



# VICTORIA HEIGHTS

FIXBY

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# HARRON HOMES

DELIVERING LUXURY

Born and bred in Yorkshire, Harron Homes delivers exceptional luxury homes in carefully selected locations across the North of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on listening to your needs and working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.







# WELCOME TO VICTORIA HEIGHTS

A WELL-CONNECTED SEMI-RURAL HAVEN

Set in the popular area of Fixby, Victoria Heights is a new contemporary collection of luxury four and five bedroom detached homes.

Boasting a semi-rural location with the appeal of the surrounding Yorkshire countryside, Victoria Heights presents a unique opportunity to live in one of Huddersfield's most sought-after suburbs.

Tailored for modern, luxury living, Victoria Heights is bound to capture the attention of professional couples and growing families who dream of making a move to an outstanding property in an eagerly anticipated new community.





WELCOME TO GREENHEAD PARK







## FIXBY

A DESIRABLE, CHARMING SUBURB IN WEST YORKSHIRE

Fixby remains one of Huddersfield's most sought-after locations, combining inspirational scenery with the traditional market town. Homeowners benefit from the best of both worlds.

Greenhead Park is the perfect place to unwind and relax. It's a fantastic place to spend time with friends, enjoy the changing of the seasons or grab a cuppa in the café by the tennis courts. Alternatively, Titanic spa is a short distance away, where you can enjoy a getaway to a luxury apartment with views of the countryside and finish off with a relaxing massage or facial.

Fixby is well serviced by local amenities, including cafes, pubs, golf courses and farm shops where you can collect local produce and enjoy alfresco dining in your new home.

Victoria Heights is in the catchment area for several well-reputed schools and is close to good nurseries ideal for families.

Fixby's semi-rural setting allows residents to benefit from quiet, country living and tranquil open spaces. Take long walks in the beautiful woodlands nearby or play a round of golf at Huddersfield Golf Club or Fixby Hall.



Penistone Viaduct, Huddersfield



Greenhead Park, Huddersfield



Narrow Canal, Huddersfield



Castle Hill, Huddersfield



# WELL CONNECTED

AN ENVIABLE POSTCODE

For commuters, the area is only a short distance away from the M62 for easy travel to several major cities including Leeds and Manchester. Huddersfield town centre is only a short drive away too, home to several shopping centres and a train station.

Huddersfield itself is a large market town boasting impressive Victorian architecture and an abundance of shops, restaurants and bars. Landmark tourist attractions include Castle Hill and Eureka! The National Children's Museum in Halifax.







# A PERFECT BALANCE

LUXURY & PRACTICALITY

With bright, airy living spaces, premium kitchens and stylish bathrooms, every home is built with the needs of modern families and professionals in mind. Each carries the quality hallmark of a Harron home, complete with contemporary design, versatile layouts, outstanding energy efficiency and a host of high-quality fittings.

At Harron, our homes are always built to the highest standards and are all covered by the industry-recognised NHBC Buildmark 10-year warranty, which gives buyers total peace of mind when purchasing their perfect home.







# THE TONBRIDGE

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE

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## GROUND FLOOR

Lounge	5233 x 3226mm	17' 2" x 10' 8" inc bay
Kitchen/Dining	6553 x 4215mm	21' 5" x 13' 9"
Utility	1800 x 1448mm	5' 10" x 4' 9"

## FIRST FLOOR

Bedroom 1	3360 x 3188mm	11' 0" x 10' 5" max
Dressing Area	2225 x 1675mm	7' 3" x 5' 5"
En Suite	2475 x 1413mm	8' 1" x 4' 7"
Bedroom 2	4640 x 3165mm	15' 2" x 10' 4"
Bedroom 3	3375 x 3165mm	11' 0" x 10' 4"
Bedroom 4	3343 x 3188mm	10' 11" x 10' 5"
Bathroom	2900 x 2100mm	9' 6" x 6' 10"

# THE TONBRIDGE

The Tonbridge is an attractive, four bedroom detached home, perfect for families looking for style combined with high specification design.



GROUND FLOOR



FIRST FLOOR

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# THE SETTLE V0

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE

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## GROUND FLOOR

Lounge	5215 x 3615mm	17' 1" x 11' 10" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

## FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

# THE SETTLE V0

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



GROUND FLOOR



FIRST FLOOR

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# THE EDLINGHAM

FIVE BEDROOM DETACHED HOME WITH  
DETACHED DOUBLE GARAGE

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## GROUND FLOOR

Lounge	5028 x 4600mm	16' 5" x 15' 1"
Kitchen/Dining	6115 x 4402mm	20' 0" x 14' 5"
Dining Room	4100 x 3278mm	13' 5" x 10' 9"
Garden Room	3390 x 3375mm	11' 1" x 11' 0"
Study	3278 x 2738mm	10' 9" x 8' 11"
Utility	3278 x 1778mm	10' 9" x 5' 9"

## FIRST FLOOR

Bedroom 1	3400 x 3000mm	11' 1" x 9' 10"
Dressing Area	3474 x 1500mm	11' 4" x 4' 11"
En Suite 1	2400 x 1853mm	7' 10" x 6' 0"
Bedroom 2	3753 x 3127mm	12' 3" x 10' 3" max
En Suite 2	1838 x 1800mm	6' 0" x 5' 10"
Bedroom 3	3703 x 3128mm	12' 1" x 10' 3" max
Bedroom 4	3300 x 3008mm	10' 9" x 9' 10"
Bedroom 5	3474 x 3008mm	11' 4" x 9' 10"
Bathroom	2800 x 2500mm	9' 2" x 8' 2"

# THE EDLINGHAM

This outstanding five bedroom property has a true air of opulence about it. The Edlingham offers classic design features and elegant style through its spacious layout and has the added benefit of a detached double garage.



GROUND FLOOR



FIRST FLOOR

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# THE DUNSTANBURGH

FIVE BEDROOM DETACHED HOME  
WITH INTEGRAL DOUBLE GARAGE

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## GROUND FLOOR

Lounge	6080 x 3953mm	19' 11" x 12' 11" inc bay
Kitchen/Dining	6027 x 3910mm	19' 9" x 12' 9"
Dining Room	3910 x 3588mm	12' 9" x 11' 9"
Utility	2188 x 1685mm	7' 2" x 5' 6"

## FIRST FLOOR

Bedroom 1	3563 x 3383mm	11' 8" x 11' 1"
Dressing Area	2475 x 2240mm	8' 1" x 7' 4"
En Suite 1	2475 x 1663mm	8' 1" x 5' 5"
Bedroom 2	4095 x 3796mm	13' 5" x 12' 5"
Bedroom 3	3645 x 3263mm	11' 11" x 10' 8"
En Suite 2	2821 x 1975mm	9' 3" x 6' 5"
Bedroom 4	4003 x 3408mm	13' 1" x 11' 2"
Bedroom 5	2852 x 2823mm	9' 4" x 9' 3"
Study	2775 x 2221mm	9' 1" x 7' 3"
Bathroom	2823 x 2075mm	9' 3" x 6' 9"

# THE DUNSTANBURGH

This grand, thoughtfully designed five bedroom property with integral double garage is truly spacious and offers everything you could wish for in a large family home.



GROUND FLOOR



FIRST FLOOR

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# THE KENILWORTH

FIVE BEDROOM DETACHED HOME  
WITH DETACHED GARAGE

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## GROUND FLOOR

Lounge	5203 x 3113mm	17' 0" x 10' 2" inc bay
Family Room	4125 x 2747mm	13' 6" x 9' 0" inc bay
Kitchen/Dining	4853 x 4140mm	15' 11" x 13' 6"
Utility	2113 x 1650mm	6' 11" x 5' 4"

## FIRST FLOOR

Bedroom 1	3878 x 3113mm	12' 8" x 10' 2"
Dressing Area	2450 x 1413mm	8' 0" x 4' 7"
En Suite	2450 x 1600mm	8' 0" x 5' 2"
Bedroom 2	3233 x 2800mm	10' 7" x 9' 2"
Bedroom 5	3095 x 2800mm	10' 1" x 9' 2"
Bathroom	2665 x 2054mm	8' 8" x 6' 8"

## SECOND FLOOR

Bedroom 3	5239 x 3163mm	17' 2" x 10' 4" max
Bedroom 4	3381 x 2774mm	11' 1" x 9' 1" max
Bathroom 2	2774 x 1758mm	9' 1" x 5' 9"

# THE KENILWORTH

The Kenilworth is an exquisite five bedroom family home that offers spacious living over three floors with classic design and stylish features.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR


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2 BEDROOM HOMES

 **THE HADLEIGH**  
2 bedroom home  
Plots 190 & 191

3 BEDROOM HOMES

 **THE BAMBURGH**  
3 bedroom home  
Plots 188, 189, 197, 198, 199,  
200, 201 & 202

4 BEDROOM HOMES

 **THE SETTLE V0**  
4 bedroom home  
Plots 148, 166, 168, 171, 207 & 209

 **THE BAYBRIDGE**  
4 bedroom home  
Plots 224 & 225

 **THE SETTLE V1**  
4 bedroom home  
Plots 162 & 163

 **THE INGLETON**  
4 bedroom home  
Plots 125, 127, 154, 158, 176,  
226 & 229

 **THE TONBRIDGE**  
4 bedroom home  
Plots 131, 143, 156, 164, 169,  
183, 206 & 221

 **THE NIDDERDALE**  
4 bedroom home  
Plots 130, 144, 153, 157, 173,  
187, 192 & 212

 **THE WARKWORTH**  
4 bedroom home  
Plots 122, 124, 126, 132, 139,  
142, 147, 161, 174 & 211

 **THE SALCOMBE V0**  
4 bedroom home  
Plot 196

 **THE WINDSOR**  
4 bedroom home  
Plots 155, 159, 165, 172, 175, 181,  
184, 186, 220, 222, 223 & 228

 **THE SALCOMBE V1**  
4 bedroom home  
Plots 128, 141, 145, 149, 150,  
160, 170, 193, 204 & 227

5 BEDROOM HOMES

 **THE BERKHAMSTED**  
5 bedroom home  
Plots 133, 135, 136, 151,  
180 & 194

 **THE HEDINGHAM**  
5 bedroom home  
Plots 123, 138 & 178

 **THE DUNSTANBURGH**  
5 bedroom home  
Plots 134, 179, 185, 203 & 210

 **THE KENILWORTH**  
5 bedroom home  
Plots 129, 152, 167 & 205

 **THE EDLINGHAM**  
5 bedroom home  
Plots 137, 140, 177, 182,  
195 & 208

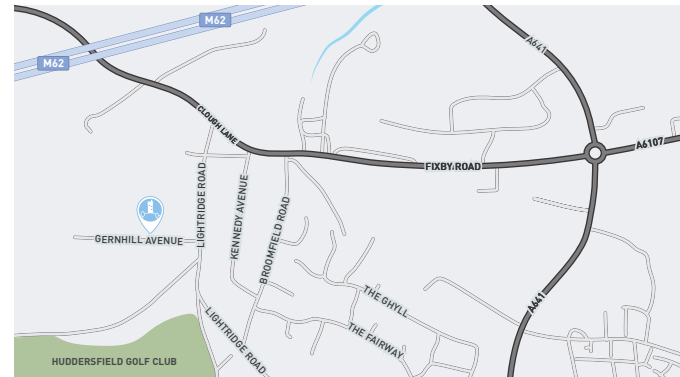
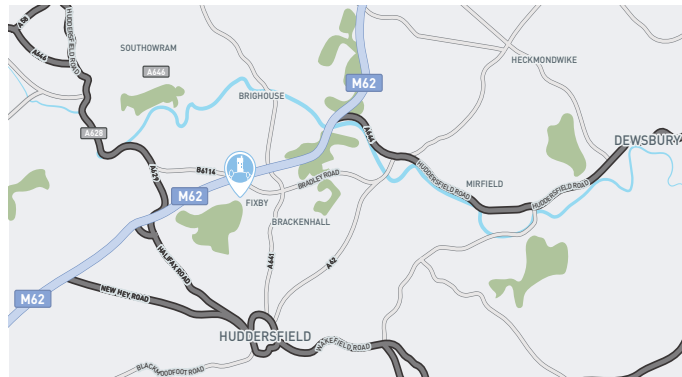
 **THE PORTCHESTER**  
5 bedroom home  
Plot 146





# HOW TO FIND US

## AN ENVIABLE POSTCODE



VICTORIA HEIGHTS, GERNHILL AVENUE, FIXBY, HD2 2HR





VICTORIA HEIGHTS  
GERNHILL AVENUE  
FIXBY  
HD2 2HR



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

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