport and head for Leeds Bradford Airport. Just half an hour's drive, the world is your oyster as you can fly everywhere from Salzburg to Skiathos and Paris to Ibiza.



\*All train times from Bradford Interchange Train Station

\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

▶ **TRAVEL LINKS**

SITE PLAN

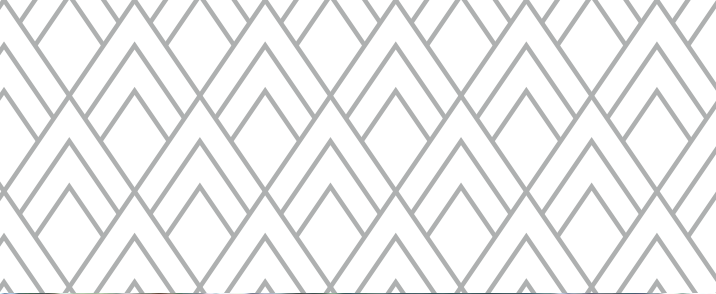
MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING





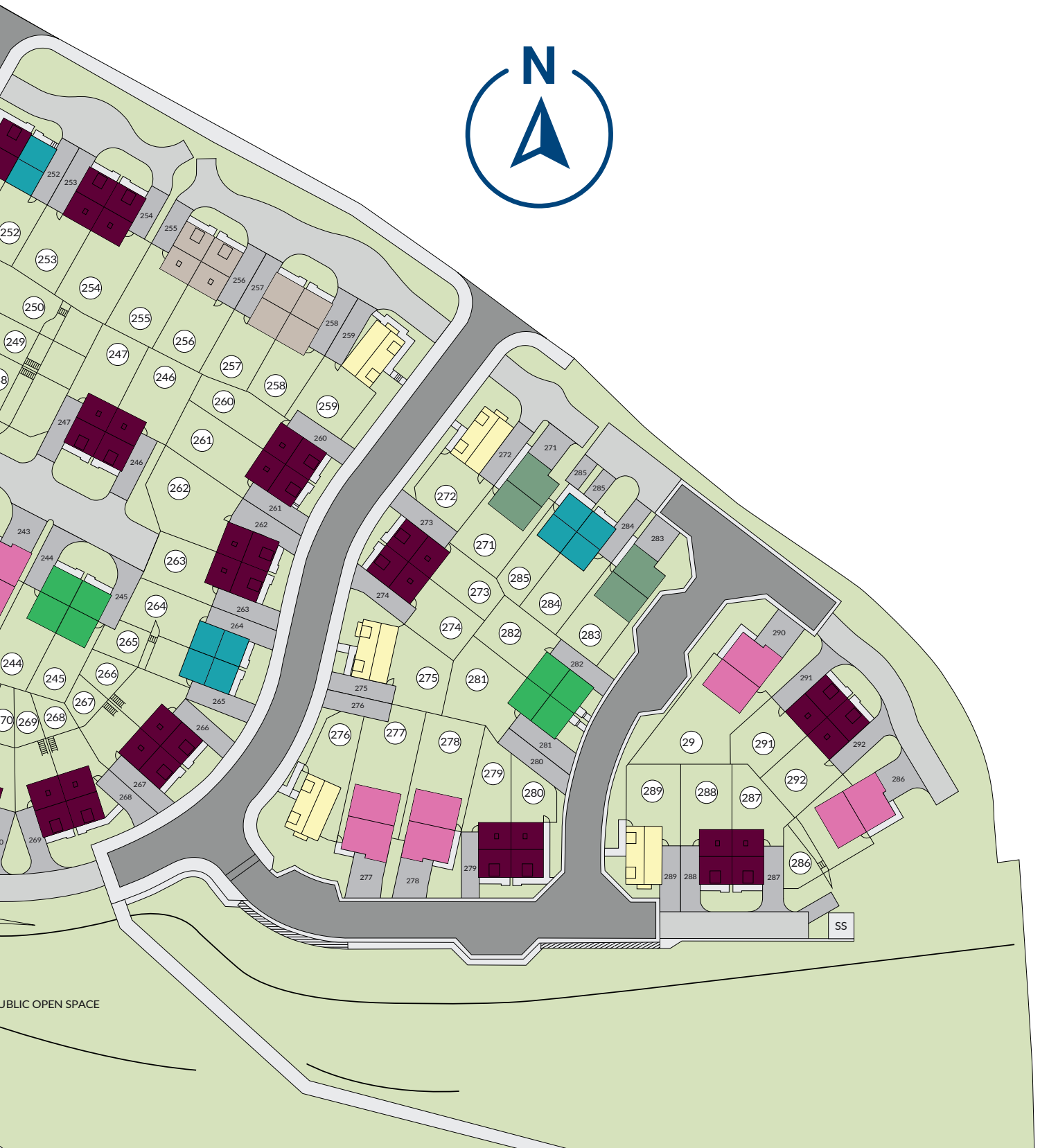
► **SITE PLAN**

- THE HALSTEAD  
2 bedroom home
- THE HEXHAM  
3 bedroom home
- THE WINDSOR  
3 bedroom home
- THE STAVELEY  
3 bedroom home
- THE BAMBURGH  
3 bedroom home
- THE ROWINGHAM  
4 bedroom home
- THE HARDWICK  
4 bedroom home
- AFFORDABLE  
HOMES



- WELCOME
- LOCATION
- TRAVEL LINKS
- **SITE PLAN**
- MAKE IT YOUR OWN SPECIFICATION
- YOUR BUYING GUIDE
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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

▶ **MAKE IT YOUR OWN**

- SPECIFICATION
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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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## GENERAL

- ✓ White sockets and switches.
- ✓ Satin chrome ironmongery to internal doors.
- ✓ Turfed and / or Landscaped front garden in accordance to landscaping plan.\*
- ✓ Rotavated rear garden.
- ✓ 1.8m close boarded fence with 300mm trellis and a 1.8m closeboard screen to rear.
- ✓ UPVC double glazed windows.
- ✓ UPVC double glazed french doors. (Design permitting)
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves. (High efficiency)

## DECORATING

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

## SAFETY & SECURITY

- ✓ 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*

## KITCHEN / UTILITY\*

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

## BATHROOM / EN SUITE\*

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

## ELECTRICAL

- ✓ TV aerial socket to lounge.
- ✓ BT socket to lounge.



## ▶ 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 Sales 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 home 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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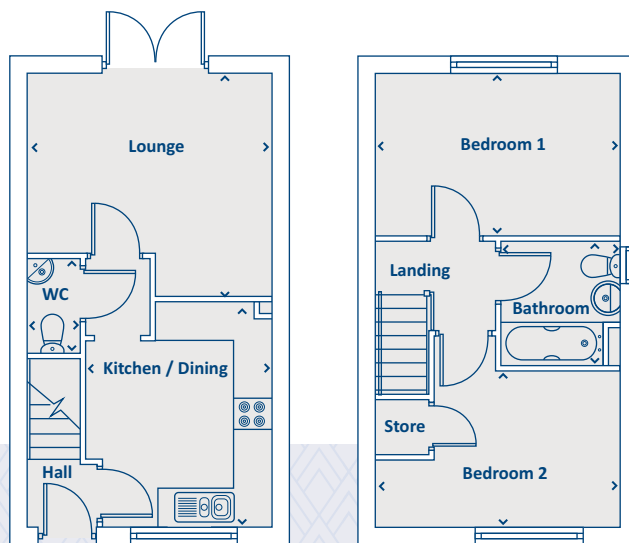
► **30,000 HOMES & COUNTING**

*Start the next  
exciting chapter  
in your life at  
Pinnacle*



Artists impression, features may vary

# THE HALSTEAD 2 bedroom home



## GROUND FLOOR

Kitchen / Dining	3685 x 3044	12'1" x 10'0"
Lounge	3656 x 3992	12'0" x 13'1"
WC	1558 x 855	5'1" x 2'10"

## FIRST FLOOR

Bedroom 1	2673 x 3992	8'9" x 13'1"
Bedroom 2	3105 x 3992	10'2" x 13'1"
Bathroom	2015 x 1940	6'7" x 6'4"

› Longest measurement taken

**PLEASE NOTE:**

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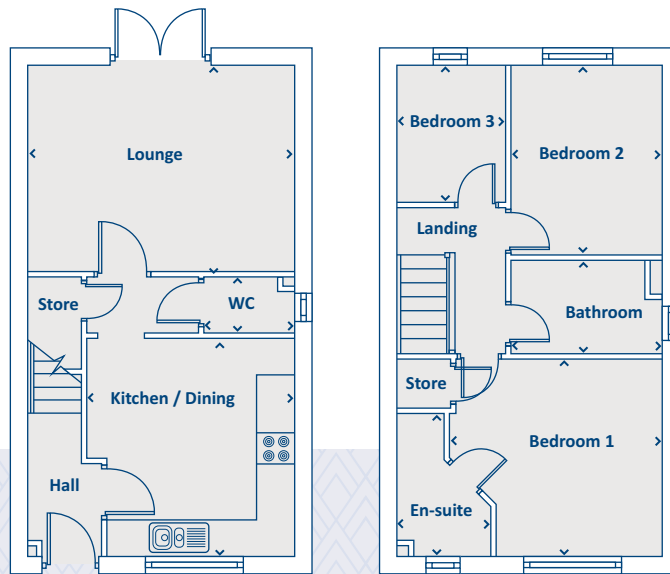






Artists impression, features may vary

# THE HEXHAM 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	3700 x 3550	12'2" x 11'8"
Lounge	3551 x 4498	11'8" x 14'9"
WC	1010 x 1510	3'4" x 4'11"

## FIRST FLOOR

Bedroom 1	3390 x 3645	11'1" x 12'0"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3210 x 2587	10'6" x 8'6"
Bedroom 3	2320 x 1819	7'7" x 6'0"
Bathroom	1661 x 2587	5'5" x 8'6"

› Longest measurement taken

**PLEASE NOTE:**

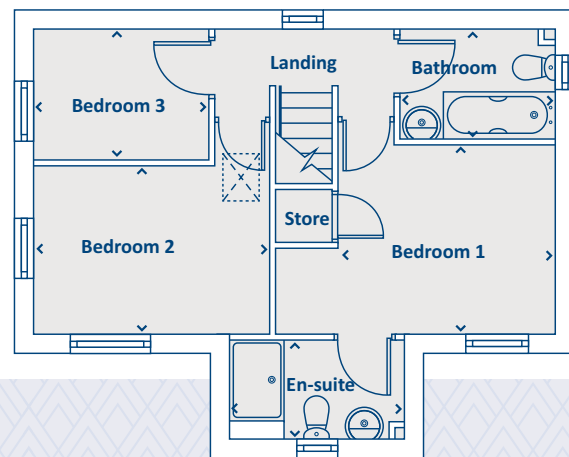
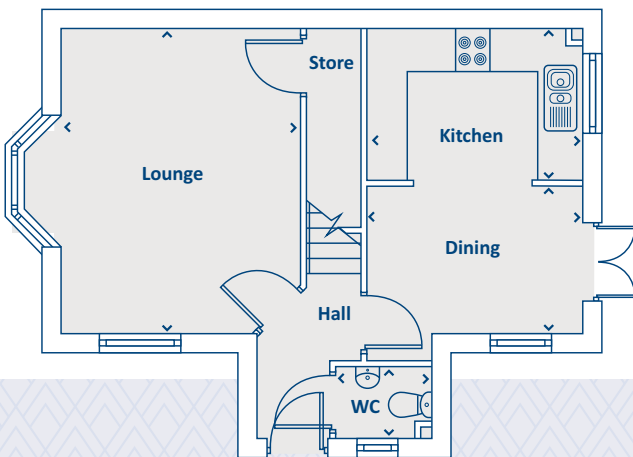
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# THE WINDSOR 3 bedroom home



## GROUND FLOOR

Kitchen	3202 x 2255	10'6" x 7'5"
Dining	3202 x 2589	10'6" x 8'6"
Lounge	4028 x 4509	13'3" x 14'10"
WC	1453 x 1054	4'9" x 3'5"

## FIRST FLOOR

Bedroom 1	4150 x 3141	13'7" x 10'4"
En-suite	2597 x 1482	8'6" x 4'10"
Bedroom 2	3528 x 3141	11'7" x 10'4"
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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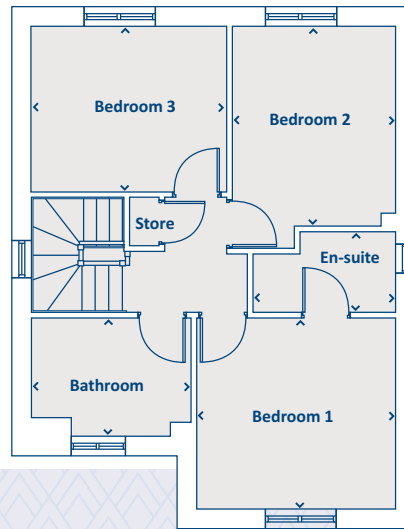
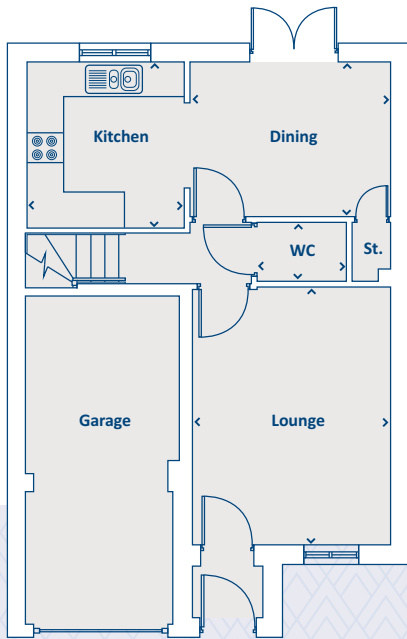






Artists impression, features may vary

# THE STAVELEY 3 bedroom home



## GROUND FLOOR

Kitchen	2822 x 2677	9'3" x 8'9"
Dining	2629 x 3426	8'8" x 11'3"
Lounge	4397 x 3384	14'5" x 11'1"
WC	1010 x 1520	3'4" x 5'0"

## FIRST FLOOR

Bedroom 1	3253 x 3384	10'8" x 11'1"
En-suite	1375 x 2427	4'6" x 8'0"
Bedroom 2	3782 x 2775	12'5" x 9'1"
Bedroom 3	2822 x 3328	9'3" x 10'11"
Bathroom	2016 x 2719	6'7" x 8'11"

› Longest measurement taken

**PLEASE NOTE:**

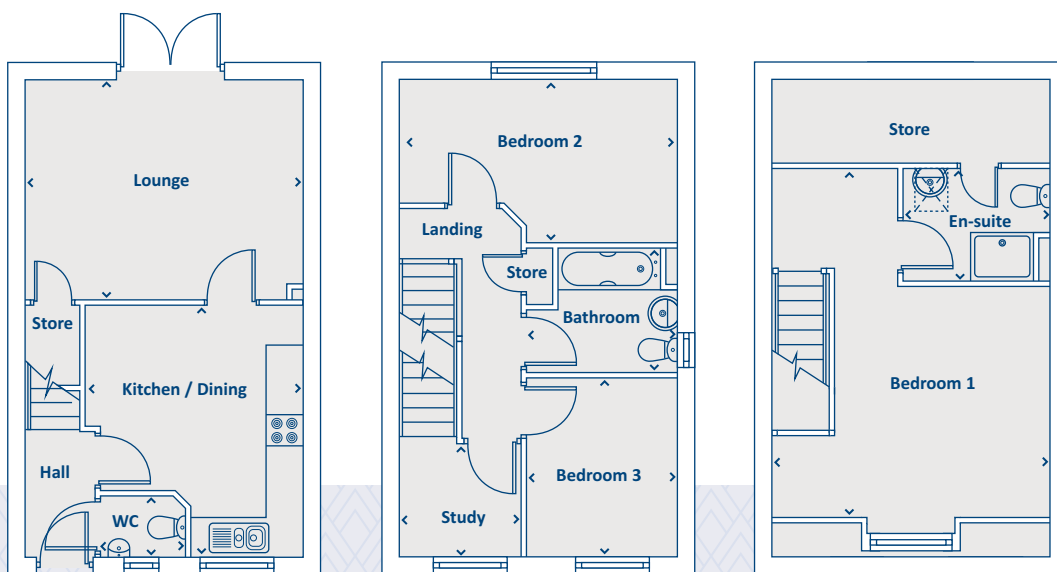
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# THE BAMBURGH 3 bedroom home



## GROUND FLOOR

Kitchen / Dining	4100 x 3551	13'5" x 11'8"
Lounge	3579 x 4499	11'9" x 14'9"
WC	1010 x 1423	3'4" x 4'8"

## FIRST FLOOR

Bedroom 2	2669 x 4499	8'9" x 14'9"
Bedroom 3	2883 x 2465	9'6" x 8'1"
Study	1777 x 1941	5'10" x 6'4"
Bathroom	2034 x 2465	6'8" x 8'1"

## SECOND FLOOR

Bedroom 1	5966 x 4499	19'7" x 14'9"
En-suite	1810 x 2369	5'11" x 7'9"

› Longest measurement taken

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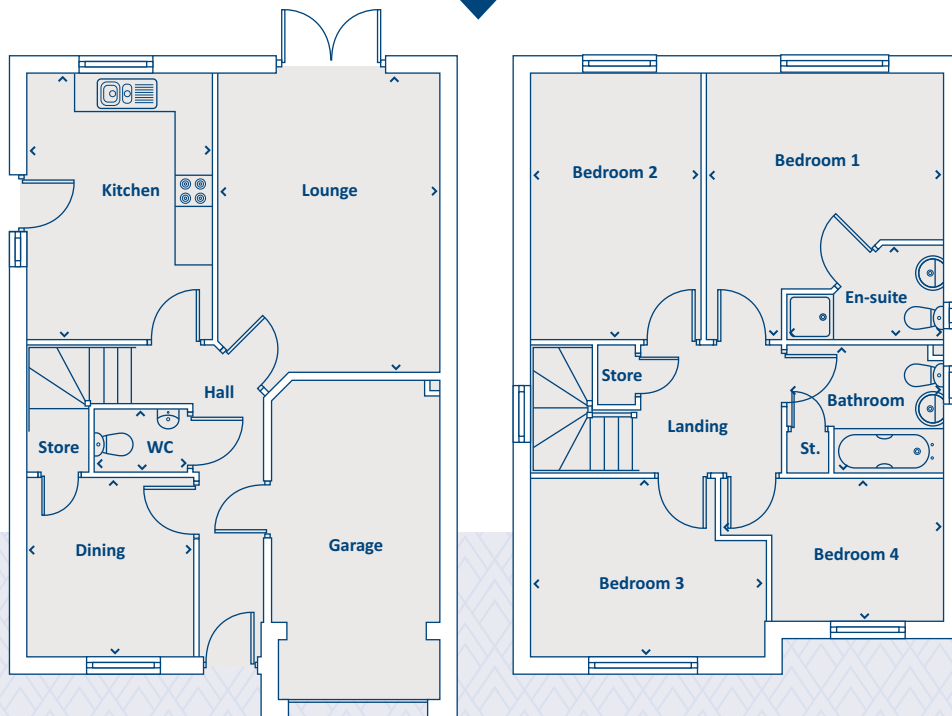






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# THE ROWINGHAM 4 bedroom home



## GROUND FLOOR

Kitchen	4275 x 2935	14'0" x 9'8"
Dining	2835 x 2650	9'4" x 8'8"
Lounge	4747 x 3506	15'7" x 11'6"
WC	1010 x 1450	3'4" x 4'9"

› Longest measurement taken

## FIRST FLOOR

Bedroom 1	4275 x 3694	14'0" x 12'1"
En-suite	1519 x 2425	5'0" x 7'11"
Bedroom 2	4275 x 2747	14'0" x 9'0"
Bedroom 3	2835 x 3697	9'4" x 12'2"
Bedroom 4	2272 x 3494	7'5" x 11'6"
Bathroom	2050 x 2425	6'9" x 7'11"

### PLEASE NOTE:

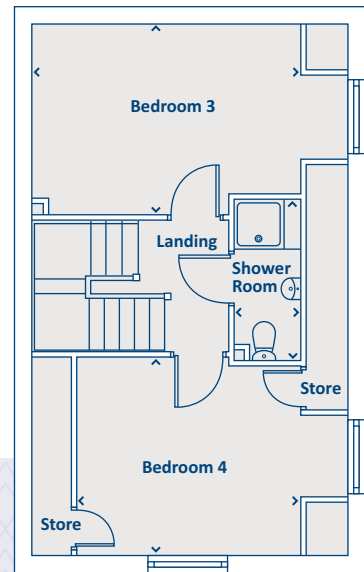
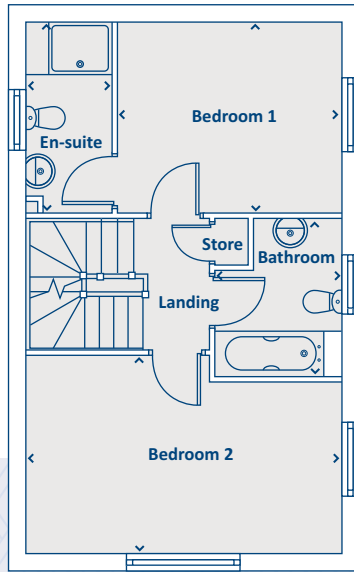
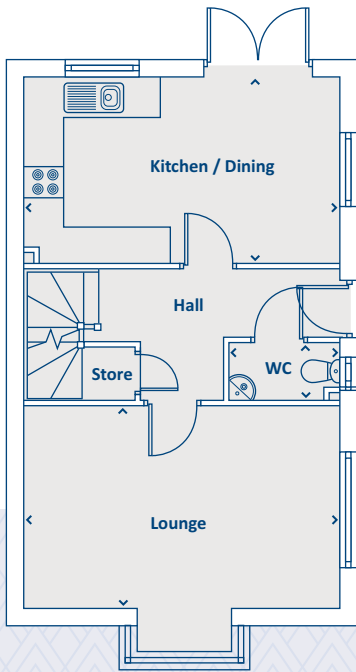
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# THE HARDWICK 4 bedroom home



## GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"

## FIRST FLOOR

Bathroom	2423 x 1941	7'11" x 6'4"
Bedroom 1	2960 x 3440	9'9" x 11'3"
Bedroom 2	3048 x 4848	10'0" x 15'11"
En-suite	2960 x 1315	9'9" x 4'4"

## SECOND FLOOR

Bedroom 3	2960 x 4153	9'9" x 13'8"
Bedroom 4	2910 x 3458	9'7" x 11'4"
Shower Room	2480 x 999	8'2" x 3'3"

› Longest measurement taken

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All enquiries:

**01724 898 563**

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



[keepmoat.com](http://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.