



# The Vale

Upton



# Welcome to The Vale

Nestled in the West Yorkshire village of Upton, and offering a wide selection of 2-, 3- and 4-bedroom homes, The Vale is the ideal choice for modern families.

Blending countryside charm with a welcoming community and a superb mix of culture and leisure options alongside the convenience of excellent transport links, explore your surroundings or commute with ease to Doncaster (20 mins), Wakefield (29 mins), Leeds (37 mins) or Sheffield (40 mins).



## Lloyds Living are your trusted landlord

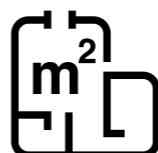
We are passionate about property and invest time and resources into understanding the needs and expectations of our customers. That's why all of our properties must meet our high standards, which means keeping a finger on the pulse of the latest trends and going above and beyond to create living environments to suit a wide range of lifestyles.

Our role is to make renting a smooth and stress-free process. Quality housing and flexible living are two of our top priorities, so you can rest assured that we're always here to offer expert guidance and a wide range of tenancy agreements to help you make the most of your new home.

## Overview

Property types	Number of properties	Average EPC
<b>2, 3 &amp; 4 bedroom houses</b>	<b>33</b>	<b>A</b>

Floorplans available



Rent



Unfurnished



# Specification

Smart, stylish and sustainable.

## Kitchen

- Contemporary kitchen cabinets and drawers and a complementary worktop and matching upstand
- Oven, hob and extractor fan
- Integrated Fridge Freezer
- Integrated Dishwasher
- Integrated washer/dryer or separate washing machine and dryer if space permits

## Bathroom

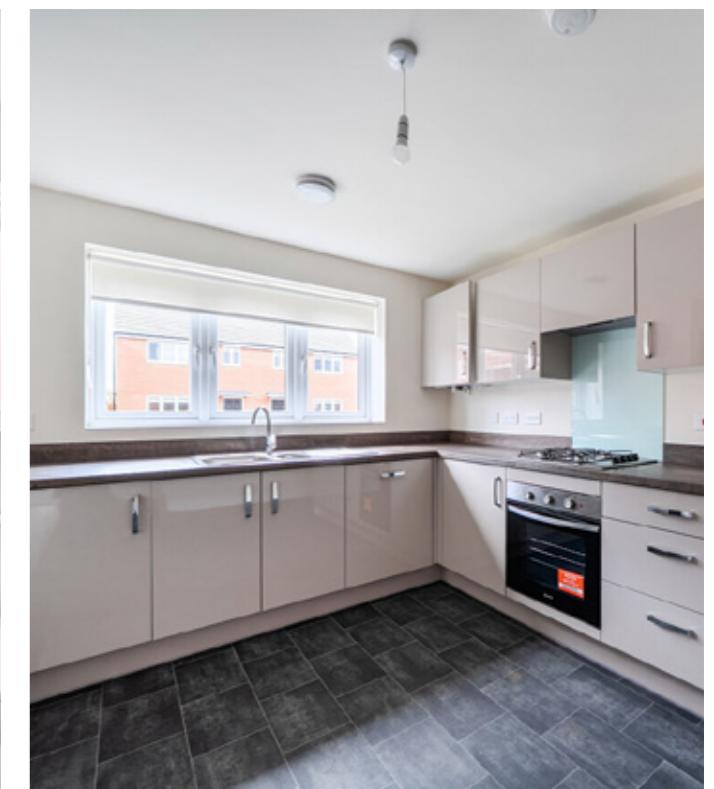
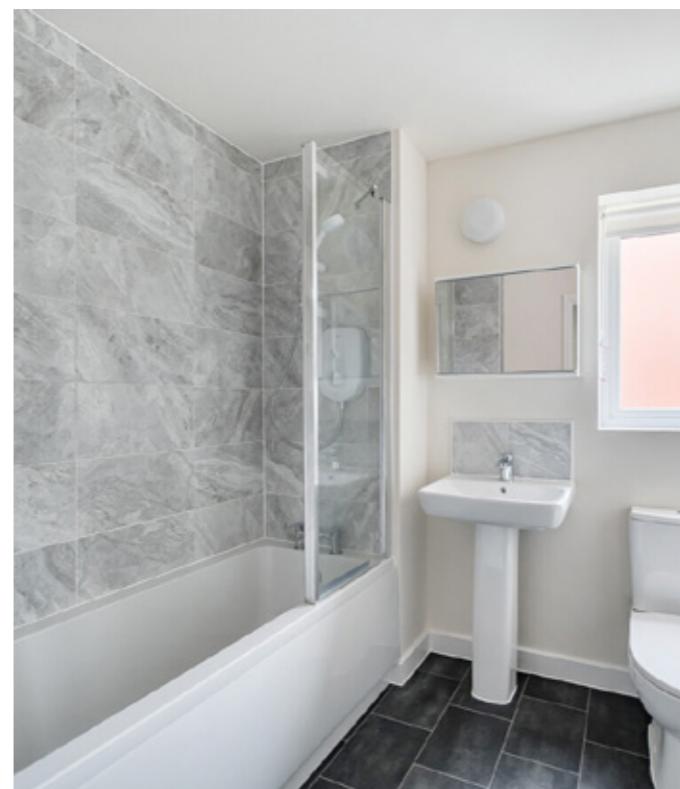
- Modern white sanitaryware including WC and basin with chrome basin tap
- Shower screen over the bath, chrome bath mixer tap, shower
- Fitted mirror

## General

- Fitted wardrobe to bedroom one
- Neutral fitted carpets will be fitted to the living room, stairs, landing and bedroom(s)
- Vinyl flooring to kitchen and wet areas
- White emulsion painted walls and ceilings

## Garden

- Patio area
- Turfed garden
- Outside tap



The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

# Siteplan

## Properties

<span style="color: orange;">■</span>	Ashburn	2 Bedrooms
<span style="color: yellow;">■</span>	Covenham	2 Bedrooms
<span style="color: grey;">■</span>	Oulston	2 Bedrooms
<span style="color: blue;">■</span>	Denton	3 Bedrooms
<span style="color: teal;">■</span>	Fewston	3 Bedrooms
<span style="color: pink;">■</span>	Holgate	3 Bedrooms
<span style="color: green;">■</span>	Selset	3 Bedrooms
<span style="color: darkgreen;">■</span>	Swarbourn	3 Bedrooms
<span style="color: lightblue;">■</span>	Winterbourne	4 Bedrooms
<span style="color: purple;">■</span>	Devoke	4 Bedrooms



# Location

## Things to do

Pontefract Museum (8.6 miles) is packed with facts and artefacts from the civil wars to Pontefract Cake – the traditional, locally made liquorice. Originally the site of a medieval monastery, Friarwood Valley Gardens (7.7 miles) is an oasis of calm in Pontefract's bustling town centre, and hosts a mix of festivals and events throughout the year. The 18th century Nostell Priory (8 miles) offers magnificent interiors with one of the world's greatest collections of Chippendale treasures. With gardens, woodlands, wildflower meadows, bike track and play park, more than one visit is a must. Indulge in some of the region's best pub classics at The Jacobean (3.2 miles) or The Fox and Hounds (4.0 miles). Stay warm and cosy inside or venture out to their beer gardens in the warmer months. Packed with your favourite retail stores and eateries, Frenchgate Shopping Centre (11.1 miles) is the perfect downtime destination. With up to 70% off, pick up a few bargains at Junction 32 Outlet Centre(12 miles).



## Useful amenities

Harewood Estate Post Office	0.2 miles
Lo's Pharmacy	0.7 miles
Greenview Medical Centre	1.0 mile
Asda Supermarket	3.0 miles
AV Dental	3.5 miles

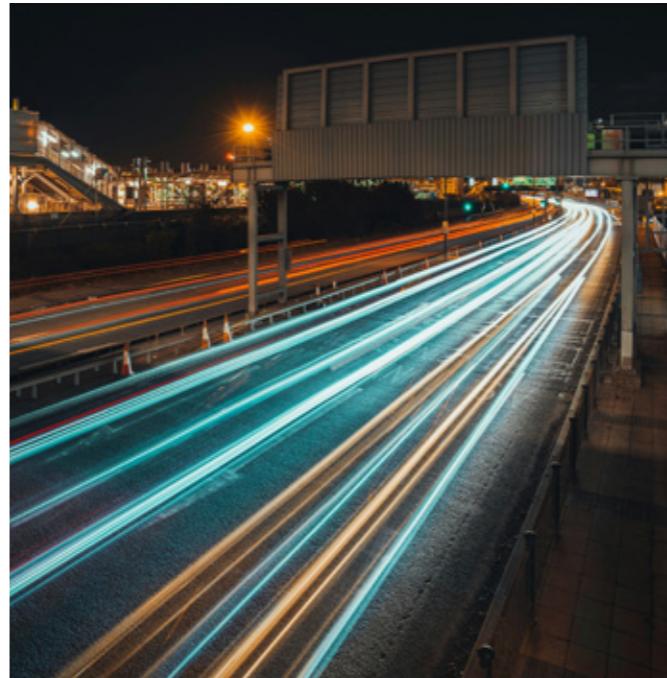
For those with children, some of the closest and best-rated schools include:

Upton Primary School	0.9 miles
Ash Grove Primary Academy	2.4 miles
Badsworth CofE Junior & Infant School	2.9 miles
Carlton Junior and Infant School	3.0 miles
Minsthorpe Community College	2.2 miles
South Kirkby Academy	4.3 miles
Campsmtown Academy	4.7 miles

# Connections

## By Rail

Whether commuting or simply exploring your new surroundings, South Elmsall Station (Northern Line) is just 2.9 miles from home.



## By Road

Conveniently located near the A1 and M62 motorways, enjoy easy travel throughout West Yorkshire, the North of England and beyond.

### Pontefract

17 mins / 10.2 miles  
(via A1)

### Rotherham

34 mins / 17.9 miles  
(via B6273)

### Doncaster

20 mins / 11 miles  
(via A638)

### Leeds

37 mins / 26.8 miles  
(via M62)

### Wakefield

29 mins / 13.5 miles  
(via A638)

### Sheffield

40 mins / 30.7 miles  
(via A1)



Destination	Journey time
Doncaster	14 mins
Wakefield	15 mins
Leeds	31 mins

Source: Google maps



# Our values

We have three core values that shape everything from our properties to the customer experience:

## People

- We always put our customers and colleagues first so that together we can deliver a positive social impact.
- We're here to help you put down roots and feel safe and secure in your home.
- For your peace of mind, we offer flexible tenancy lengths to suit your unique requirements.
- You can trust us to be a fair and reasonable landlord. If you ever have a query or a concern, we're here to help you.

## Places

- We consider our properties to be more than just buildings, they're comfortable, safe, welcoming and energy-efficient homes that enable a planet-positive future.
- We will never stop playing our part in improving the availability of good quality rental homes across Britain.
- Our teams are passionate about helping to build communities where people want to live and applying continuous improvement to every development.
- We want to nurture collective pride in the place our customers call home.

## Partners

- Our strategic partnerships and responsible suppliers share our ethos of creating modern homes for Britain's renters.
- We only work with partners who share our commitment to sustainability, with every home designed to create a greener future
- Our partners respect and facilitate our commitment to offering great homes and a fantastic service every step of the way.
- We have the resources and can-do attitude to speed up the rate of housing delivery and increase the number of homes built to meet local housing demand.

# Why Lloyds Living?

## Fully managed homes for stress-free living

You can rest assured that all of our homes are professionally managed, which means that everything is looked after and any maintenance problems that arise will be dealt with quickly and effectively.

Some of our developments have a full-time on-site manager and others have a visiting manager who will make regular visits to your development. Either way, there's someone keeping on top of things.

For additional peace of mind, if something in your home or development requires maintenance and it's not due to negligence, misuse or damage, you won't be charged for it.

## Customer commitment

- Make things as simple as possible and focus on what is important.
- Listen and take the time to understand how we can help.
- Give you the right information and keep you updated when we say we will.
- Make sure that you can communicate with us in the simplest way by offering various channels of communication.
- Be open and honest with you and work with you to solve issues if they arise.
- For more information on our customer commitment please visit [lloydsLiving.co.uk](https://lloydsLiving.co.uk)



## Flexible tenancy agreements

Everyone is looking for something different when renting a home, which is why we've made sure to make our tenancy agreements as flexible as possible. Depending on your circumstances, you may be looking for short-term accommodation or a place to call home for many years to come, or you may even be planning on renting before taking your first steps on the property ladder. Whatever the case, we have a solution to fit your needs.

To make our rental homes work for everyone, we offer tenancy lengths from six months to three years, plus you can renew your tenancy agreement if you decide you'd like to stay longer. We also offer our Pathways scheme that gives you the option to try before you buy, which means you can rent for as long as you like before buying your home through an affordable and manageable shared ownership scheme.



We welcome questions and make sure to explain everything in simple language, giving you complete peace of mind at every stage of the rental process.



For all of your questions answered, please visit [lloydsLiving.co.uk/customer-information](https://lloydsLiving.co.uk/customer-information)



Whether it's more information about our modern developments or advice on how to rent a property through Lloyds Living, we're always available for a chat.

Please get in touch by emailing  
[hello@lloydsLiving.co.uk](mailto:hello@lloydsLiving.co.uk)

To enquire about Pathways please email  
[pathways@lloydsLiving.co.uk](mailto:pathways@lloydsLiving.co.uk)

#### Disclaimer

All details provided are indicative and intended to act as a guide only and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty. Dimensions should not be used for carpet sizes, appliances or furniture. Lloyds Living operate a policy of continuous product development and individual features such as specification, windows and elevational treatments may vary. Computer generated images are indicative only and subject to change.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained in this brochure, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and / or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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