

THE RESIDENCES AT

VAL D'OR





WELCOME TO VAL D'OR

Introducing Val D'or, where modern luxury and timeless elegance converge. This exclusive collection of premium residences is designed to provide a sophisticated and stylish living environment.

Nestled in a desirable location, each residence at Val D'or features exquisite Art Deco inspired features throughout, complemented by high-end finishes and meticulous craftsmanship.

The development boasts a harmonious blend of classic design and contemporary luxury, offering a range of amenities to enhance your lifestyle.

As a prospective resident, you will have the chance to customise your new home with the help of Christine Yorath, a renowned interior designer, ensuring that your living space is a true reflection of your personal taste and preferences.

Experience the pinnacle of luxury and comfort at Val D'or, where every detail has been thoughtfully crafted to offer an unparalleled living experience.

[**WATCH THE VIDEO**](#)



VAL D'OR



THE PERFECT LOCATION

Val D'or is located in the exclusive Shadwell LS17 district of North Leeds, a setting that combines convenience with serene surroundings. Located just a few miles from Leeds city centre and close to key transport links, this development is in the perfect location for anyone wanting to enjoy all that Leeds and the surrounding countryside has to offer.

This picturesque area provides a tranquil retreat while keeping you well-connected to a range of local amenities. Residents will benefit from easy access to nearby shops, dining options, and essential services. Val D'or ensures effortless connectivity to surrounding areas and major cities, offering the ideal blend of peaceful living and modern convenience.

Driving Distances:

Leeds City Centre: 14 minutes

Leeds Bradford Airport: 22 minutes

The Springs Shopping and Cinema Complex: 10 minutes

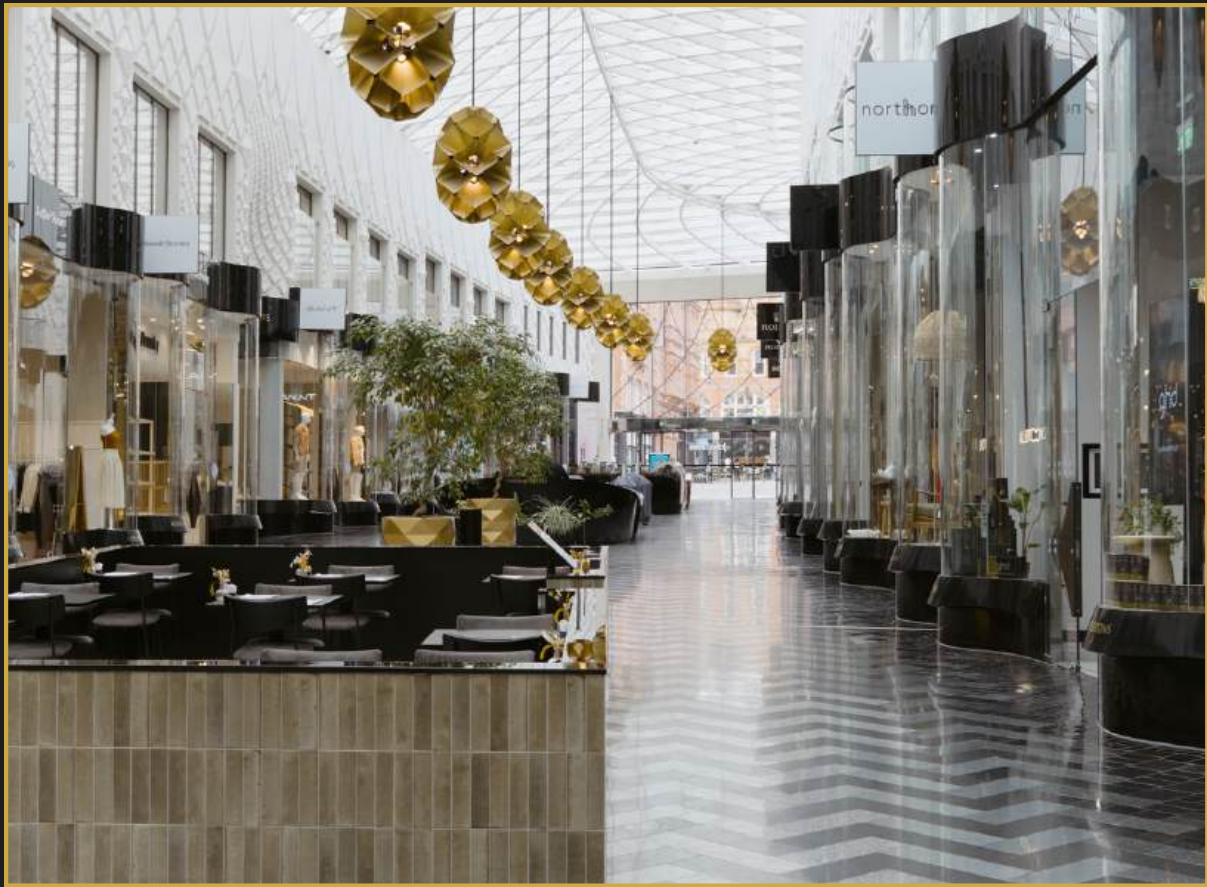
Roundhay Parade: 4 minutes

Oakwood Parade: 6 minutes

Wetherby: 16 minutes

Boston Spa: 17 minutes

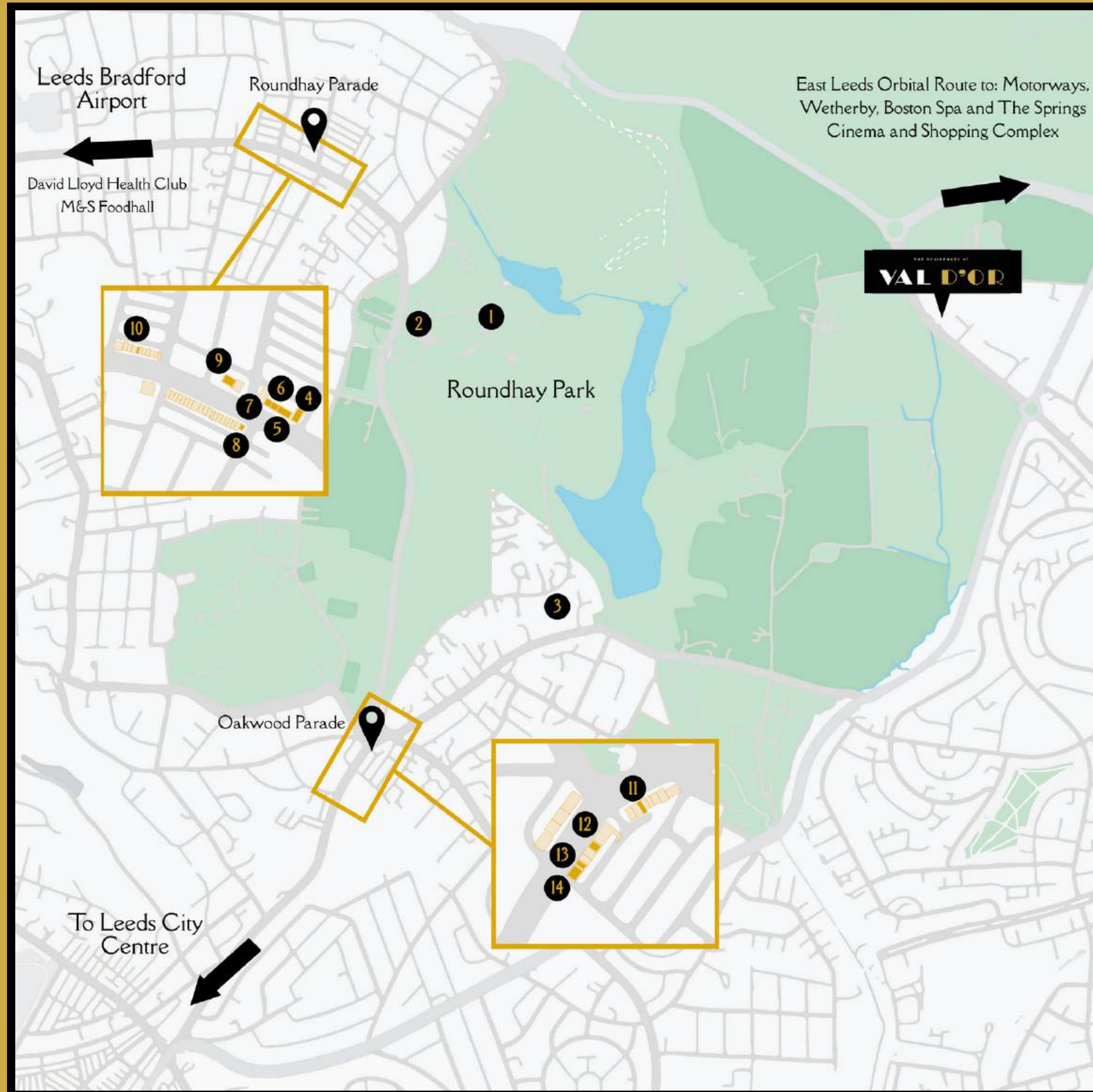






LOCAL AMENITIES

1. The Mansion
2. The Roundhay Fox
3. The White House
4. Share Jewellers
5. Flying Pizza by San Carlo
6. Daniel Footwear
7. Oaks Boutique
8. La Petite Bar & Restaurant
9. The Deer Park
10. RAND Coffee Roastery
11. Ottimo Pizza
12. House of Koko
13. Jon Kinsey Hairdressing
14. Rico's Italian





COMMUNITY SPIRIT AT VAL D'OR

At Val D'or, we're excited to build a vibrant and welcoming community where everyone feels connected.

Social Connections and Support

Imagine enjoying social events with your future neighbours, such as watching a big match in the Peloton Suite, where refreshments are shared and friendships are made.

Our community will thrive on mutual support, whether you need a travel cot for a grandchild or local recommendations.

Sharing and Activities

Generosity is at the heart of the Val D'or experience. Picture yourself sharing homemade treats or surplus garden produce with your neighbours, creating a warm and welcoming atmosphere.

Additionally, you'll find numerous informal opportunities to stay active and connect with others through spontaneous group activities like scenic walks or casual café visits.

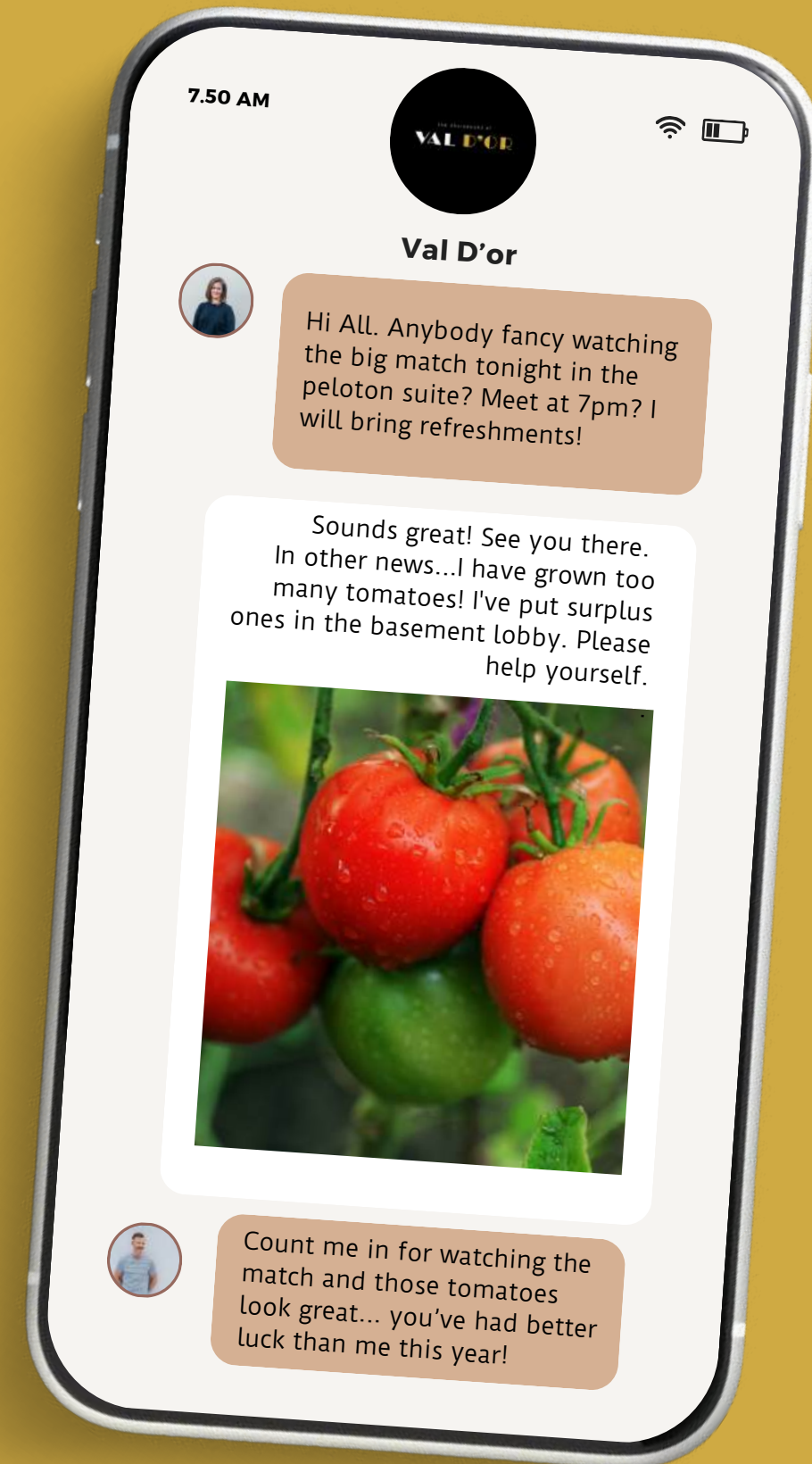
Local Insights

Tap into the wealth of local knowledge within our community. Your future neighbours will offer invaluable recommendations for nearby dining spots, leisure activities, and essential services.

At Val D'or, you'll benefit from a network of friendly, informed individuals eager to share their favourite local finds.

Privacy when it Suits

Each residence also includes a generous amount of private space too to use and enjoy as you please with your friends and family.



VAL D'OR

SPECIFICATION & GALLERY



We believe the specification is higher than any apartment scheme built in Leeds and the wider area to date. Everything has been carefully selected for quality and durability and to stand the test of time with use and styling. We know, however, that a purchaser may want to change some details of the build fit-out to suit a personal preference.

Any purchaser who wants to have these changes or additions for their apartment may have them included so long as there is still time within the build programme. We can offer this service once contracts are exchanged and fuller details are explained on page 15.

The developers have meticulously crafted luxurious apartments with a range of exceptional features. These include programmable lighting, air conditioning, heated ramp garage access, storage rooms and a basement residents gym equipped with the latest Peloton equipment.

We prioritise convenience and comfort in our designs. For instance, the bin store can be accessed securely from the residence's driveway while a separate entrance allows refuse collection directly from the road, avoiding access in to the gardens. Additionally, essential utilities like service meters and consumer units will be installed discreetly, ensuring functionality without sacrificing aesthetics.





KITCHEN

Omega doesn't just stop at superior craftsmanship and high-quality materials; they also excel in providing innovative design options which is why British made kitchens by Omega have been selected for the residences at Val d'Or and whilst we have selected two contrasting styles, early buyers will have the opportunity to select from a huge range of styles and colours with an accompanied, appointment only visit to the spacious showrooms

- Quartz or granite worktops, upstands and splashback with a choice of colours and finishes
- Feature LED lighting under wall cabinets, under the free edge of a worktop and at plinth level
- Feature lighting wired for over kitchen islands
- Heated towel rail
- Quality porcelain floor tiling
- Full range of quality appliances featuring the global premium brand Miele and including:
- Full height fridge with automatic icemaker
- Full height freezer
- Induction hob with integrated extraction
- Conventional oven
- Combination oven and microwave
- One and a half sink with hot, cold and boiling water taps
- Illuminated glass fronted drinks fridge
- Waste disposal unit
- 12 place setting dishwasher





BATHROOM

Beautifully styled bathrooms designed by Abacus and featuring Villeroy and Boch and Hansgrohe, highly regarded and reputable branded sanitaryware.

Quality brassware

Storage vanity cabinets

Large bespoke wall mirrors

Baths set in enclosures with Staron solid surface detail tops

Frameless glass shower enclosures

Concealed cisterns

Illuminated storage niches in shower enclosures.

Built in wall tvs in master bathrooms.

Heated towel rails in all bathrooms

State of the art extraction systems

Electric shaver point/toothbrush charger points

Night time PIR sensor to low level lights

Quality porcelain tiling to floors and half tiling to all walls and full height tiling to shower enclosures





BEDROOMS & DRESSING ROOMS

Master bedrooms feature fully fitted wardrobes with mirror panels, single and double hanging and open shelves.

Dressing rooms to have open fronted clothes storage including single and double hanging and open shelves.

Carefully considered lighting.

Bedside control for lighting.





GENERAL FINISHES

Quality internal doors and door furniture.

Bespoke apartment entrance doors with PAS 24 locking systems.

Polished chrome light switches and sockets but anyone exchanging early enough will have the opportunity to have a different finish.

Media/display wall to sitting area and early buyers can select to have it in the lounge/snug or the kitchen/living/diner. For buyers who require a feature electric fire power provision will be located accordingly.

Fitted carpets and special underlay to entrance halls, living areas, bedrooms and dressing areas but anyone exchanging early enough will have the opportunity to discuss alternative floor coverings.

Porcelain tiles to bathrooms, ensuites, kitchens and utility room floors and part walls. Early buyers will have the opportunity to select alternative tiles if required.

Carefully considered decorating scheme in one of two palettes to all apartments but buyers exchanging early enough will have the opportunity to discuss alternative colour schemes.

S-profile coving to all principle rooms except the kitchen/living diner.

Illuminated coffered ceiling to kitchen/living diner.

Mechanical heat recovery ventilation system throughout each apartment.

Windows will be double glazed with the advantage of powder coated aluminium outside for durability and timber inside and robust locking systems which assist in deadening any external noise.





EXTERNAL

Every apartment will have some outside space which maybe an enclosed terrace, an outside terrace and a garden area or a combination of these.

Each apartment will have a modern fitted water butt which looks like a plant container to facilitate maintenance of planted tubs on terraces where appropriate and linked to surface water drainage.

A point will be wired outside the main set of external patio doors should an electric awning be required (these will have to be the colour and manufacture specified).

One outside water tap per apartment.

External electric sockets on terraces.

A central entrance greenhouse and raised beds will be provided for shared use by residents
Spacious lawned and landscaped garden screened by mature trees.

Stylish entrance gates, pedestrian gate, railings operated by remote control and entry system.

Enclosed bin store.

HEATING AND COOLING

Gas fired boiler for wet system underfloor heating throughout with manifolds to control separate areas.

Ducted air conditioning system throughout each apartment.

UTILITY ROOMS

Fitted furniture to provide storage.

Single bowl sink and taps.

Heated towel rail.

Miele automatic washer.

Miele tumble dryer.

Consentina high performance Silestone worktop and upstand.

GUEST WC

Concealed cistern WCs.

Undermounted basin.

Modern taps.

Fitted wall mirrors.

Heated towel rails.

Quality porcelain tiling to floors and half tiling to walls.

CLOAKROOM

Every apartment has a cloakroom with a fitted shelf and a wardrobe hanging rail and an internal light.

BASEMENT

Spacious gym/recreation area with small sitting area for exclusive use of residents and their guests with a Peloton suite and free weights.

Basement wc/basin adjacent to the gym.

Individual storage room for each apartment to provide useful secure storage for bikes, sports equipment such as suitcases, seasonal decorations etc and it will be provided with power.

Cleaners cupboard store.

Plant room.

COMMUNAL AREAS

Designed to feel elegant, luxurious and comfortable.

Small seating area.

Passenger lift with polished mirror look doors and beautiful interior to the lift car with access all floors.

Beautiful and carefully designed signage.

Stylish light fittings.

Heating.

Flooring partly carpeted and partly luxury tiling.

CAR PARKING

External visitor parking.

2 very large indoor dedicated car park spaces per apartment.

Electric car charging point wired, one for each apartment.

Heated ramp to safely access the secure basement garage in icy conditions.

AUDIO VISUAL

Dedicated superfast broadband facility with day one connectivity.

All installations designed to allow seamless connection of purchasers audio/visual equipment.

Programmable lighting to main kitchen/living/diner.

Tv points to each living room, lounge, bedroom and master bathroom (bathroom tv provided).

ELECTRICS & LIGHTING

Ample supply of polished chrome fronted 13 amp sockets and switches including many 2 way switches and lots of dimmers and the opportunity to have a different finish to chrome if preferred.

Lighting points wired over kitchen islands for pendant lights.

We will provide a fused spur next to windows where purchasers envisage using electric curtain tracks at no extra cost provided this is instructed at exchange of contracts and that the apartment is not yet first fixed for electrics.

Flat bezel white led downlights.

Programmable lighting to the principle living area.

Electric supply from own meter to a socket in each storage room and to each owners car charging facility.

SECURITY & TECHNOLOGY

Colour video entry system.

Ample exterior security and feature lighting.

Remote control electrically operated drive gates, pedestrian gate and garage door.

CCTV.

Individual alarms to each apartment.

Fire doors throughout.

PAS 24 locking systems to entrance doors to apartments.

LEGAL STRUCTURE

10 year build warranty.

999 year lease.

Peppercorn ground rent.

Management company.

BESPOKE DESIGN OPPORTUNITIES

The residences at Val d'Or offers customisable apartment options tailored to your preferences and needs, providing a bespoke living experience for residents.

While attention to detail has been a priority throughout the design process, early buyers have an additional opportunity to refine and personalise their preferences. They can reserve their ideal home and once contracts are exchanged they can take advantage of numerous chances to customise interiors according to their preferences including alternatives for many of the planned elements.

These include:

- Kitchens – Arrange a meeting with our kitchen designers by private appointment at their showrooms to explore alternative designs.
- Kitchen worktops – You might prefer an alternative worktop, options are available in granite, porcelain, quartz and Corian.
- Bathrooms – We are happy to organise a private visit for you to our suppliers showroom where you can view a variety of sanitaryware options and select alternatives if desired.
- Floor coverings – Whilst we have chosen carpets for the bedrooms, you're welcome to opt for alternative styles or colours. Additionally, if you prefer you can swap to a hard surface option like tile or wood for a different aesthetic or feel.
- Tiles – have been specified for kitchen floors, utility room floors, guest wc's and bathrooms but if you're early enough in reserving your home we are happy to accompany you to the showroom of our suppliers to see the wide range of choices available.

- Door furniture – Polished chrome door furniture has been selected throughout the scheme but if you prefer brushed steel or gold we can certainly accommodate that preference.
- Electric curtain tracks – The developers intend to supply a fused spur at high level anticipating the potential of installation of electric curtain tracks. However, if that feature is not part of your plans you can request to have it omitted.
- Waste disposal units – Kitchens will come equipped with a waste disposal unit but if you prefer not to have one, we can exclude it from the kitchen design upon request.
- Bedside sockets – We can customize socket placements based on bed sizes and room layouts.
- Media walls – choose between designs and locations and as one of our media wall designs facilitates the installation of a wide, electric, log/coal effect fire offering a variety of design choices we will install the fire for you and cover the first £1000 of its cost provided you select from our preferred suppliers whose expansive 9000 sq ft showroom ensures you have plenty of options to choose from.
- Lighting – You are offered the opportunity to discuss preferences for warm white downlights or alternative lighting designs including accommodating personal fixtures such as chandeliers.

These are just a few of the design detail to consider and, rest assured, as developers we are committed to ensuring this development exceeds expectations. We understand that discerning buyers will have their own ideas for their new home and we are dedicated to facilitating those requests. The process can begin as soon as contracts are exchanged and we offer prompt notification of any associated costs to aid in making timely decisions.

ENERGY EFFICIENCY

At Val D'Or, we are using the Energy Hierarchy to reduce energy demand, supply the energy efficiently and then utilise renewable energy.

- We will provide 10% of the predicted apartments energy by low carbon energy (PV panels)
- We will reduce the carbon dioxide emissions by 20% of the required 2016 Building Regulation standard
- Minimising the predicted water use of each apartment to 110 litres of water per person per day

We have adopted this in the following means:

1. A fabric first approach with a thermally efficient building with high levels of insulation, high performing glazing and an air tight construction.
2. 2kWp of Photovoltaic (PV) panels per apartment
3. Apartments will be installed with the latest controls to ensure that energy is used efficiently
4. Heat will be supplied by a mix of high efficiency boilers with underfloor heating. This combination of the low temperature of the underfloor heating and the condensing boiler means that boiler efficiency is maximised
5. High efficiency heating and cooling will be used via the latest technologies
6. Mechanical ventilation with heat recovery provides a comfortable environment of fresh air, mixing the heat of the air coming from outside with the air in the apartment
7. Low energy lighting throughout
8. Electric car charging points
9. Rainwater harvesting with the re-use of the roof rainwater to supply water butts for planting to each apartment

















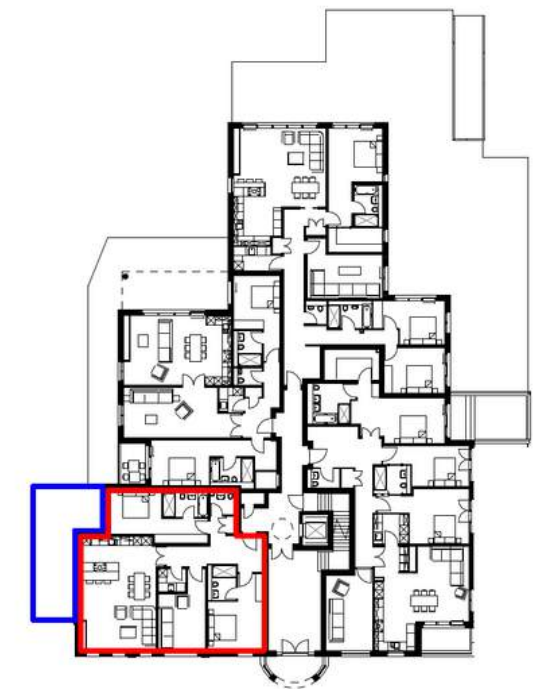




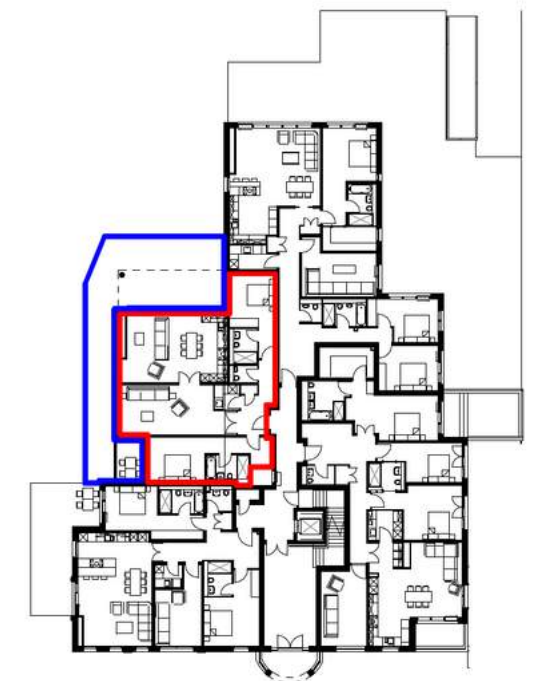
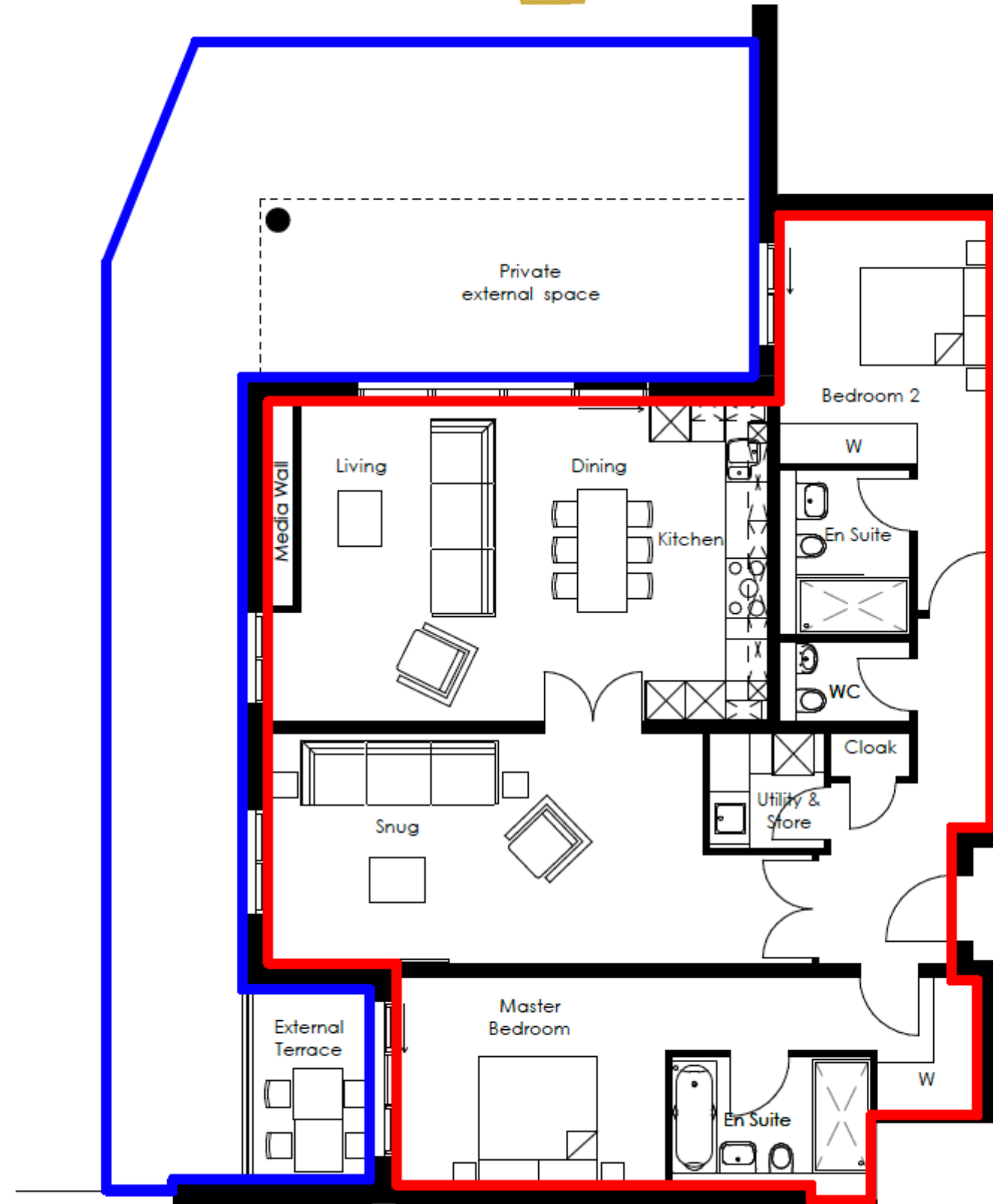


FLOOR PLANS & PLOT DETAILS

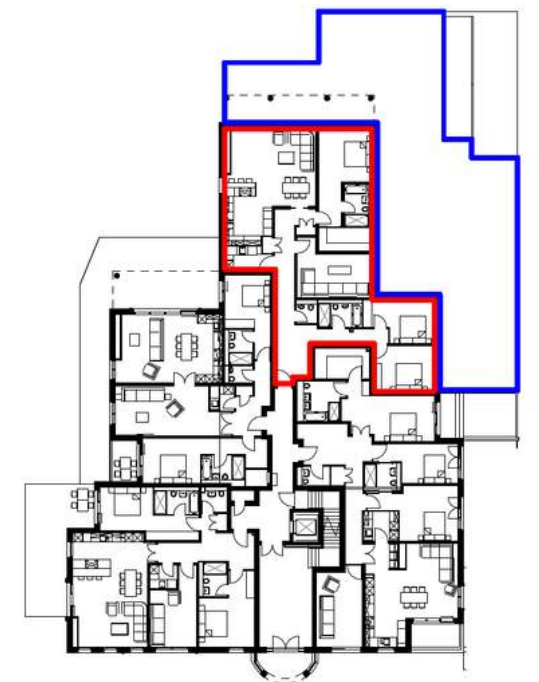
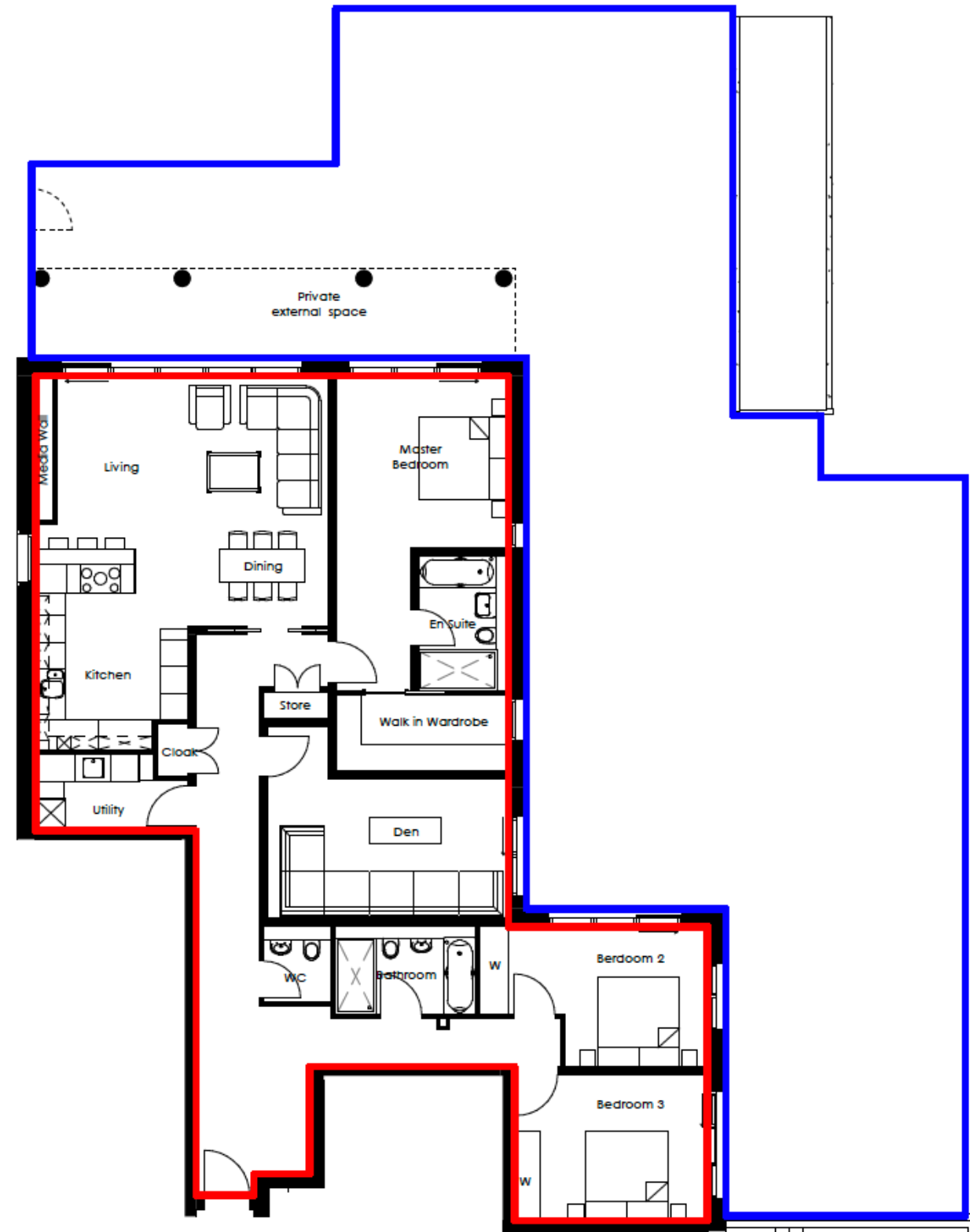
VAL D'OR



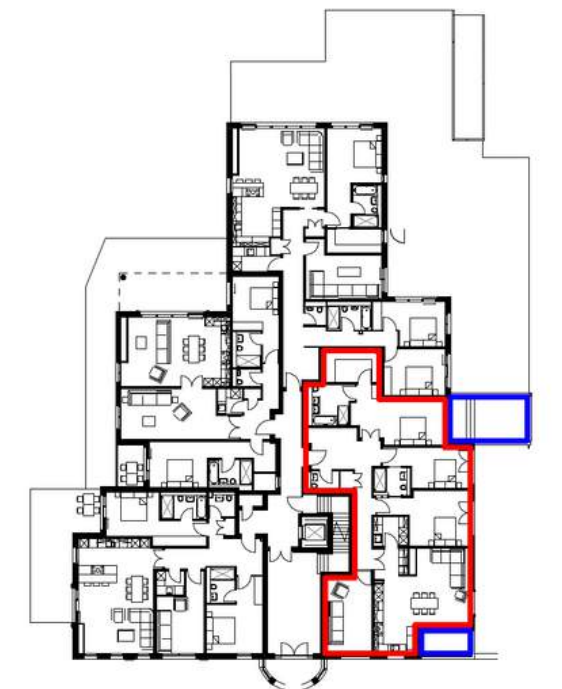
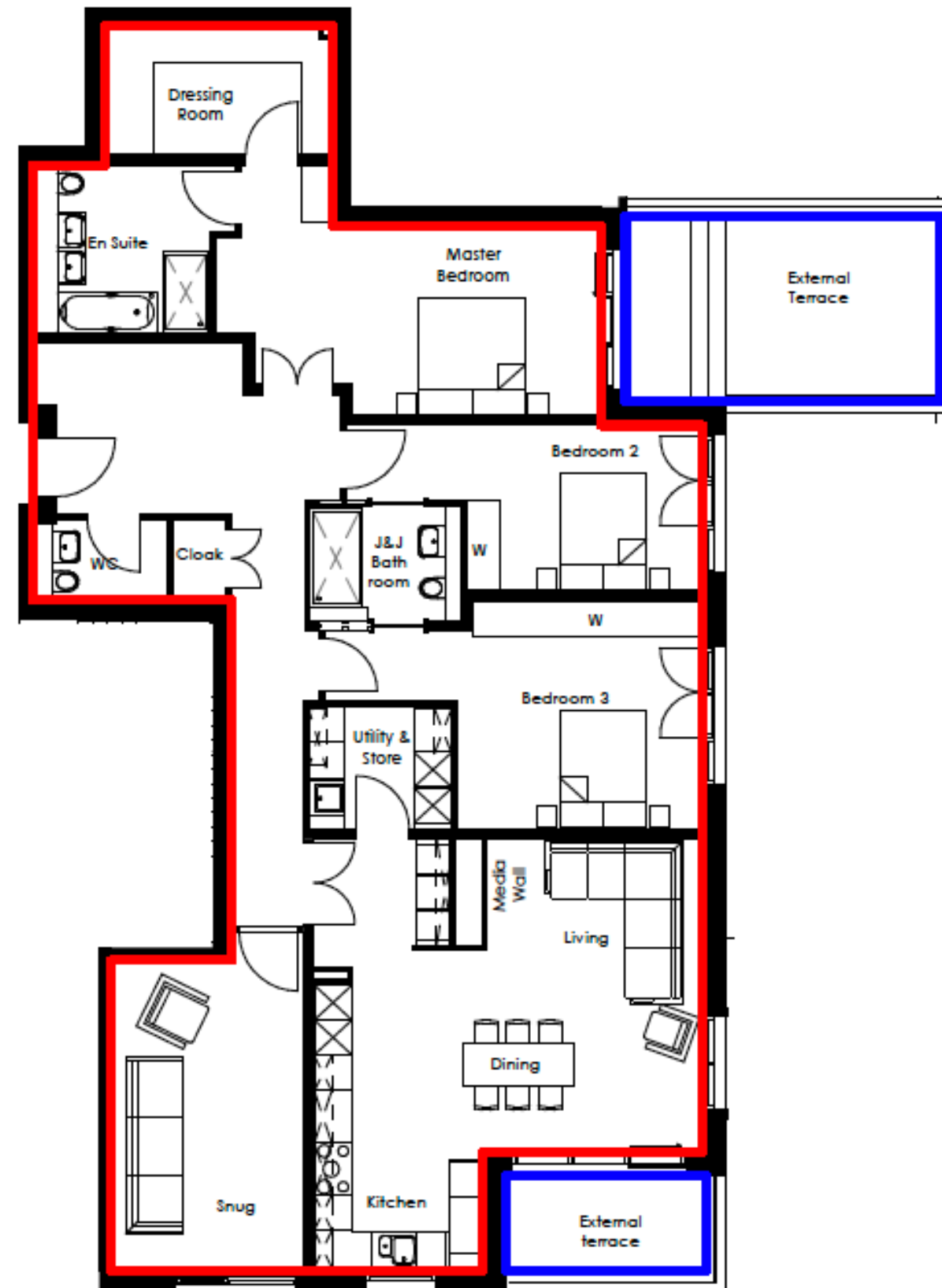
Apartment 1, Ground Floor



Apartment 2, Ground Floor



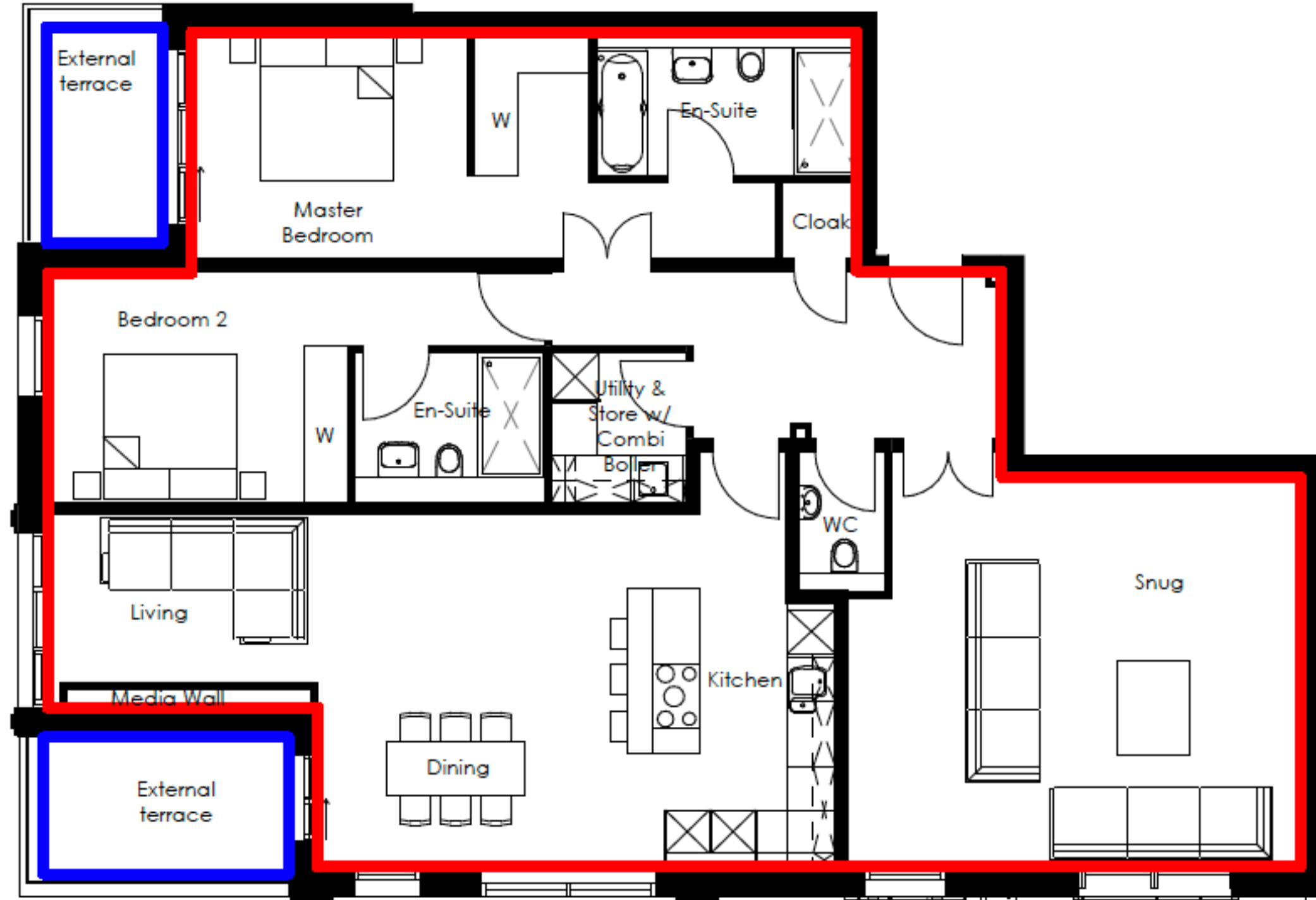
Apartment 3, Ground Floor



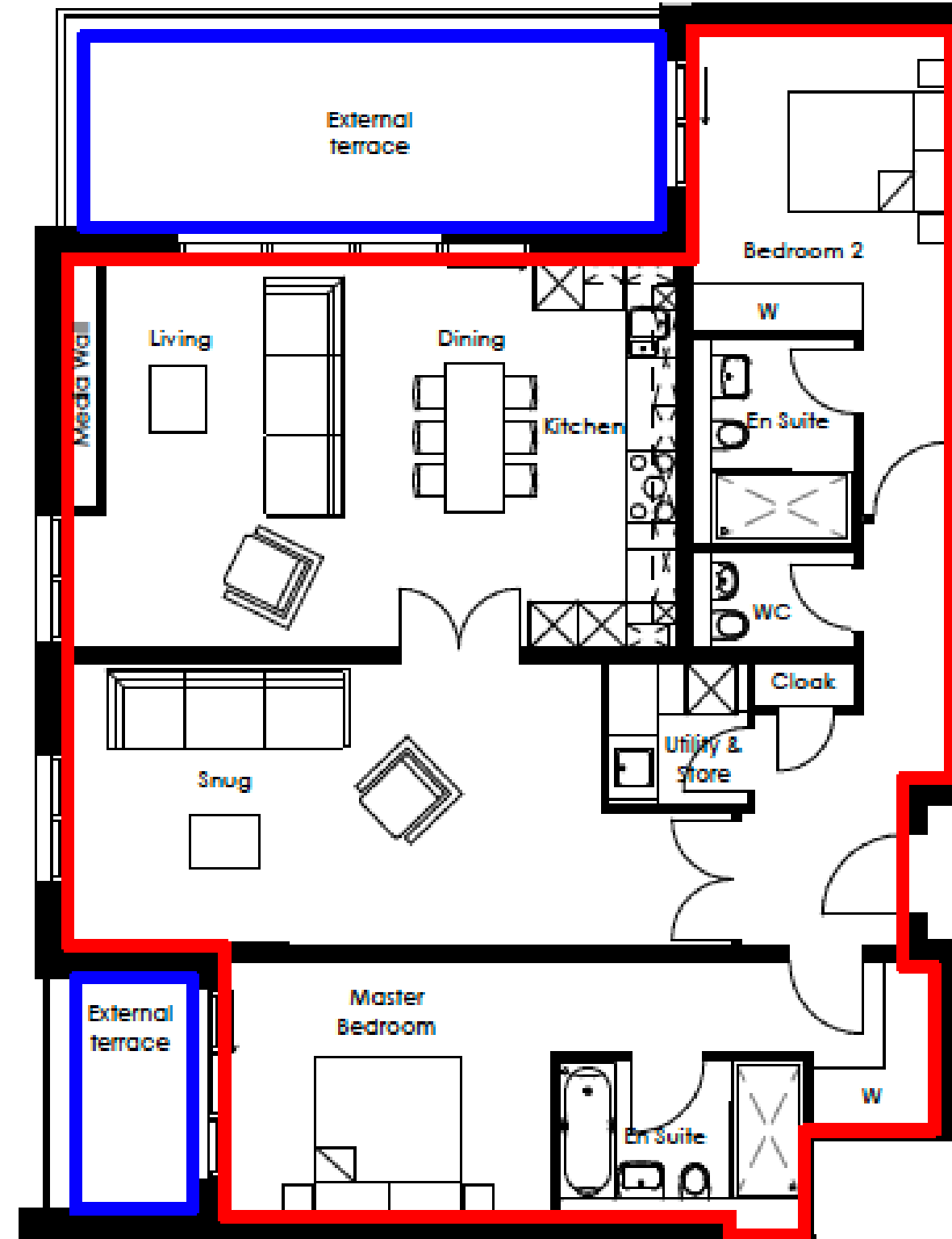
Apartment 4, Ground Floor

RESERVED

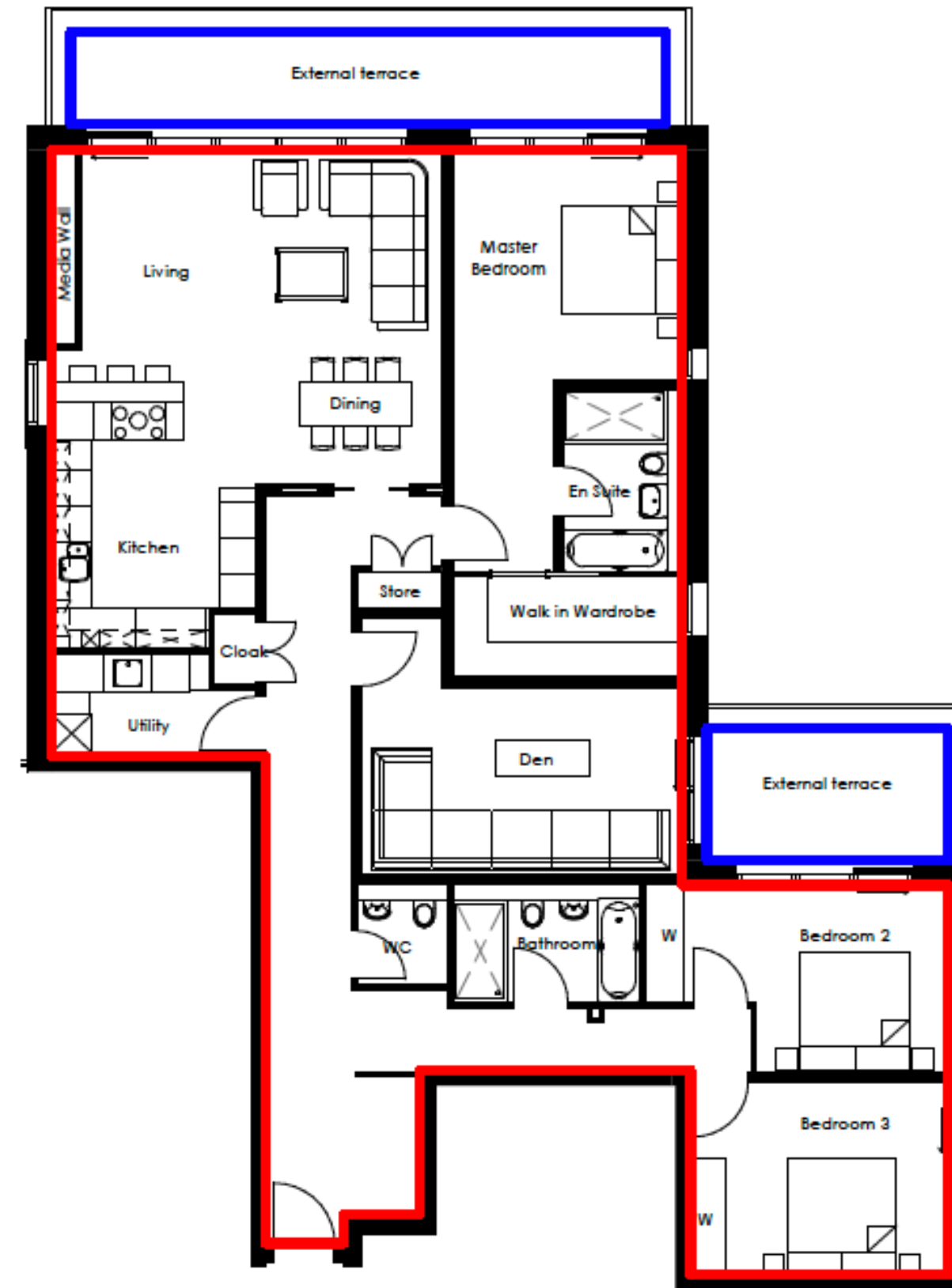
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Apartment 5, First Floor



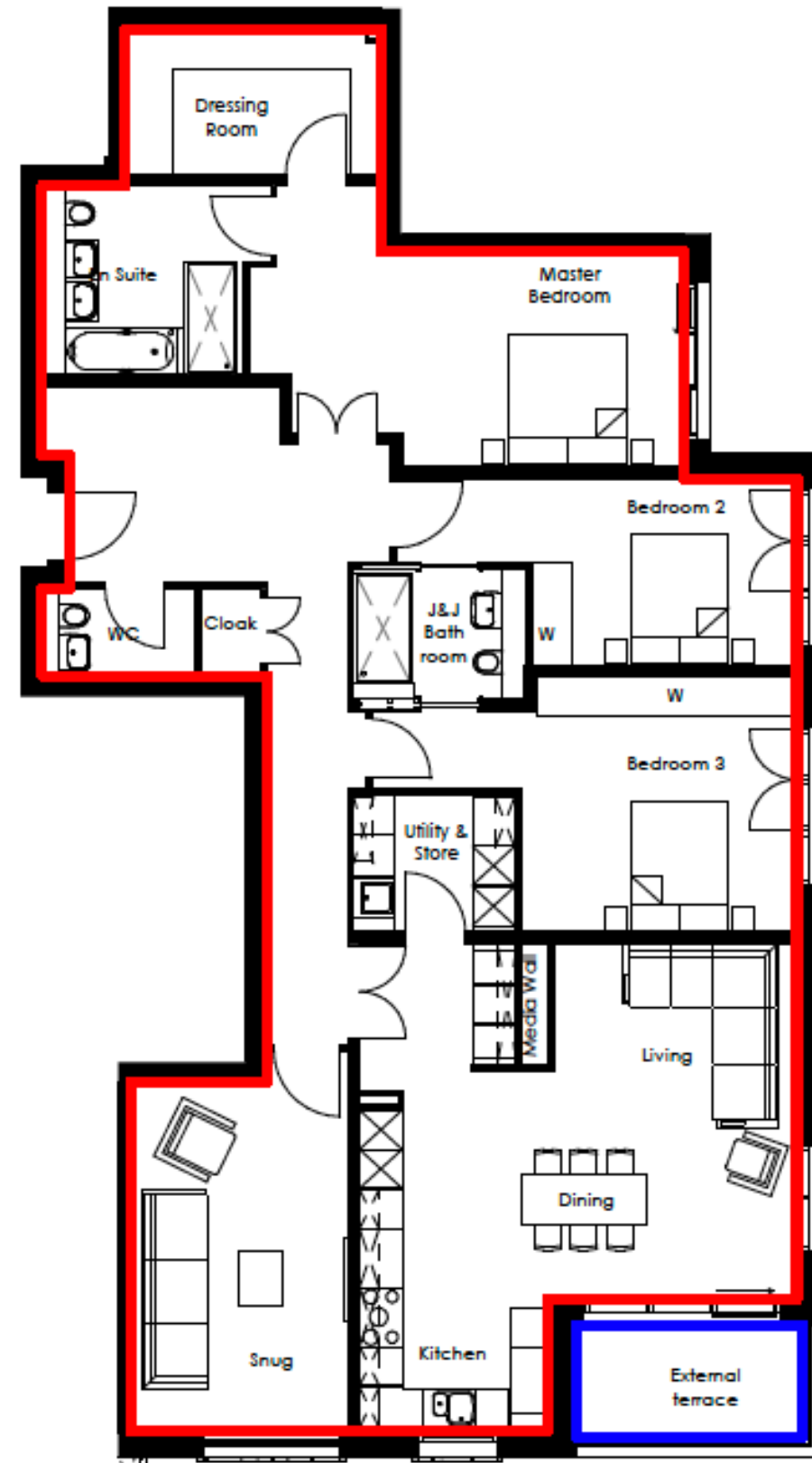
Apartment 6, First Floor



Apartment 7, First Floor



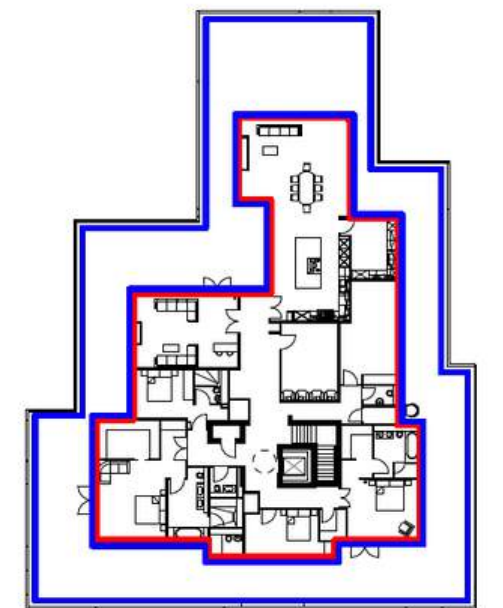
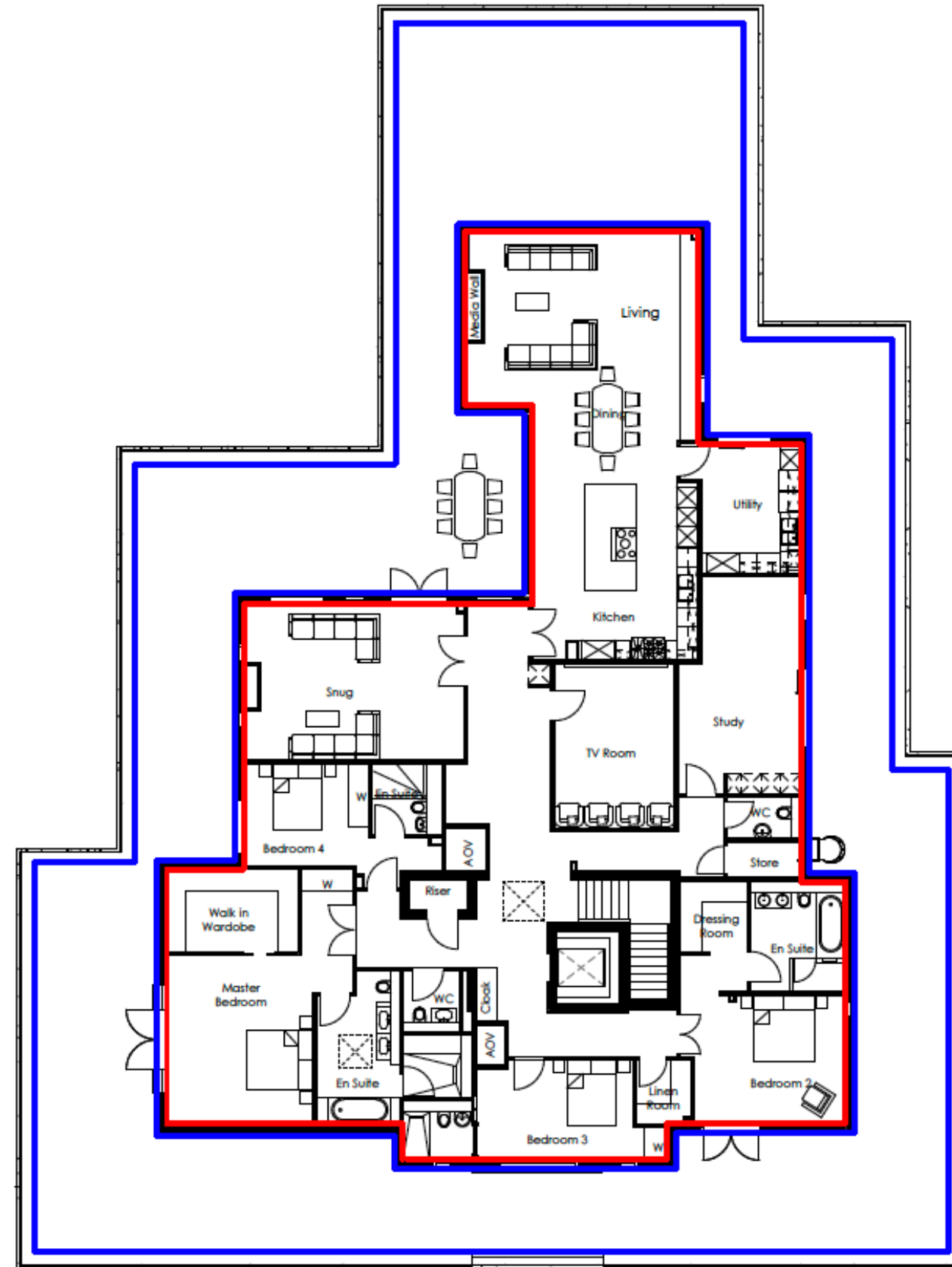
RESERVED



Apartment 8, First Floor



RESERVED



The Penthouse



VAL D'OR

Residence 1. £995,000, 1460 sq ft plus 373 sq ft terrace

Residence 2. £1,025,000, 1439 sq ft plus 872 sq ft terrace

Residence 3. £1,395,000, 1937 sq ft plus 2658 sq ft terrace

Residence 4. £1,300,000 1936 sq ft plus 260 sq ft and 189 sq ft of terraces

Residence 5. RESERVED

Residence 6. £1,100,000 1439 sq ft plus 46 sq ft and 188 sq ft of balconies

Residence 7. £1,395,000 1935 sq ft plus 97 sq ft and 168 sq ft of balconies

Residence 8. RESERVED

Residence 9. RESERVED

Please note the areas given are for guidance and not contractually binding, but are believed to be accurate.



ABOUT THE DEVELOPERS: CHRISTINE YORATH

Christine Yorath is a Yorkshire native whose diverse career spans beauty therapy, football management, and property development. With experience across London, Vancouver, Wales, and Yorkshire, Christine has balanced her roles as a mother of four and grandmother of five with her professional pursuits. Her passion for design was kindled during a formal interior design course in Vancouver in the early '80s.

Since 1980, Christine has successfully run a skincare importing and distribution business and now co-manages the Metrin Skincare European operation with her daughter, Gabby Logan. Her property journey began in 1989 with her first investment property. After refurbishing and selling it, she built a substantial rental portfolio and founded Flats in Leeds. This company managed over 1000 properties before being sold to Countrywide in 2013.

Christine's expertise extends to high-specification residential projects, including developments of 18-24 apartments in Leeds and luxury projects such as new mansion homes in Harewood and apartment conversions in York. Following the 2008 recession, she focused on refurbishment through the REVAMP brand, founded by her son. The most recent consulting projects Christine worked on have been on two luxury apartment schemes brought to the market in North Leeds where apartments at Silver Gates broke the record for luxury apartment sales in Leeds.

For more information on her work and consultancy services, visit her website.

www.christineyorath.com





ABOUT THE DEVELOPERS: TORSION HOMES

Creating truly aspirational living is all about attention to the finer detail. At Torsion Homes they are passionate about creating high quality, sustainable residential dwellings. From seeking out exclusive locations to achieving character and individuality in our properties; striving for excellence is at the heart of everything they do.

Their passion for excellence extends beyond their build process. Their commitment is to consider each home as if it were their own.

As experts in the new build property market, Torsion Homes understand the current trends and requirements. They are continuously looking to improve and modernise their offering to facilitate the changing demographics for the user's needs.

www.torsion-homes.co.uk





HANDOVER AND AFTER-CARE AT THE RESIDENCES AT VAL D'OR

We have worked hard with our solicitors to ensure that as much information as possible is available within the sales pack, with a view to making the conveyancing process as smooth as possible.

As Developers, we want moving into your new home at the Residences at Val D'or to be a wonderful experience for you and we recognise that in a new home with such a wealth of modern amenities and technology, there will be a lot to familiarise yourself with and understand.

When you complete the purchase of your new home, you will be given a detailed handover pack containing direction booklets, warranties and guarantees and other useful information.

The development team would also welcome the opportunity of an appointment with you in your new home, to explain how everything works. We hope this white glove service will be valuable in the transition from your old home into your new luxury apartment.

You will be shown how to use the controls for the underfloor heating, air-conditioning and kitchen appliances as required. In addition, we will fully familiarise yourselves with the building security and how to use your access fobs for access and egress.

In addition, there is a friendly member of staff on hand for any questions or concerns and a dedicated development email address is available for queries.

As a new owner of an apartment at the Residences at Val d'Or you will have the comfort of knowing that you will have a 10-year Structural Warranty and a 2-year Torsion Homes guarantee.

In short, we want your whole experience to be a pleasure from first reservation to settling into your new home and beyond.

REGISTER YOUR INTEREST



REGISTER YOUR INTEREST

We would be delighted to provide you with more information about Val D'or or answer any questions you may have. Whether you're interested in reserving a residence or learning more about the development, the team at Monroe is here to assist you.

You can also see more on Monroe's website [here](#) or scan the QR code below.

Contact Details:

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1-3 The Avenue, Alwoodley, LS17 7BD

www.monroeestateagents.com

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