

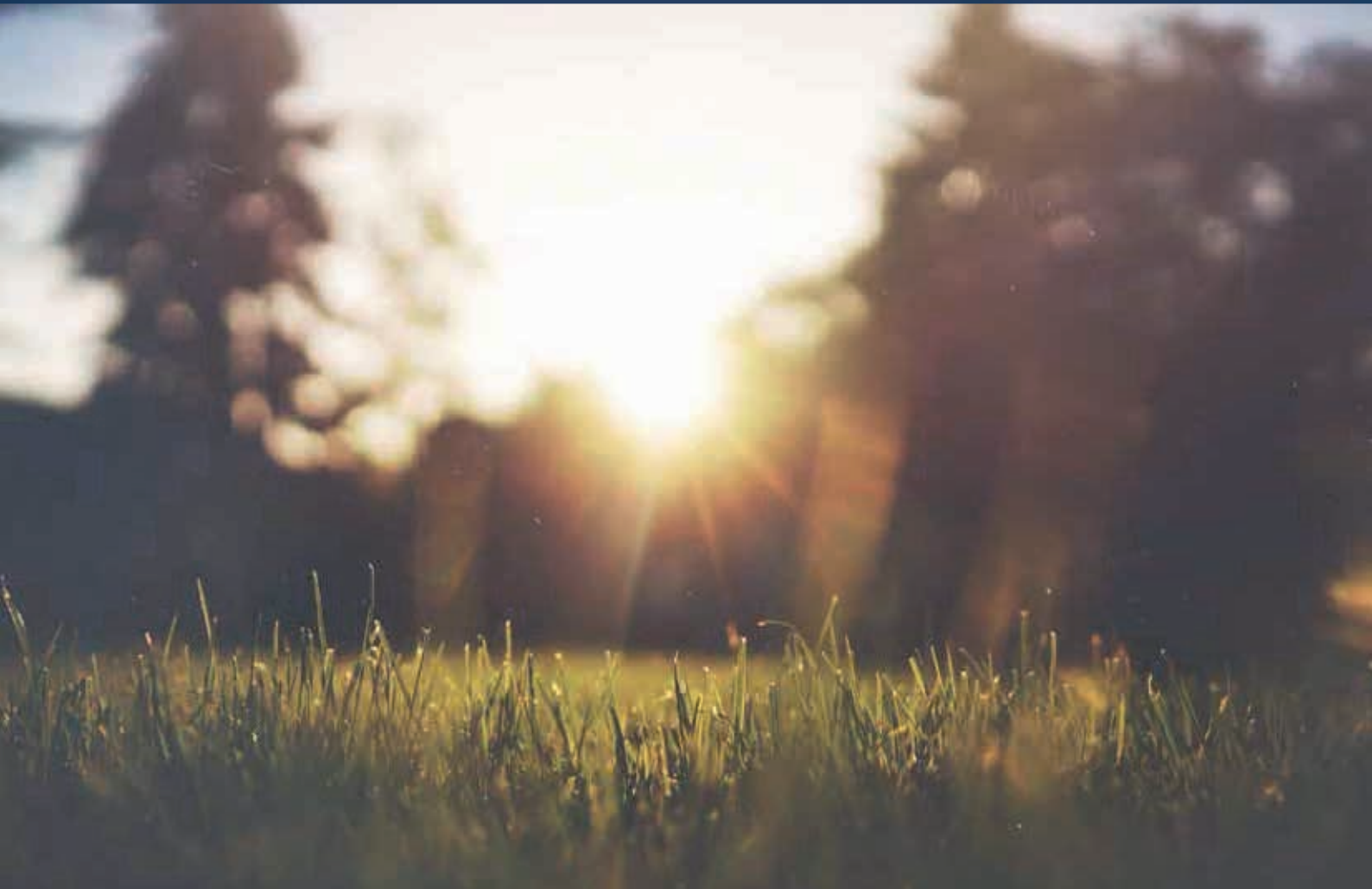


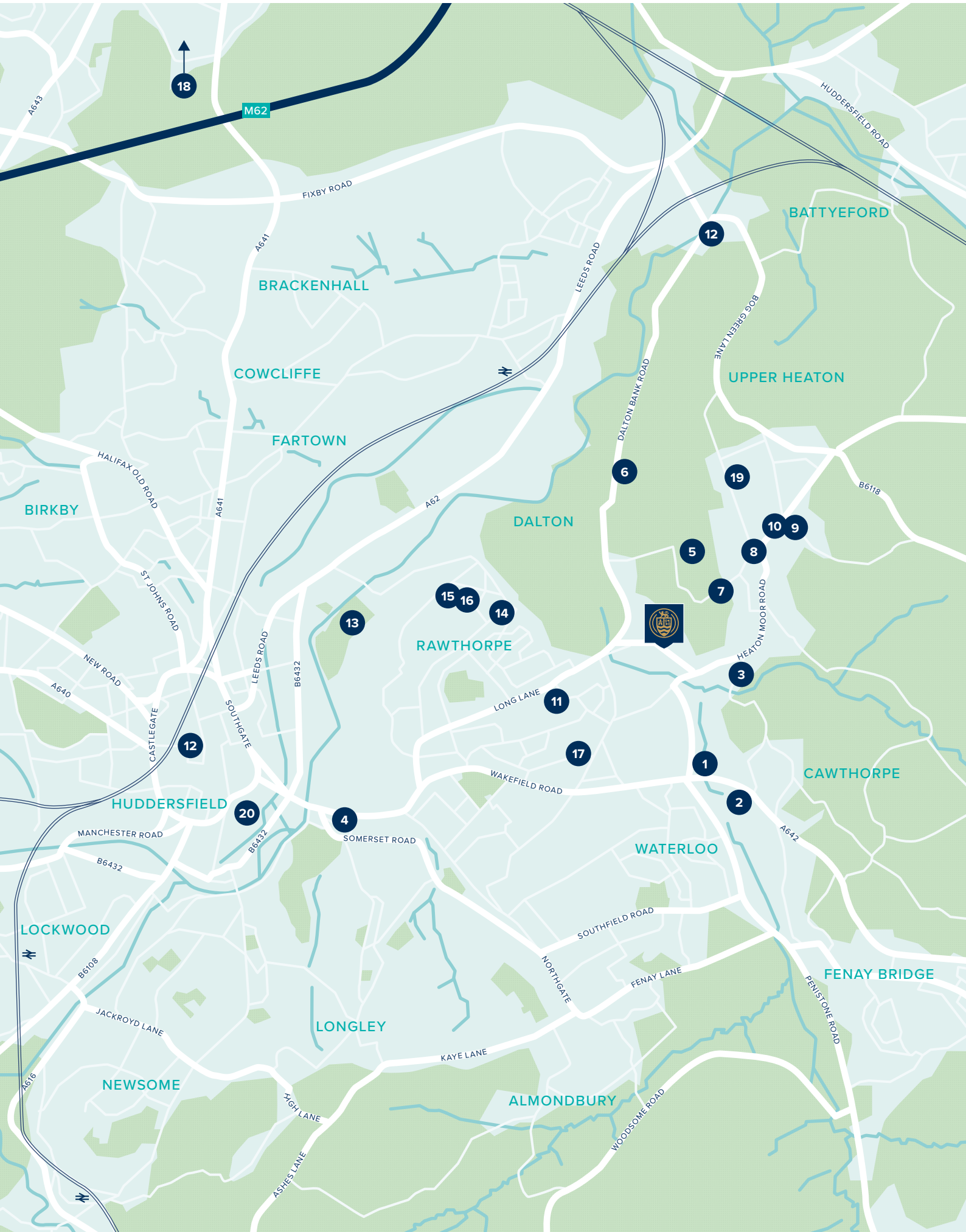
# DALTON GARDENS

HUDDERSFIELD • WEST YORKSHIRE

Introducing Dalton Gardens, our newest development located east of Huddersfield town centre. With excellent transport links, including convenient access to major commuting routes, Dalton Gardens is the perfect choice for those seeking a harmonious balance between work and home life.

2, 3 & 4 BEDROOM HOMES





WELCOME TO LIFE IN DALTON

Enjoy life in a quiet semi-rural area but always never far from the benefits of being on the edge of the established town of Huddersfield.

On your doorstep

Dalton delivers a perfect balance of tranquil nature, town-centre connections, and community convenience.

- 1 Gallagher Retail Park
- 2 Morrisons
- 3 Beaumont Arms
- 4 Lidl
- 5 Kirkheaton Cricket and Bowling Club
- 6 Dalton Bank Nature Reserve
- 7 Kirkheaton Youths Football Club
- 8 Kirkheaton Dental Surgery
- 9 Kirkheaton Surgery
- 10 Costcutter
- 11 Tesco Express
- 12 Harvey's Bar/Kitchen
- 13 The John Smith's Stadium

Education

There is a good choice of primary and secondary schools in Dalton with a 'Good' Ofsted rating, as well as a selection of nurseries. A number of colleges and the University of Huddersfield are just a 10 minute drive away.

- 14 Netherhall St James CofE Infant and Nursery School
- 15 Netherhall Learning Campus Junior School
- 16 Netherhall Learning Campus High School (Ofsted Rated Requires Improvement)
- 17 Dalton Primary School
- 18 St Joseph's Catholic Primary Academy
- 19 Kirkheaton Primary School
- 20 University of Huddersfield

Travel

Dalton has plenty of convenient transport links, being just 4 miles from junction 25 of the M62 and 10 miles from the M1 motorways.



Huddersfield – 3 miles  
Deighton Train Station – 4 miles  
Leeds – 18 miles



Deighton to Huddersfield – 5 minutes  
Deighton to Manchester Piccadilly – 47 minutes  
Deighton – Leeds – 36 minutes



Leeds Bradford Airport – 19.5 miles







## DALTON GARDENS

Dalton, Huddersfield, HD5 0QX

For all enquiries please call

**01484 818 496**

**[crestnicholson.com/developments/west-yorkshire/dalton-gardens](https://crestnicholson.com/developments/west-yorkshire/dalton-gardens)**



[///brave.stars.tiger](https://brave.stars.tiger)

### CONNECTED AND CONVENIENT LIVING

**Dalton Gardens is a collection of 2, 3 & 4 bedroom homes located in Dalton, just under three miles from Huddersfield.**

Situated just outside Huddersfield town centre, and tucked alongside a picturesque nature reserve, Dalton offers the perfect blend of tranquillity and modern convenience. From local shops and pubs to trusted doctors and dental surgeries, every essential is close by.

For everyday shopping, there's a Tesco Express within walking distance, while a five-minute drive takes you to the Gallagher Retail Park, which hosts an Aldi, M&S Food Hall, Pets at Home and Home Bargains. Those craving urban adventures will appreciate the easy access to Huddersfield's bustling town centre, which offers a vibrant nightlife, high street retailers and independent shops.

The town's art gallery showcases works by world famous artists including Francis Bacon, L.S. Lowry and Henry Moore while history lovers will admire the award-winning architecture of Huddersfield train station. The town's university offers a broad range of subjects, twice winning a Teaching Excellence Framework (TEF) Gold Award.

Perfect for home buyers seeking balance, Dalton offers the best of both worlds. Dalton Bank Nature Reserve is 50 acres of woodland and grassland. Here you can encounter roe deer, kingfishers, and American Mink hunting for food on the banks of the river.

Nearby, National Cycle Network Route 66 offers stunning views over the River Colne and the neighbouring canal for cycling enthusiasts and walkers alike. With its close proximity, being just four miles from the M62 and 10 miles from the M1, Dalton Gardens is perfectly situated for commuters.

Whether you're looking for peaceful countryside living or a base to explore the local area and town, Dalton Gardens has something for everyone. With its strong sense of community and convenient location, Dalton is the perfect place to unwind, explore, and feel instantly at home.





**CREST**  
NICHOLSON

**DALTON GARDENS**

# DEVELOPMENT PLAN

Dalton Gardens is a collection of 2, 3 & 4 bedroom homes located in Dalton, just under three miles from Huddersfield.

2, 3 & 4 BEDROOM HOMES











# THE CROMER

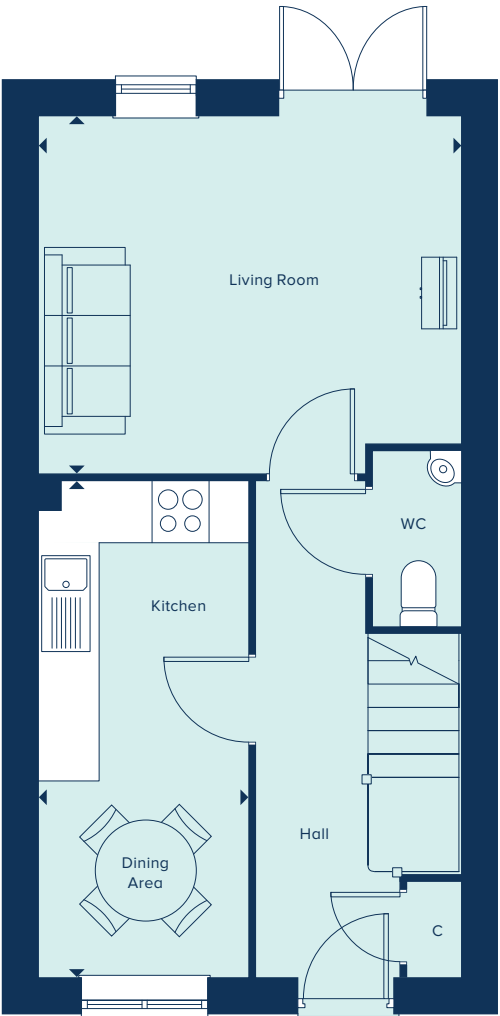
An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

2 BEDROOM HOME



THE CROMER  
2 Bedroom Home

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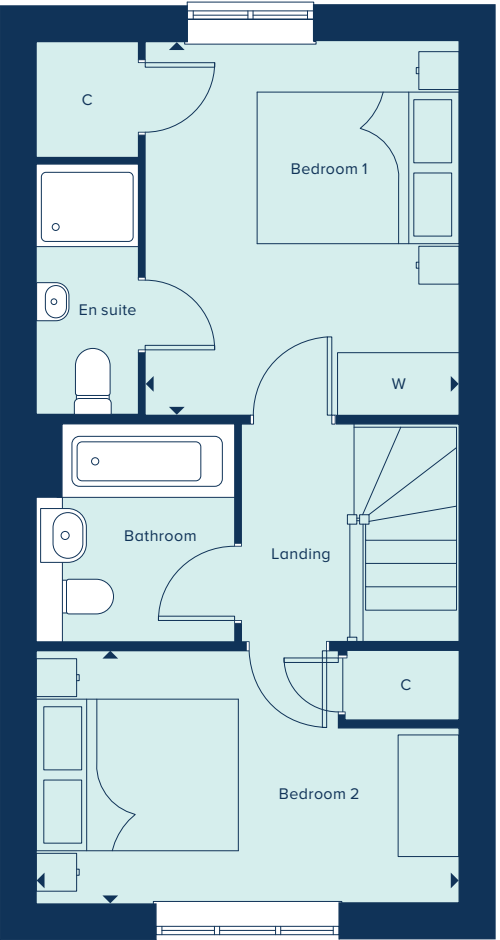
GROUND FLOOR

KITCHEN / DINING AREA

4.86m x 2.08m      15'11" x 6'10"

LIVING ROOM

4.17m x 3.56m      13'8" x 11'8"



FIRST FLOOR

BEDROOM 1

3.68m x 3.09m      12'1" x 10'1"

BEDROOM 2

4.17m x 2.49m      13'8" x 8'2"

C Cupboard    W Wardrobe

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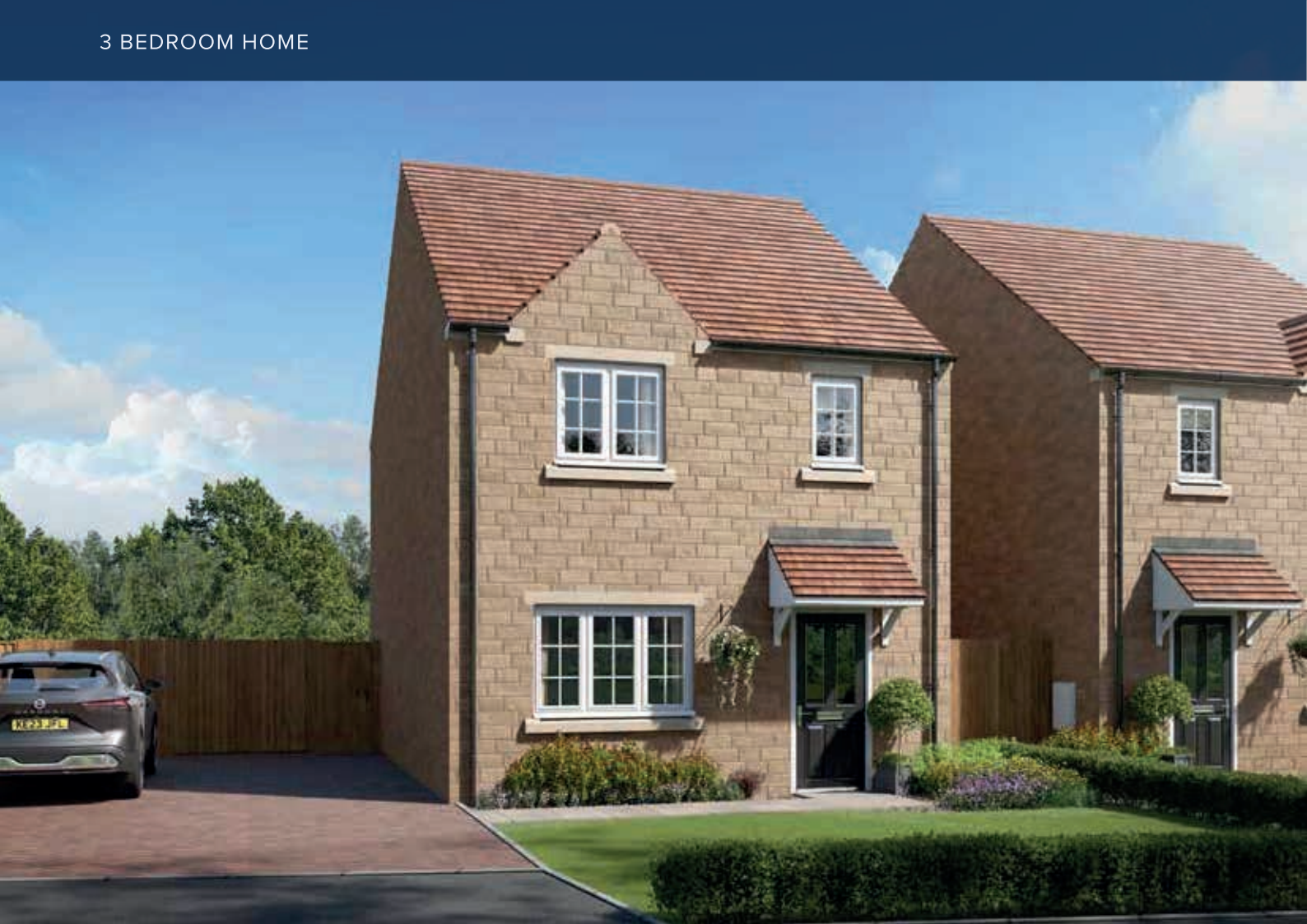




# THE FARNHILL

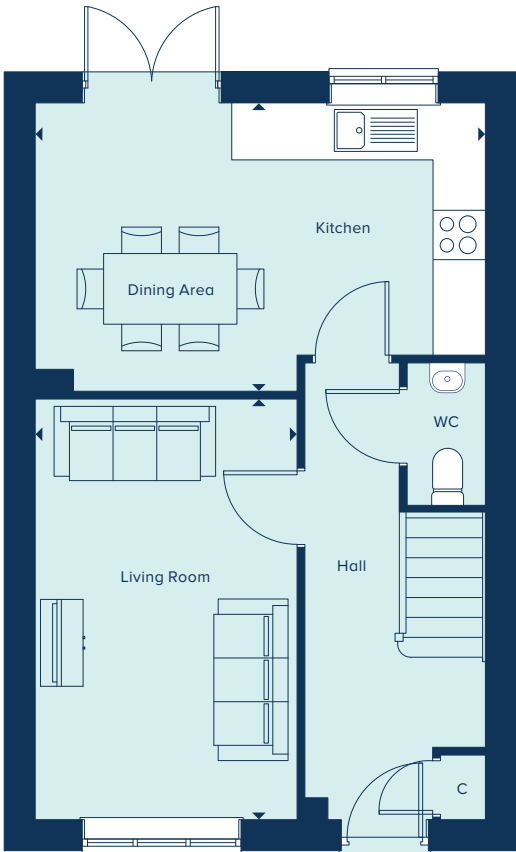
Introducing the Farnhill, a charming three bedroom house offering a delightful living experience. Downstairs, the open plan kitchen, and dining room, features French doors, create an inviting space for family gatherings, complemented by a separate living room. Upstairs, two double bedrooms and a single bedroom provide ample accommodation. The main bedroom features an en suite shower room and built-in wardrobe, while the other bedrooms are served by a bathroom.

3 BEDROOM HOME



THE FARNHILL  
3 Bedroom Home

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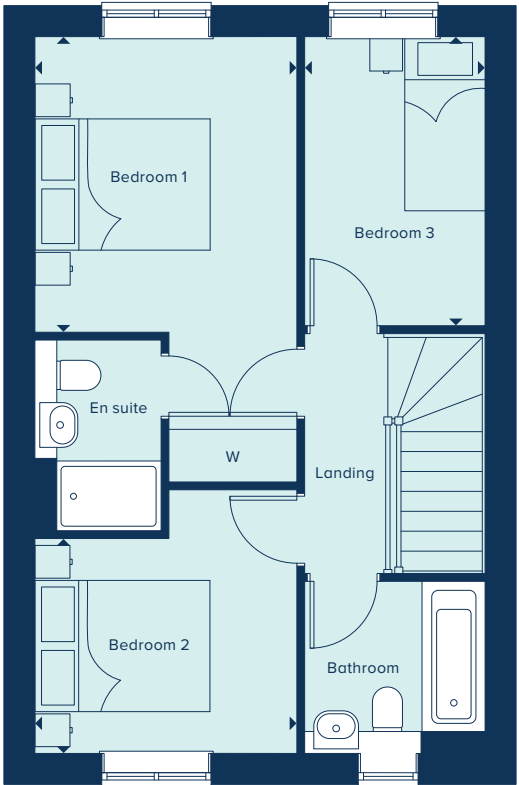
GROUND FLOOR

KITCHEN / DINING AREA

5.13m x 3.29m 16'10" x 10'9"

LIVING ROOM

4.80m x 2.99m 15'9" x 9'9"



FIRST FLOOR

BEDROOM 1

3.37m x 2.99m 11'0" x 9'9"

BEDROOM 2

2.45m x 2.99m 8'0" x 9'9"

BEDROOM 3

2.06m x 3.30m 6'9" X 10'10"

C Cupboard W Wardrobe

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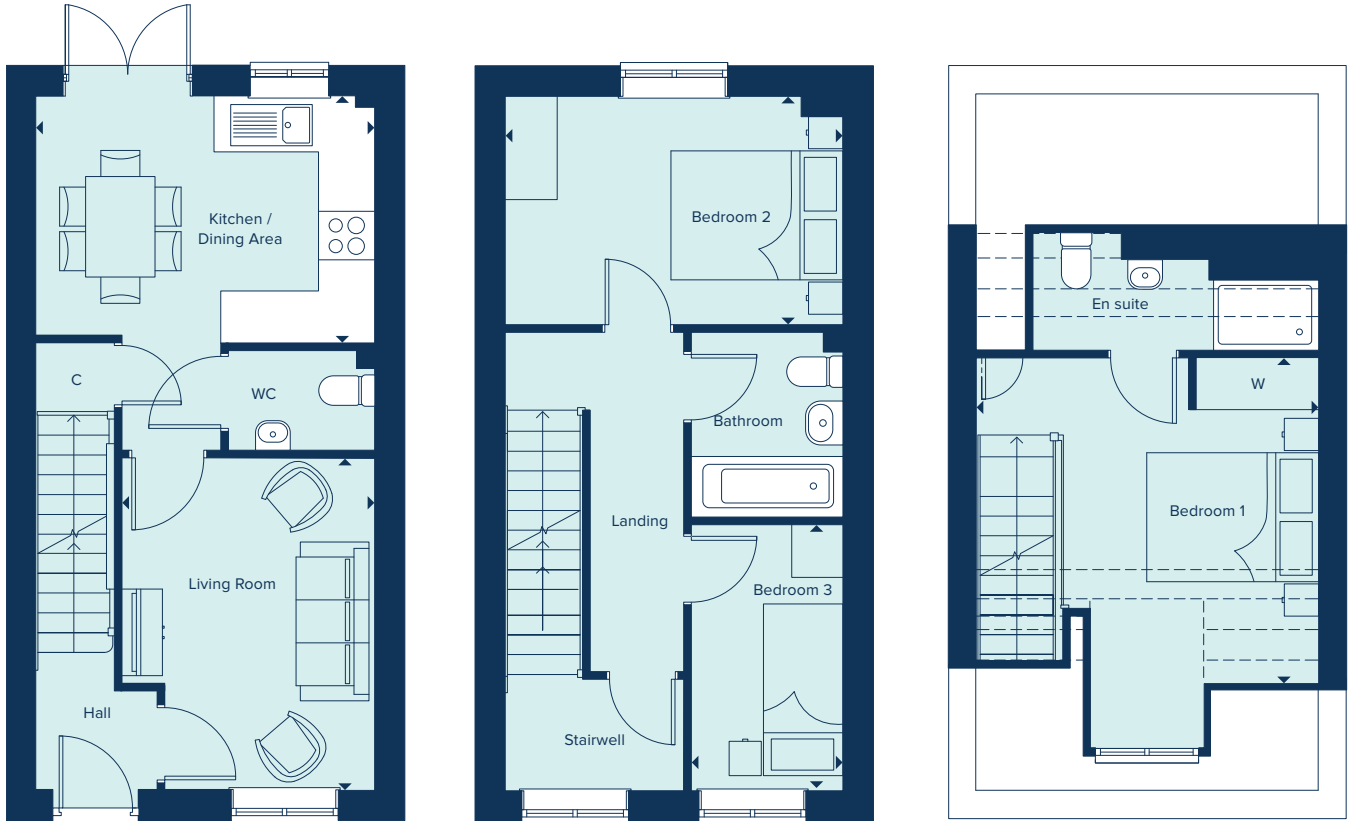
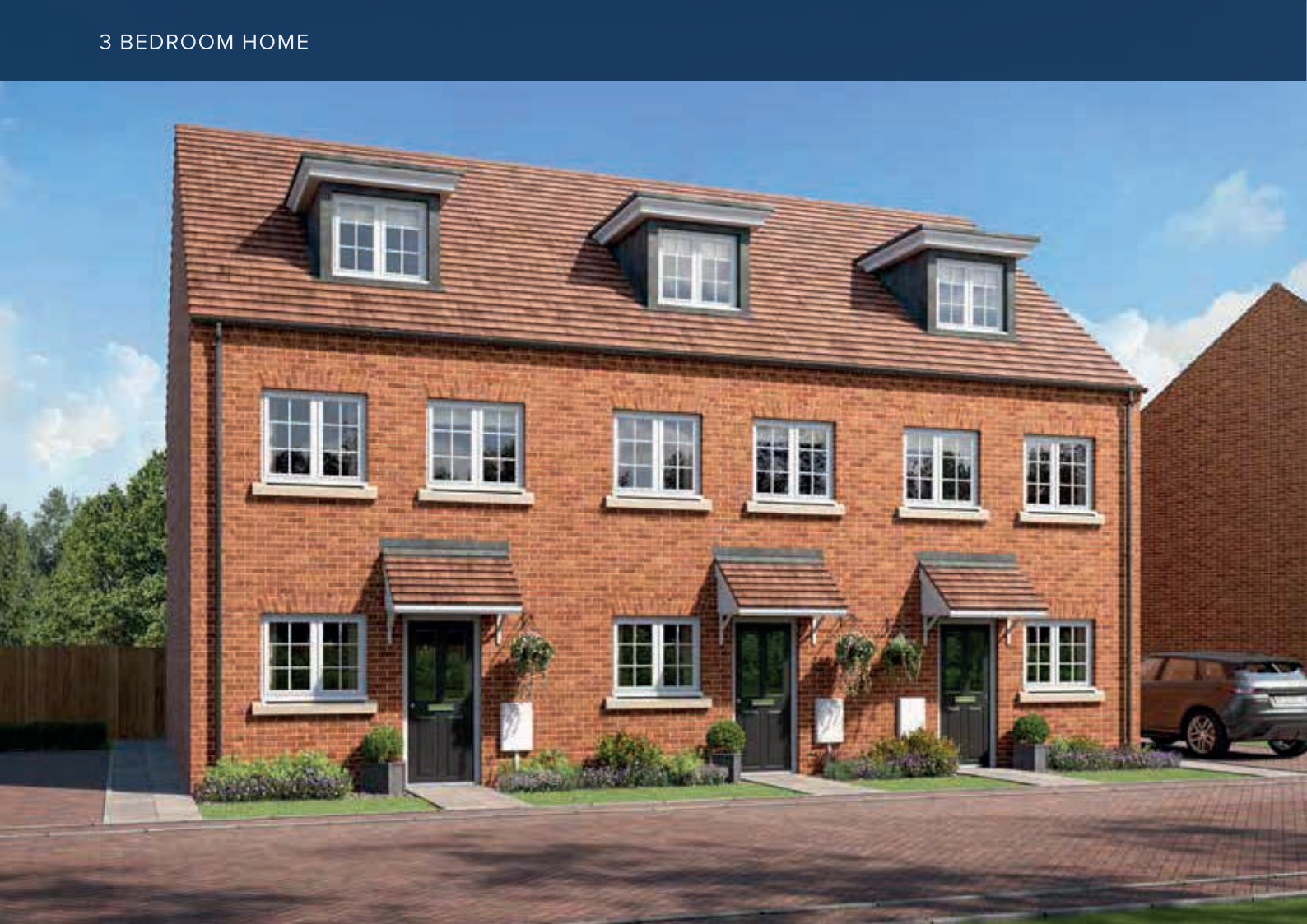
THE LEIGHTON  
3 Bedroom Home

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THE LEIGHTON

The Leighton is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides an open plan kitchen and dining room featuring French doors to the rear garden, plus a separate living room.

3 BEDROOM HOME



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
KITCHEN / DINING AREA	BEDROOM 2	BEDROOM 1
3.94m x 2.86m12'11" x 9'4"	3.94m x 2.66m12'11" x 8'8"	3.94m x 3.77m12'11" x 12'4"
LIVING ROOM	BEDROOM 3	
3.89m x 2.93m12'9" x 9'7"	3.10m x 1.77m10'2" x 5'9"	

C Cupboard W Wardrobe

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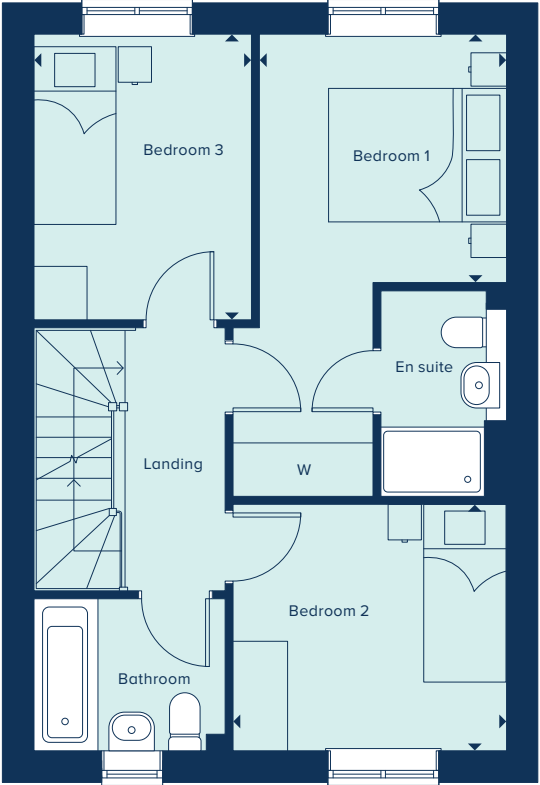
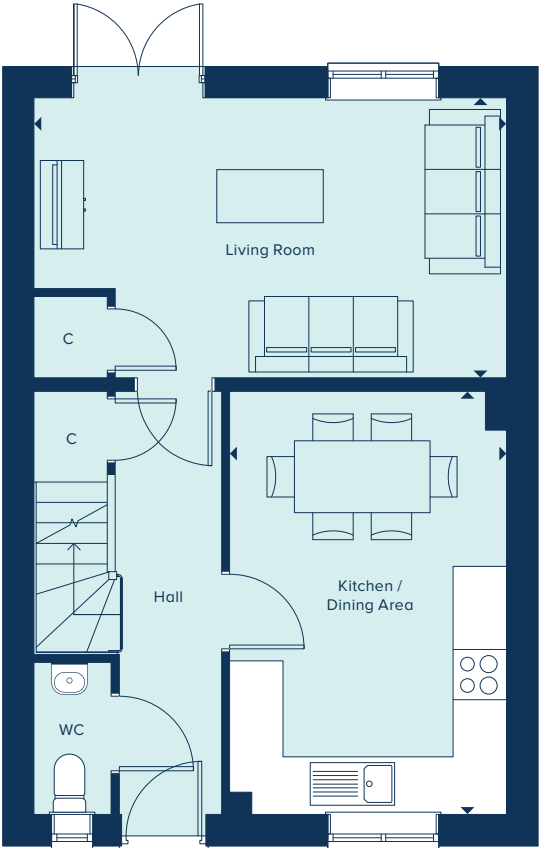
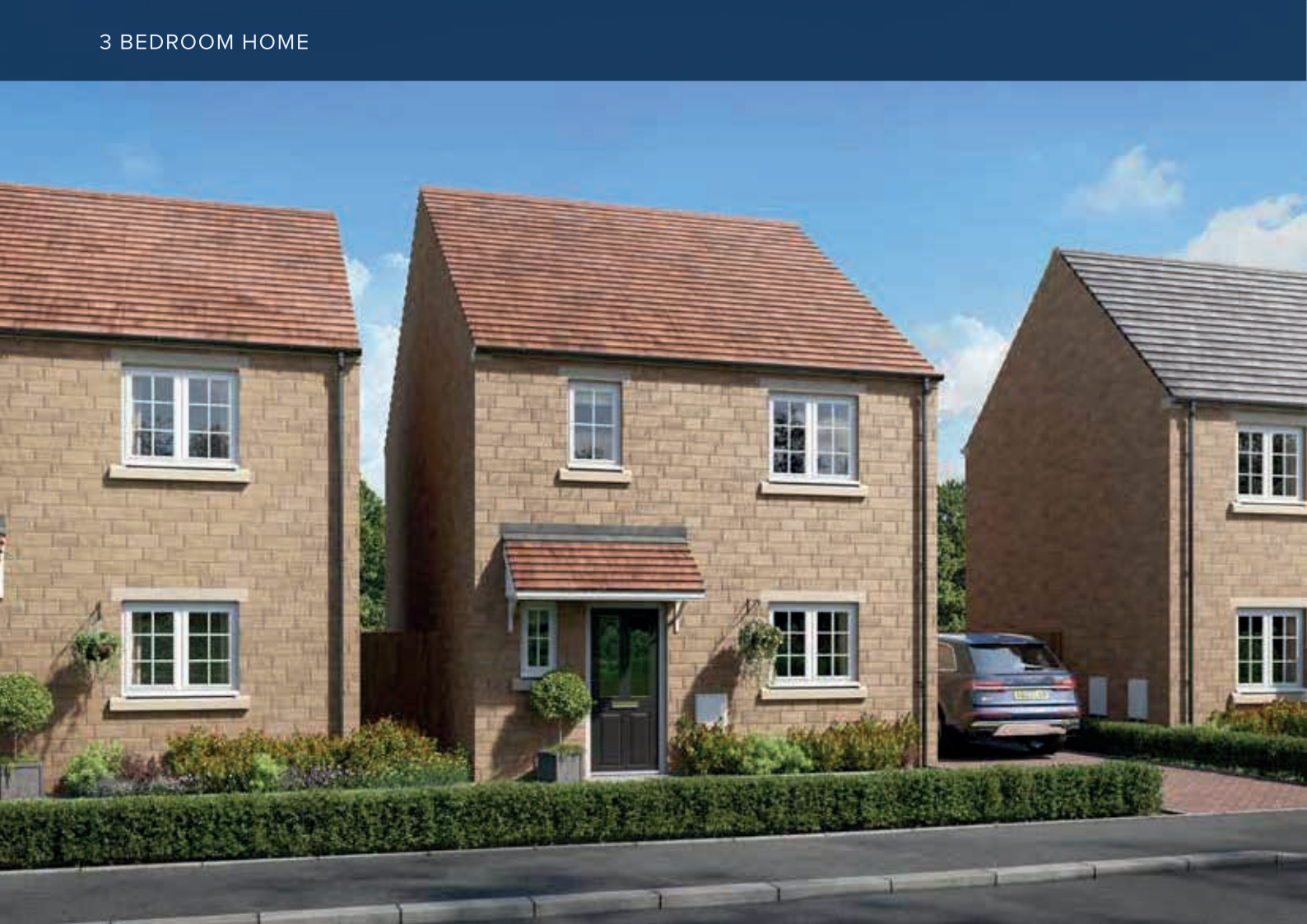
THE REDGRAVE  
3 Bedroom Home

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THE REDGRAVE

The Redgrave is a thoughtfully designed two storey, three bedroom home which features a spacious open kitchen and dining area in addition to a separate living room which features French doors to the rear garden. Bedroom one benefits from a built-in wardrobe and en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m      15'7" x 10'3"

LIVING ROOM

5.31m x 3.15m      17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m      17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m      10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m      10'6" x 8'1"

C Cupboard   W Wardrobe

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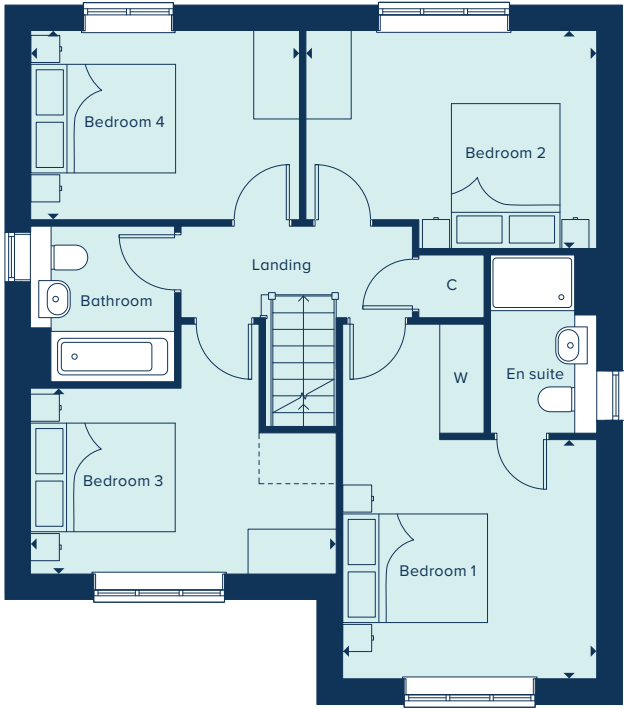
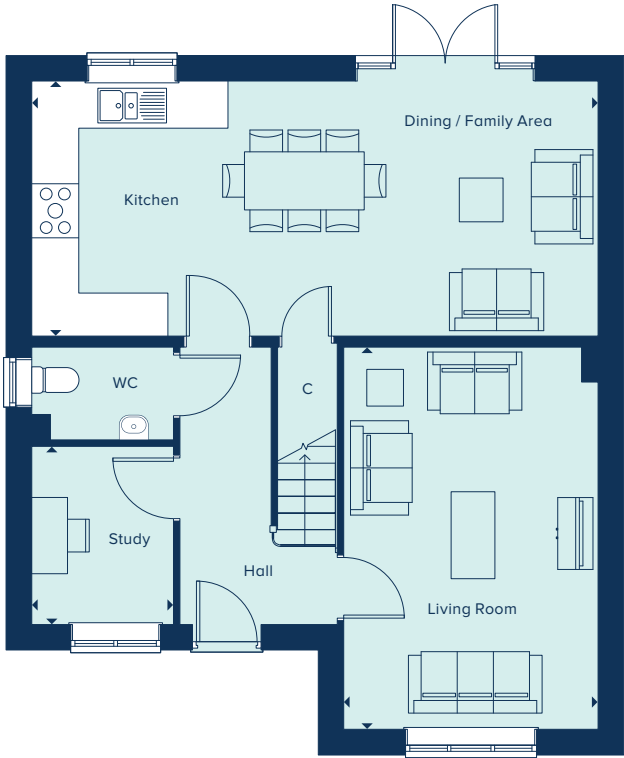
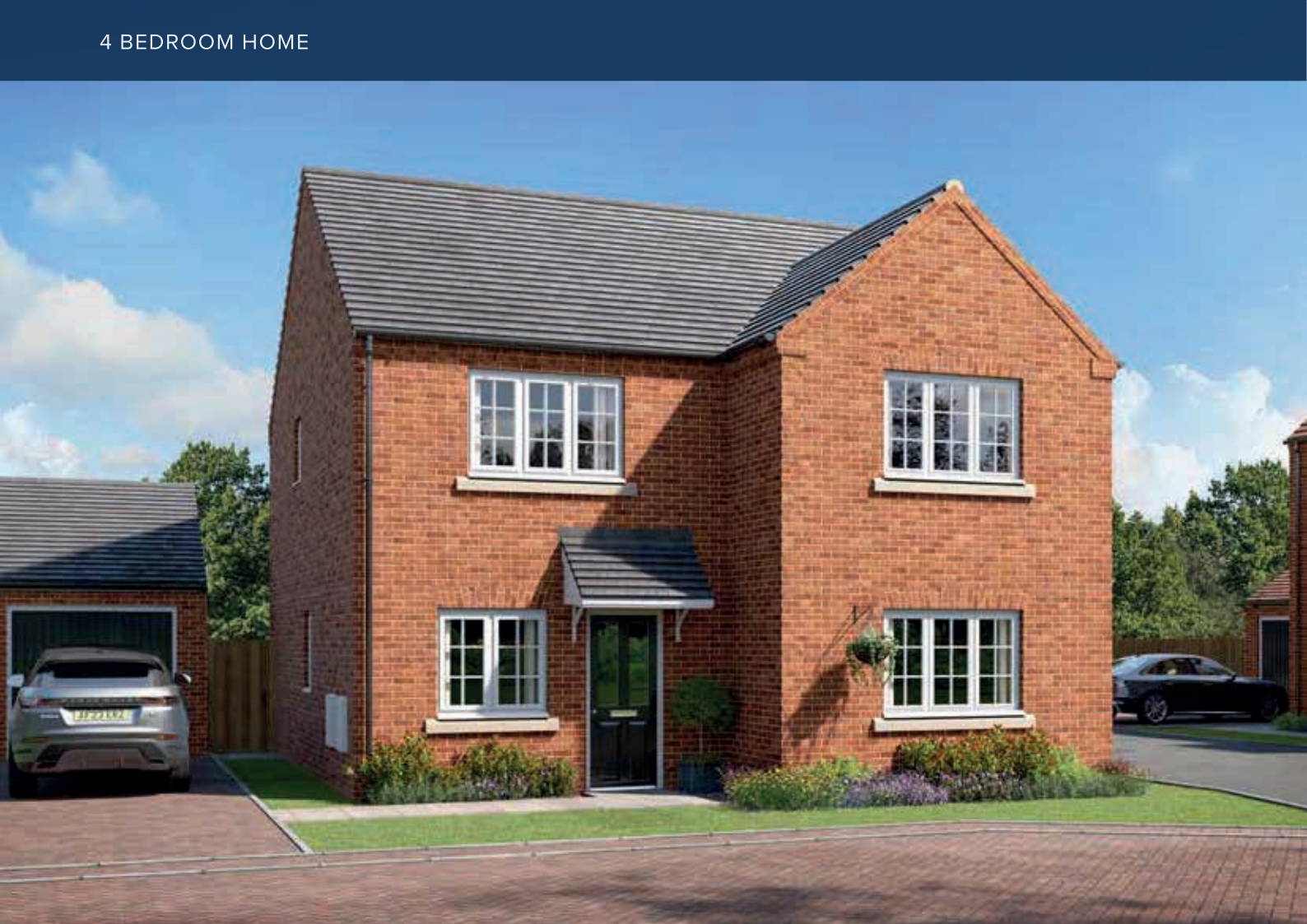
THE DARTFORD  
4 Bedroom Home

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THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open plan kitchen/dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.53m      25'8" x 11'7"

LIVING ROOM

5.28m x 3.52m      17'4" x 11'6"

STUDY

2.46m x 1.96m      8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

3.52m x 3.31m      11'6" x 10'10"

BEDROOM 2

4.03m x 3.01m      13'2" x 9'10"

BEDROOM 3

4.23m x 2.57m      13'10" x 8'5"

BEDROOM 4

3.72m x 2.61m      12'2" x 8'7"

C Cupboard   W Wardrobe   - - - Bulkhead   ● Specification

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THE FILEY  
4 Bedroom Home

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THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM
4.97m x 3.19m      16'3" x 10'5"
KITCHEN / DINING AREA
4.78m x 2.79m      15'8" x 9'2"

FIRST FLOOR

BEDROOM 2
3.64m x 2.72m      11'11" x 8'11"
BEDROOM 3
3.22m x 2.73m      10'7" x 8'11"
BEDROOM 4
3.22m x 2.14m      10'7" x 7'0"

SECOND FLOOR

BEDROOM 1
4.07m x 3.86m      13'4" x 12'8"

C Cupboard   W Wardrobe   ● Specification

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# THE GRASSINGTON

The Grassington is a stunning four bedroom detached house designed for modern living. Downstairs, it's dual aspect open plan kitchen, dining, and family room, complete with French doors, offers a light and airy environment. The ground floor also comprises a separate living room and study. Upstairs, the main bedroom benefits from an en suite and built-in wardrobe. The three further bedrooms share a family bathroom.

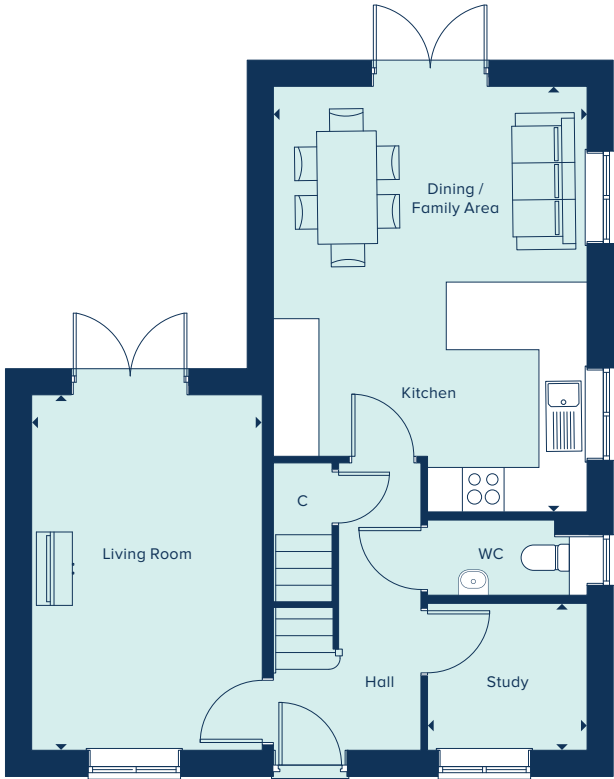
4 BEDROOM HOME



## THE GRASSINGTON

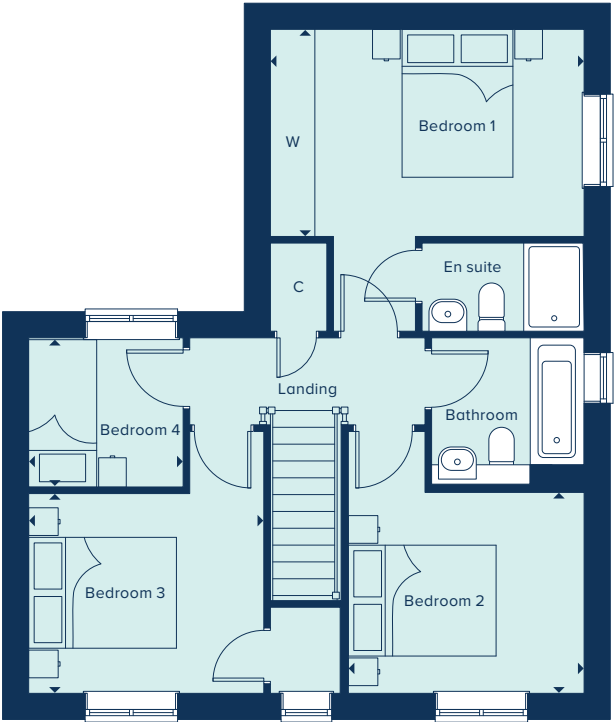
4 Bedroom Home

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GROUND FLOOR

DINING / FAMILY / KITCHEN AREA		
5.74m x 4.23m	18'10" x 13'10"	
LIVING ROOM		
4.80m x 3.11m	15'9" x 10'2"	
STUDY		
2.15m x 1.98m	7'1" x 6'6"	



FIRST FLOOR

BEDROOM 1		
4.23m x 2.80m	13'10" x 9'2"	
BEDROOM 2		
3.18m x 2.71m	10'5" x 8'11"	
BEDROOM 3		
3.17m x 2.70m	10'5" x 8'10"	
BEDROOM 4		
2.09m x 2.01m	6'10" x 6'7"	

C Cupboard W Wardrobe ● Specification

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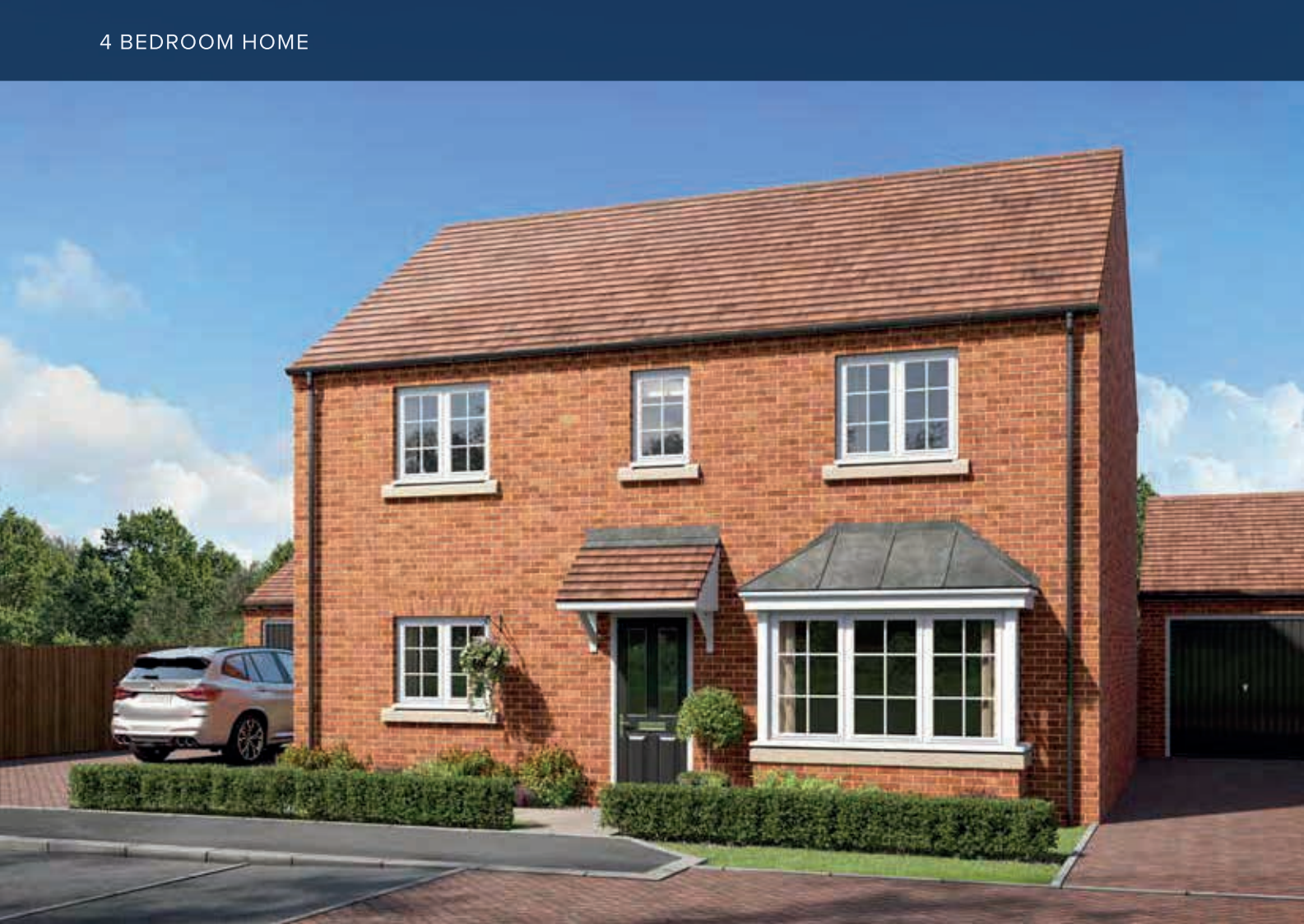




# THE KESWICK

Set over two-storeys, the Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through full height French doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite and three further bedrooms share a family bathroom.

## 4 BEDROOM HOME



## THE KESWICK

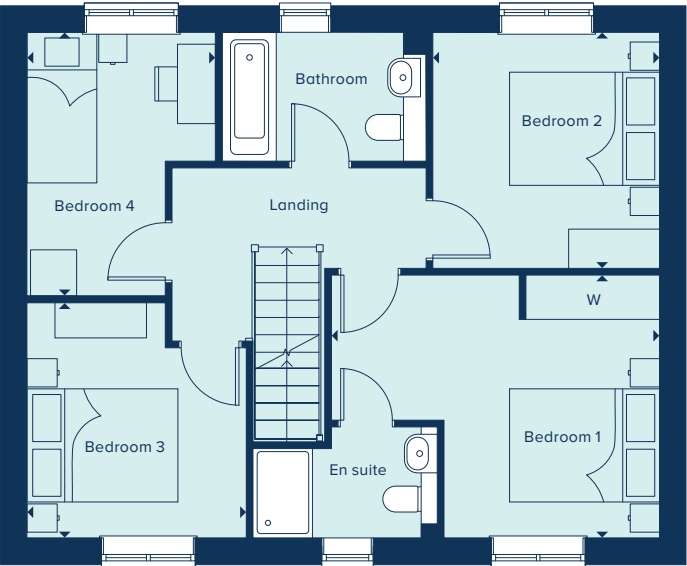
4 Bedroom Home

[crestnicholson.com](https://crestnicholson.com)

GROUND FLOOR		
KITCHEN / DINING AREA		
6.71m x 3.03m	22'0" x 9'11"	
LIVING AREA		
4.81m x 3.35m	15'9" x 11'0"	
STUDY		
3.41m x 2.48m	11'2" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.35m x 3.48m	14'3" x 11'5"	
BEDROOM 2		
3.13m x 3.01m	10'3" x 9'10"	
BEDROOM 3		
3.12m x 2.91m	10'3" x 9'6"	
BEDROOM 4		
3.50m x 2.50m	11'5" x 8'2"	



C Cupboard W Wardrobe ● Specification

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# DALTON GARDENS SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
		●	●
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●
Electric single built-in oven in stainless steel	●		
Electric built-under 1 ½ oven in stainless steel		●	
Electric built-in double oven in stainless steel			●
4 ring gas hob in stainless steel	●	●	
5 ring gas hob in stainless steel			●
Stainless steel splashback behind hob	●	●	●
Stainless steel chimney extractor hood	●	●	●
Energy efficient integrated fridge/freezer	●	●	●
Energy efficient integrated dishwasher		●*	●
Energy efficient integrated washing machine	●	●**	●**
Single bowl granite sink and drainer in Arctic white	●	●	
1.5 bowl granite sink and drainer in Arctic white			●
Aquafocus chrome mixer tap	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	●	●	●
Soft close toilet seats	●	●	●
Chrome mixer taps with shower fittings	●	●	●
Full height tiling around bath with shower and folding bath screen	●	●	●
Full height tiling to enclosed shower cubicle	●	●	●
Half height tiling to walls where other sanitaryware is fitted	●	●	●
Heated chrome towel rail to bathrooms and en suites	●	●	●
Tiled splashback to basin in cloakroom	●	●	●
UTILITY ROOM			
Sink to utility rooms ***	●	●	●
External door to utility rooms ***	●	●	●

● Homes under 1350 sq ft ● Homes over 1350 sq ft

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
		●	●
ELECTRICAL			
Low energy LED downlighters in white to kitchen	●	●	●
Low energy LED downlighters in white to bathroom, cloakroom and en suite	●	●	●
Low energy lighting in all other areas	●	●	●
TV and data point to living room and TV point to bedroom 1	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●
USB double socket to kitchen, bedroom 1 and lounge	●	●	●
DECORATION			
White emulsion to all rooms and ceilings	●	●	●
White gloss to window boards, skirting and architraves. Staircase with oak handrails and newel caps	●	●	●
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●
White internal doors with chrome ironmongery	●	●	●
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	●	●	●
HEATING			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●
Smart thermostat	●	●	●
EXTERNAL FINISHES			
Front gardens to be landscaped	●	●	●
Photovoltaics panels (PV)	●	●	●
Electric vehicle charging point (EV)	●	●	●
Rear gardens topsoiled and rotovated	●	●	●
External low energy security light fitted by front door	●	●	●
External tap	●	●	●
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	●	●	●
Two years warranty and aftercare	●	●	●
Complete ten year warranty	●	●	●

\*\*\*Refer to technical drawings ● Homes under 1350 sq ft ● Homes over 1350 sq ft

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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## DALTON GARDENS

Dalton, Huddersfield, HD5 0QX

For all enquiries please call

**01484 818 496**

[crestnicholson.com/developments/west-yorkshire/dalton-gardens](https://crestnicholson.com/developments/west-yorkshire/dalton-gardens)



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### House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

### Development Map/Site Plan

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