



Century View

Golcar, West Yorkshire



JONES
HOMES

Exclusively Jones since 1959

Jones Homes has built an enviable reputation as one of the leading builders of character houses in sought-after locations. By embracing new products and techniques, we're able to offer quality homes with the latest styles, layouts and interior specifications.

But we go further than just building homes. At the heart of everything we do lies an unwavering commitment to exceptional customer care. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value.

We're also dedicated to protecting and improving your environment, which is why we pledge to continue refurbishing older buildings and developing landscaping schemes into the future.





Live the
luxury lifestyle

Built with you in mind



Luxury living is about having it all

If you dream of living in a beautiful home, with a luxurious interior, in a sought-after location, it could all be yours at Century View.

Following on from the success of neighbouring Phase 1, Phase 2 at Century View will offer a collection of stylish 3 bedroom semi-detached homes and 4 & 5 bedroom detached homes.

All homes on this stunning development reflect the local architecture with the charm and character of a traditional Yorkshire village.

Designed with modern living in mind, these beautiful homes also benefit from a luxurious internal specification with light and airy interiors that offer plenty of space to work, relax and play in style.

As well as benefitting from picturesque surroundings, Golcar offers everything you need for modern living right on the doorstep. From shops and schools, to restaurants, pubs and plenty of sporting facilities as well as the famous Colne Valley Museum.

Just a few miles from the town of Huddersfield and the magnificent countryside of the Peak District National Park, Century View really is the perfect place to call home.

For the commuter, there are excellent transport links to surrounding areas and major cities, with several local train stations and the M62 motorway is only 3 miles away.



Perfecting every last detail

Each and every Jones home is highly designed and specified throughout.

At Century View you'll find a contemporary kitchen with integrated appliances, and modern bathrooms with showers, low profile shower trays and a choice of stunning wall and floor tiles.

Many more quality fixtures and fittings are also included as standard. From the LED downlights to the polished chrome door handles, we consider every last detail to be important. And it's not just the interior of your new home that we're committed to getting just right.

We've given equal care and attention to the landscaping around Century View to help preserve and improve the natural environment.



Built with you in mind

The perfect location

Surrounded by open countryside, Century View is the perfect haven for those seeking life in a picturesque countryside setting, yet with a profusion of amenities close by.



Golcar village



Golcar village



Huddersfield Canal at Linthwaite



Colne Valley Museum

Built with you in mind

A place to suit every lifestyle

The perfect home, in the perfect location.

Situated on a hillside crest above the Colne Valley countryside, the village of Golcar is steeped in history. From the quaint cobbled streets and cottages to the nationally acclaimed Colne Valley Museum where you are transported back to life in the early 1850's and the open countryside of the Peak District, this beautiful village is one to be discovered.

Golcar is only 2.5 miles from the award-winning market town of Huddersfield, famous for its impressive Victorian architecture and the panoramic views of the ancient Castle Hill monument. Cafés, restaurants and shops are plentiful, from local fashion designs at the Byram Arcade to shopping for high street names at New Street, King Street & the Kingsgate Centre.

Golcar and the surrounding areas, offer plenty to see and do. For art enthusiasts there is an array of galleries and museums and for those who like their sports: cricket, rugby, football, golf and leisure clubs are in abundance. Even if you just want to simply take in the beauty of the open countryside, the Peak District and a variety of country parks are right on your doorstep.

For families, there are excellent schools in the area including the gold rated University of Huddersfield. For the professional commuter, Golcar has easy access to transport services including mainline train stations and the M62 motorway which is just 3 miles away making you well connected to a variety of destinations.



View across Golcar



Built with you in mind

Homes built with pride

With 65 years' experience building individual houses in locations as desirable as Golcar, you can trust Jones Homes to create your perfect new home.

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well-considered layouts, every new development is the best it can possibly be.

It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.



Site layout
at Century View

Phase 2

- The Keswick**
3 bedroom semi-detached home
- The Banbury**
4 bedroom detached home
- The Bentley**
4 bedroom detached home
- The Buckley**
4 bedroom detached home
- The Latchford II**
5 bedroom detached home

These details are prepared for the guidance of prospective purchasers and do not form part of any contract, purchasers are required to rely on deed plans for full boundary details. Jones Homes reserve the right to vary details and specification from time to time as may be necessary.



Specification

Finishing Touches

| | The Keswick | The Banbury | The Bentley | The Buckley | The Latchford II |
|---|-------------|-------------|-------------|-------------|------------------|
| Level 1 Carpet* to living room, study,+ hall, stairs, landing and all bedrooms | • | • | • | • | • |
| Level 1 LVT Flooring* to kitchen, dining & family+ and w/c | • | • | • | • | • |
| Vinyl Flooring* to kitchen & dining and w/c | • | | | | |
| White satinwood painted 2 panel internal doors with chrome furniture | • | • | • | • | • |
| White satinwood painted 6 panel internal doors with chrome furniture | • | | | | |
| White satinwood architrave, skirting and smooth white plastered ceiling | • | • | • | • | • |
| 2.7m ceiling height | | | | | • |
| Oak handrail with white newel posts and spindles to stairs | • | • | • | • | • |
| Softwood handrail with oak finish with white newel posts and spindles to stairs | • | | | | |

Kitchen/Utility

| | | | | | |
|--|---|---|---|---|---|
| Choice of Symphony kitchen* with coordinating cornice and pelmet | • | • | • | • | • |
| Choice of Quartz worktop, splashback and upstand* | • | • | • | • | • |
| Choice of laminate worktop and upstand* | • | | | | |
| Reginox undermount stainless steel sink and drainer with Hansgrohe tap | • | • | • | • | • |
| Reginox stainless steel single bowl sink with Hansgrohe tap | • | | | | |
| Integrated fridge-freezer, dishwasher, induction hob, single oven and microwave† | • | • | • | • | • |
| Plumbing and power provided for washing machine to utility | • | • | • | • | • |
| Integrated fridge-freezer, ceramic hob and single oven† | • | | | | |
| Plumbing and power provided for dishwasher and washing machine | • | | | | |
| LED lighting to kitchen wall units+ | • | • | • | • | • |
| LED ceiling downlighters to kitchen area in a choice of finish* | • | • | • | • | • |

Bathroom/En Suite

| | | | | | |
|---|---|---|---|---|---|
| Modern bathroom suite in white with Vitra sanitaryware with chrome fittings and Hansgrohe taps | • | • | • | • | • |
| Modern bathroom suite in white with Twyfords sanitaryware with chrome fittings and Hansgrohe taps | • | | | | |
| Aqualisa shower cubicle to bathroom and en suite/s+ | • | • | • | • | • |
| Aqualisa shower over bath with shower screen to bathroom and Aqualisa shower cubicle to en suite | • | | | | |
| Vanity unit to wash hand basin recess with choice of worktop* and fitted mirror to en suite | • | • | • | | |
| Shaver point to bathroom and en suite/s+ | • | • | • | • | • |
| Chrome heated ladder towel rail to bathroom and en suite/s+ | • | • | • | • | • |
| Fully tiled floors in a choice of tiles from Porcelanosa* | • | • | • | • | • |
| Vinyl Flooring* | • | | | | |
| Half height tiled walls in a choice of tiles with feature wall tile+ from Porcelanosa* | • | • | • | • | • |
| LED ceiling downlighters in a choice of finish* | • | • | • | • | • |

Electrical

| | | | | | |
|--|---|---|---|---|---|
| White power points and light switches to all rooms | • | • | • | • | • |
| TV points to living room, family/dining area, study+ and bedroom 1 & 2 | • | • | • | • | • |
| Telephone point to kitchen, hall cupboard, study+ and bedroom 1 | | • | • | • | • |
| Media plate to living room | • | • | • | • | • |
| Mains powered smoke detectors with battery back up to both floors | • | • | • | • | • |
| Chrome wired door bell with internal white chime | • | • | • | • | • |
| Alarm system | • | • | • | • | • |

Heating

| | | | | | |
|---|---|---|---|---|---|
| Vaillant aroTHERM plus Air Source Heat Pump | • | • | • | • | • |
| Underfloor heating to ground floor | | • | • | • | • |
| Radiators to first floor with thermostatic controlled radiator valves+ | | • | • | • | • |
| Radiators to ground and first floor with thermostatic controlled radiator valves+ | • | | | | |
| Energy saving insulation to cavity walls and roof space | • | • | • | • | • |

External

| | | | | | |
|--|---|---|---|---|---|
| Composite front door with colour coordinating garage door** | • | • | • | • | • |
| Canopy downlight to front door | • | • | • | • | • |
| Garage with power and light | | • | • | • | • |
| Automated garage door with remote control to double garage+ | | | | • | • |
| White PVCu French doors | • | • | | | • |
| 4 Panel aluminium bi-fold doors including 1 access door | | | • | | |
| 3 Panel aluminium bi-fold doors | | | | • | |
| Turfed rear garden with paved area and landscaped front garden | • | • | • | • | • |
| Boundary fencing to the rear garden with coordinating gate*** | • | • | • | • | • |
| Rustic Gold blockpaved driveway | • | • | • | • | • |
| NHBC Buildmark cover | • | • | • | • | • |

*Where applicable, please refer to working drawings.*Where a choice is stated it will be from our standard range and will be subject to the build stage of your chosen plot. †Brand will vary from semi-detached to detached housetypes. **As per street scene. ***Please ask Sales Advisor for specific boundary details. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Elevational treatments are indicative and not plot specific. Please ask Sales Advisor for more details.



At Jones Homes, we have invested in your future so you don't have to. With a new state-of-the-art heating system and underfloor heating system to complement it*, rest assured, our homes are fully future proofed.

Comfort for your home with a state-of-the-art heating system

Jones Homes strive to future proof all of our new homes and as such, each home at Century View will be fitted with a Vaillant air source heat pump; the aroTHERM plus. We are proud to stand by the fact that each air source heat pump at Century View is installed by Vaillant approved technicians with the accredited air source heat pump training.

* Detached homes only. Have peace of mind with extended warranty service packages available.



Air source heat pumps do require electricity to operate, and approximately 75% of the energy required is generated from the outside air, with only 25% being required from electricity. This means that 75% of the energy you use will be from a renewable source, which will reduce your emissions and CO₂ impact.

aroTHERM plus air source heat pump outdoor unit

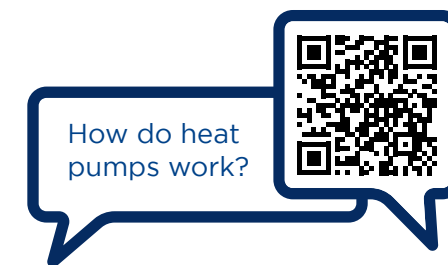
What is an air source heat pump?

Air source heat pumps extract thermal energy (heat) from the outside air and convert this into heating and hot water for your home.

They are designed to work in cold temperatures and are suitable for a range of homes, from a small apartment to a large detached property. The heat pump needs to be located outside the property: it's very quiet in operation, being no louder than a domestic fridge.

Air Source heat pumps are a tried and tested product that has been used throughout Europe for years.

The aroTHERM plus provides heating and hot water from renewable energy. It's perfect for both new build and retrofit properties that demand low running costs, high efficiency, and an environmentally friendly solution.



For more information, contact the Century View Sales Advisor.



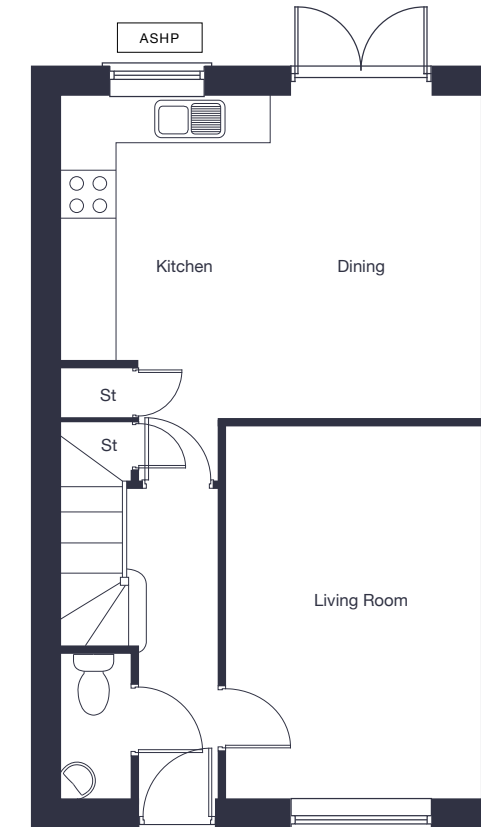
at Century View

The Keswick

3 bedroom
semi-detached home

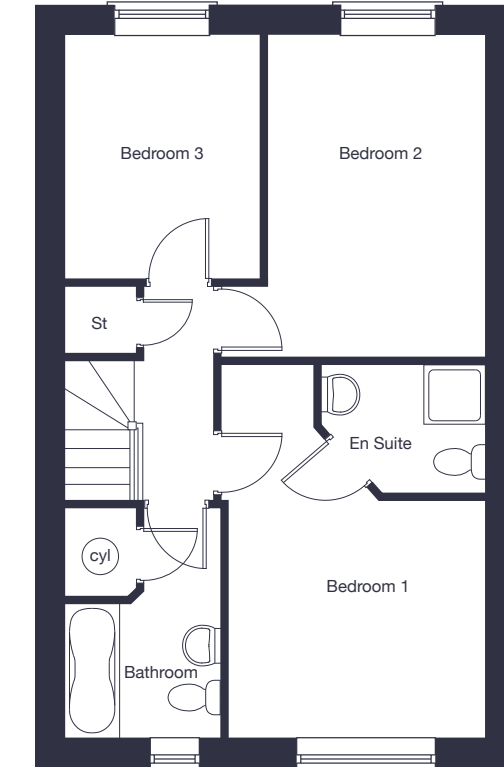
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Built with you in mind



Ground Floor

| | | |
|----------------|---------------|---------------|
| Living Room | 4.65m x 3.22m | 15'3" x 10'7" |
| Kitchen/Dining | 5.30m x 4.10m | 17'5" x 13'5" |



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4.70m x 3.27m | 15'5" x 10'9" |
| Bedroom 2 | 4.04m x 3.33m | 13'3" x 10'11" |
| Bedroom 3 | 3.04m x 2.46m | 10'0" x 8'1" |

ASHP Air Source Heat Pump.

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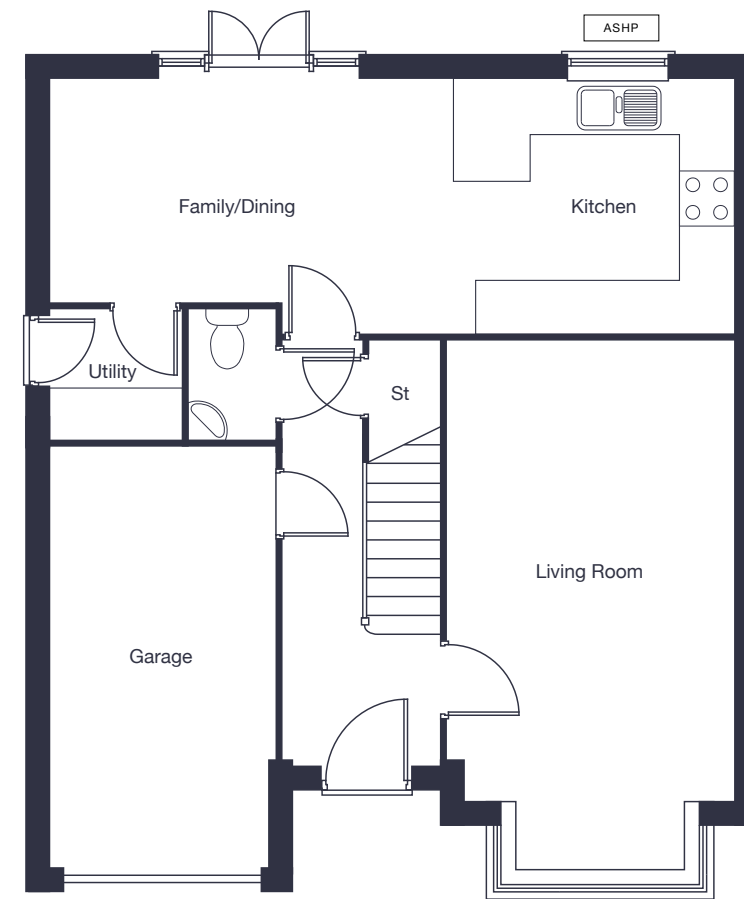
at Century View

The Banbury

4 bedroom detached home

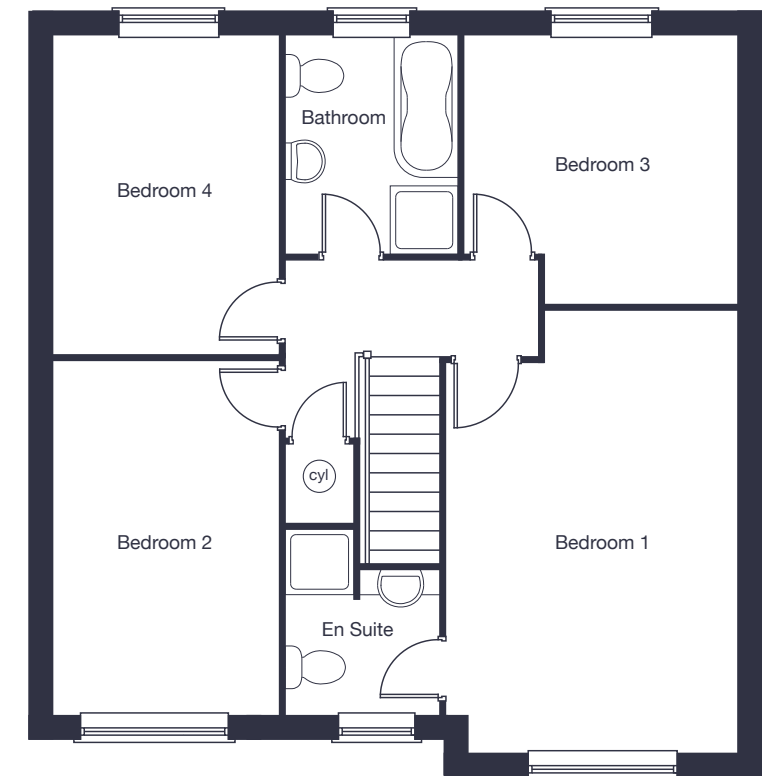
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Ground Floor

| | | |
|-----------------------|---------------|----------------|
| Living Room | 6.15m x 3.34m | 20'2" x 10'11" |
| Kitchen/Family/Dining | 8.08m x 2.94m | 26'6" x 9'8" |
| Garage | 5.36m x 2.66m | 17'7" x 8'9" |



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 5.21m x 3.41m | 17'1" x 11'2" |
| Bedroom 2 | 4.15m x 2.79m | 13'8" x 9'2" |
| Bedroom 3 | 3.19m x 3.18m | 10'6" x 10'5" |
| Bedroom 4 | 3.80m x 2.79m | 12'6" x 9'2" |

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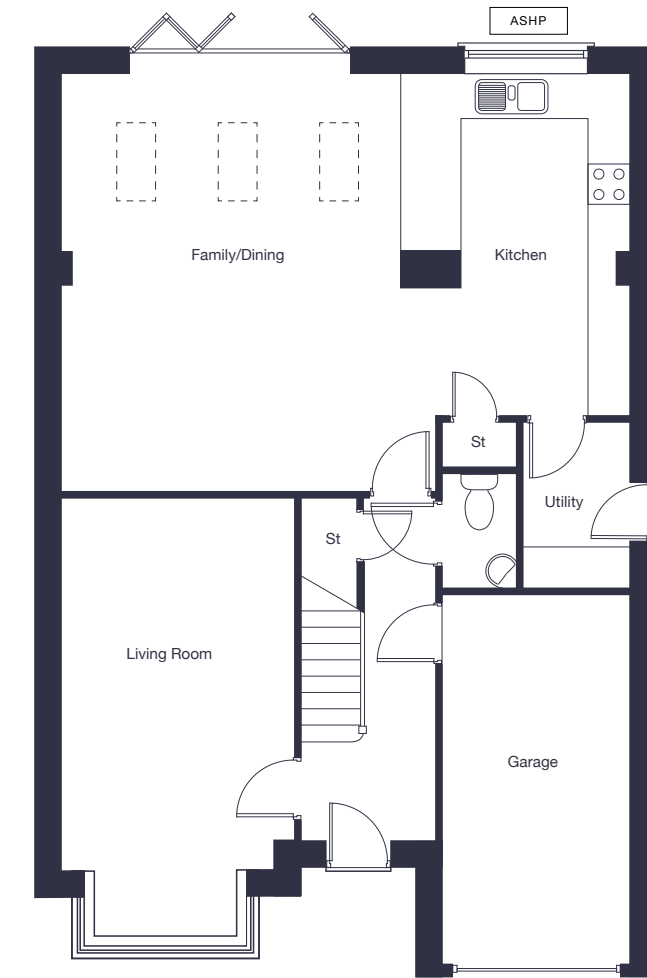
at Century View

The Bentley

4 bedroom detached home

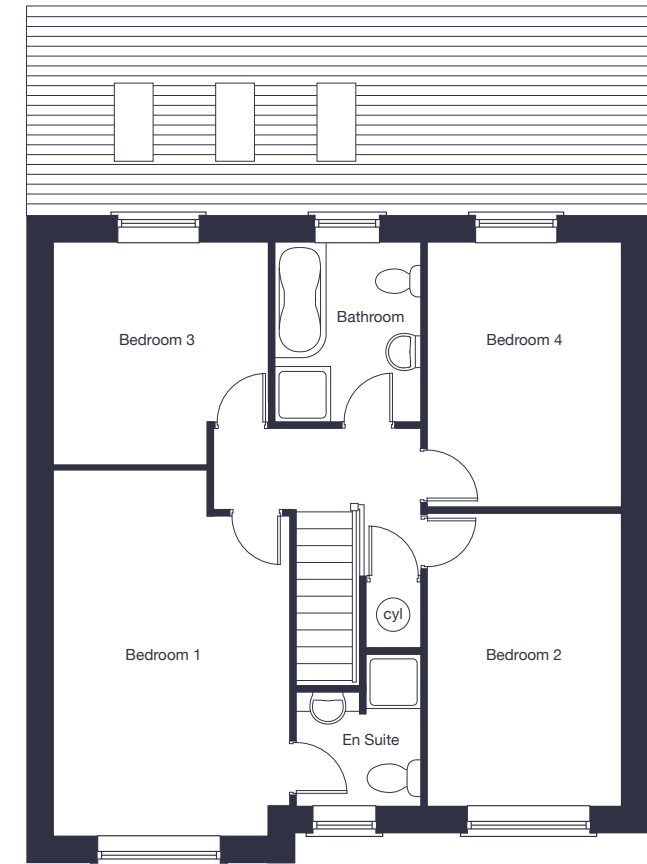
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Ground Floor

| | | |
|-----------------------|---------------|----------------|
| Living Room | 6.15m x 3.34m | 20'2" x 10'11" |
| Kitchen/Family/Dining | 8.20m x 5.94m | 26'11" x 19'6" |
| Garage | 5.36m x 2.66m | 17'7" x 8'9" |



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 5.20m x 3.40m | 17'1" x 11'2" |
| Bedroom 2 | 4.15m x 2.79m | 13'8" x 9'2" |
| Bedroom 3 | 3.19m x 3.18m | 10'6" x 10'5" |
| Bedroom 4 | 3.80m x 2.79m | 12'6" x 9'2" |

----- Skylights.

ASHP Air Source Heat Pump.

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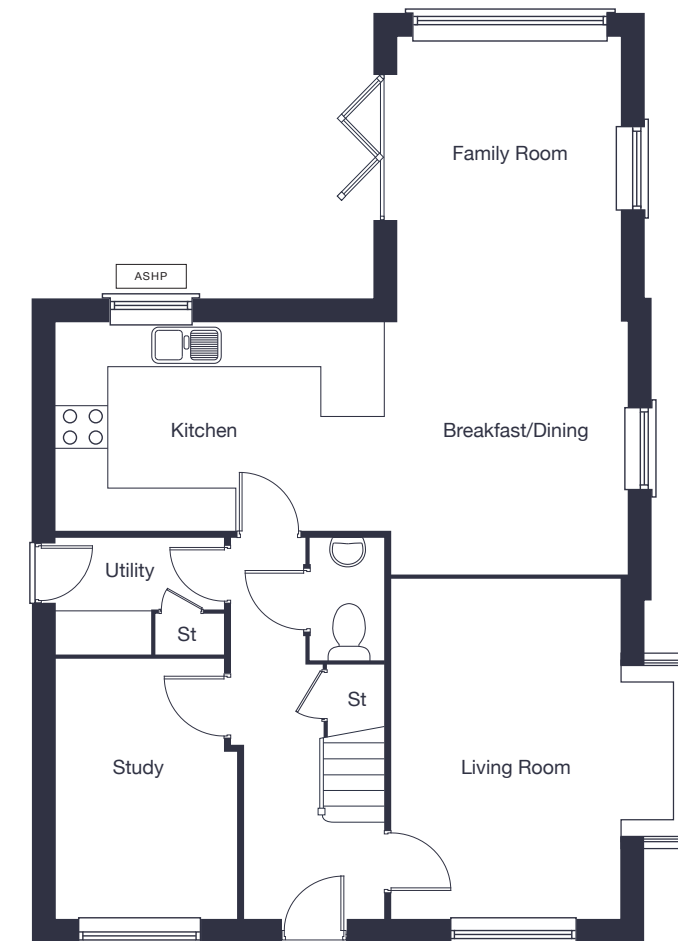
at Century View

The Buckley

4 bedroom
detached home

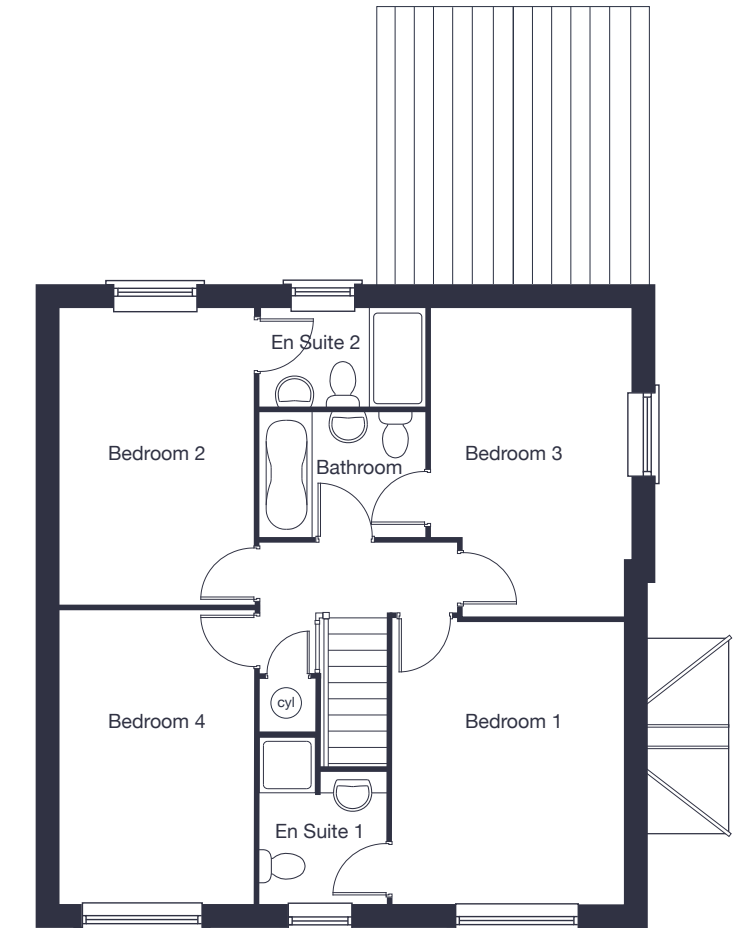
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Ground Floor

| | | |
|--------------------------|---------------|----------------|
| Living Room | 4.84m x 4.00m | 15'11" x 13'1" |
| Kitchen/Breakfast/Dining | 8.03m x 3.60m | 26'4" x 11'8" |
| Family Room | 4.10m x 3.14m | 13'5" x 10'4" |
| Study | 3.68m x 2.55m | 12'1" x 8'4" |



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4.00m x 3.30m | 13'2" x 10'11" |
| Bedroom 2 | 4.21m x 2.78m | 13'10" x 9'2" |
| Bedroom 3 | 4.38m x 2.84m | 14'4" x 9'4" |
| Bedroom 4 | 4.17m x 2.75m | 13'8" x 9'1" |

ASHP Air Source Heat Pump.

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at Century View

The Latchford II

5 bedroom detached home

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Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Living Room | 5.68m x 3.54m | 18'8" x 11'7" |
| Kitchen/Family/Dining | 11.00m x 3.74m | 36'1" x 12'3" |
| Double Garage | 5.51m x 5.38m | 18'1" x 17'8" |



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 5.74m x 3.54m | 18'10" x 11'7" |
| Bedroom 2 | 4.02m x 3.53m | 13'2" x 11'7" |
| Bedroom 3 | 4.02m x 3.78m | 13'2" x 12'5" |
| Bedroom 4 | 3.26m x 2.98m | 10'8" x 9'10" |
| Bedroom 5 | 2.98m x 2.85m | 9'10" x 9'5" |

ASHP Air Source Heat Pump.

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Built with you in mind

It's time to take a closer look at Century View.

To book an appointment to view visit
jones-homes.co.uk/century-view for more information.

Once you've decided which house is perfect for you, you're ready to buy your new home.

1 Reserve your new home

As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.

2 Apply for a mortgage

An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.

3 Appoint a solicitor

Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our Sales Advisors.

4 Personalise your new home

By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate (subject to build stage).

5 Exchange and complete

Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.

6 Move in

Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.

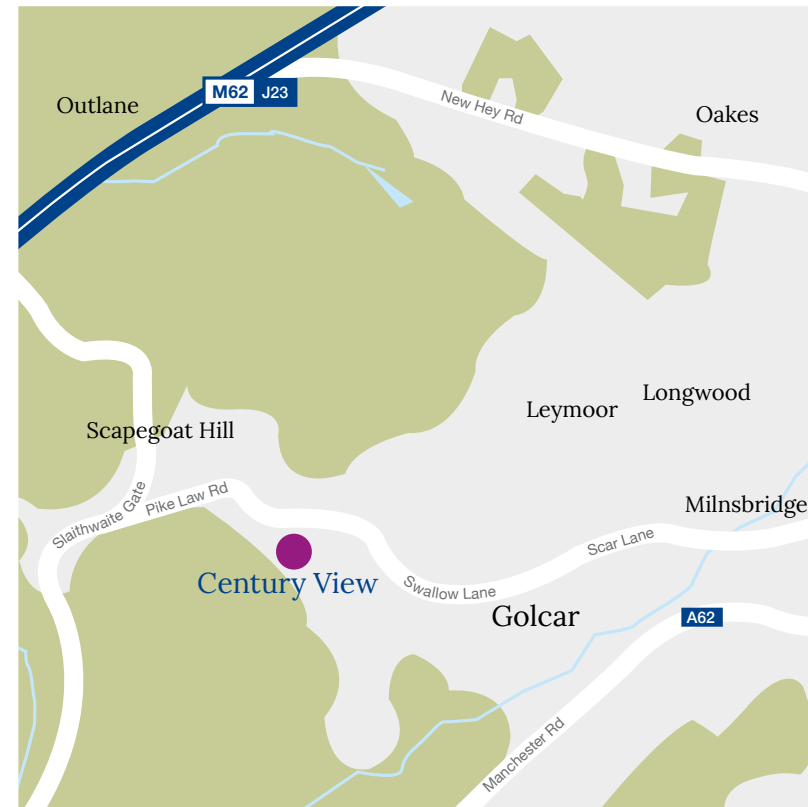
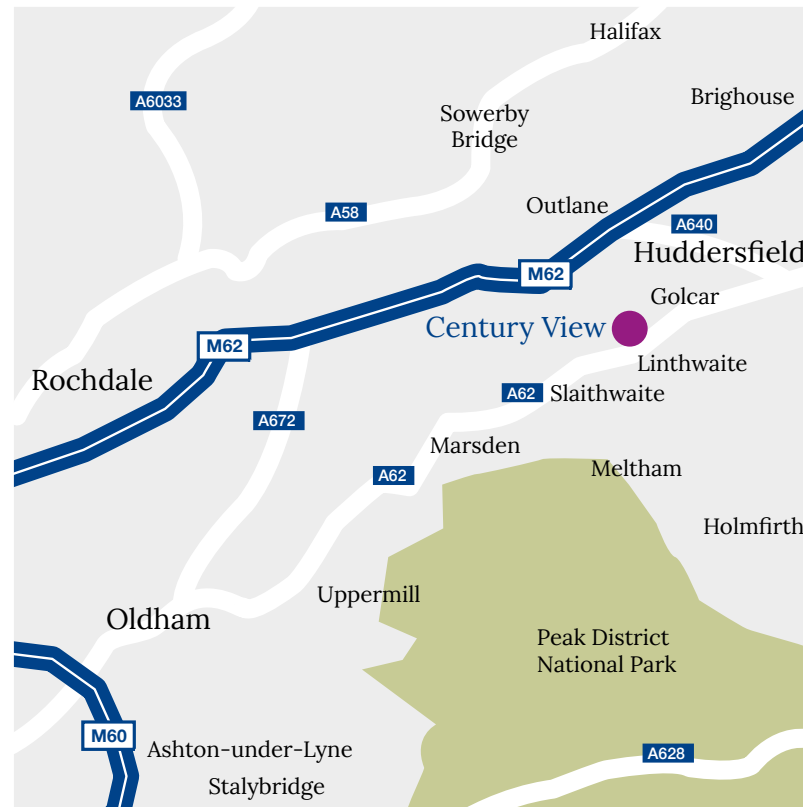


Protection for new-build home buyers

How to find us...

Century View

Off Swallow Lane, Golcar, Huddersfield, West Yorkshire HD7 4FB



Century View

Off Swallow Lane, Golcar, Huddersfield, West Yorkshire HD7 4FB

Jones Homes Regional Office:

Green Bank House, Green Bank, Cleckheaton, West Yorkshire BD19 5LQ
Telephone: 01274 852700

jones-homes.co.uk



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Internal photography may show upgraded specification, ask the Sales Advisor for details.
JHY12984/March 2025.

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