

THE LAURELS





THE LAURELS

KEIGHLEY

The Laurels is a quaint new development comprising 1, 2, 3 and 4 bedroom detached and semi-detached homes in Keighley.

Whether you are looking to purchase your first home, or wanting to progress up the property ladder, NorthCountry Homes are offering a range of well designed homes at affordable prices.

The Laurels is the perfect location, close to the scenic town of Keighley, a civil parish in the City of Bradford, West Yorkshire. Keighley is the gateway to the stunning Moorlands of Airedale and Haworth, as well as being close to the Worth Valley Railway, which featured in the classic film - The Railway Children.

Within close reach of Bradford and Leeds, The Laurels is perfect for commuters, with local bus routes, Keighley train station and Leeds Bradford Airport all within an hours car journey.





DEVELOPMENT PLAN

THE LAURELS







A collection of well-designed
1, 2, 3 & 4 bedroom homes



SEMI-DETACHED

-  *the* GOLDCREST
-  *the* STONECHAT
-  *the* BULLFINCH
-  *the* DUNLIN

DETACHED

-  *the* WOODCOCK
-  *the* KINGFISHER
-  *the* LAPWING
-  *the* PLOVER
-  *the* PUFFIN
-  *the* HERON



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Issue 1 - March 24. Although every effort is made to ensure accuracy, exact details may vary during the course of construction. No responsibility can be accepted for any mis-statement on this literature, which is not a contract. The company also reserves the right to alter specification without notice.

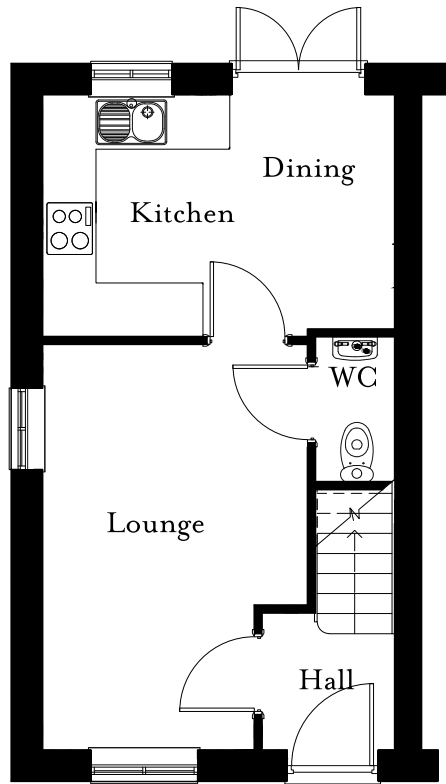




the GOLDCREST

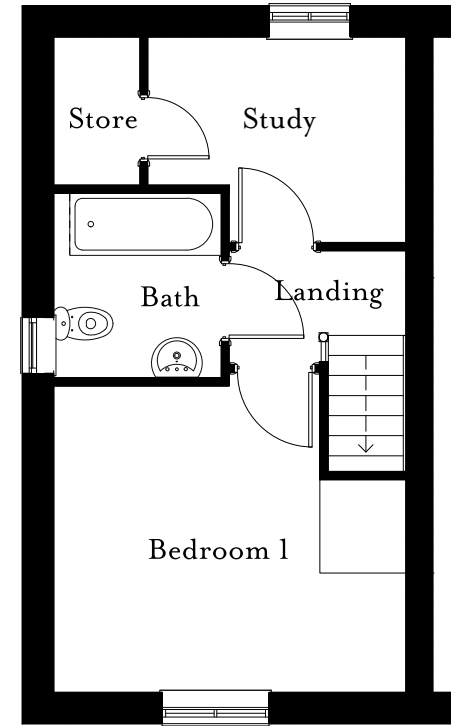
1 BEDROOM SEMI-DETACHED
WITH GENEROUS STUDY

NORTH COUNTRY
HOMES



⓪ GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	3.95 × 2.72	2ft 9in × 8ft 9in
Lounge	3.90 × 4.56	9ft 6in × 14ft 9in
WC	0.90 × 1.62	2ft 9in × 5ft 3in
Hall	1.50 × 1.30	4ft 9in × 4ft 2in



① FIRST FLOOR

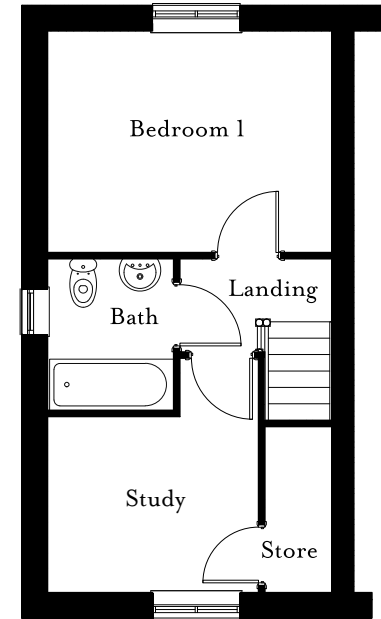
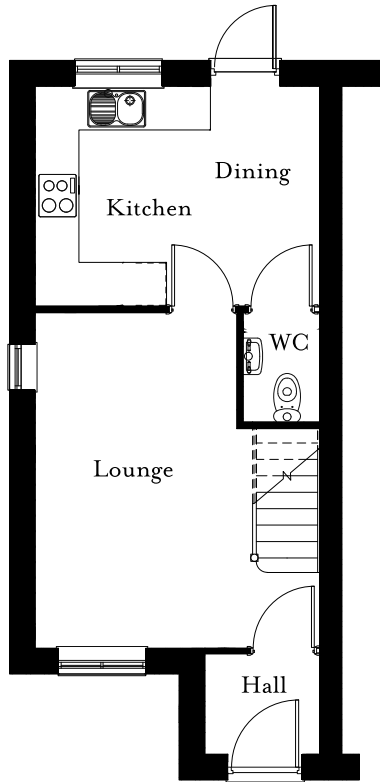
ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.95 × 3.54	12ft 9in × 11ft 6in
Study	2.90 × 2.32	9ft 5in × 7ft 6in
Bathroom	1.89 × 2.10	6ft 2in × 6ft 8in



the STONECHAT

1 BEDROOM SEMI-DETACHED
WITH GENEROUS STUDY

NORTH COUNTRY
HOMES



0 GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	3.90 × 3.02	12ft 7in × 9ft 9in
Lounge	3.90 × 4.61	12ft 7in × 15ft 1in
WC	1.05 × 1.50	3ft 4in × 4ft 9in
Hall	1.57 × 1.38	5ft 1in × 4ft 4in

1 FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.90 × 3.05	12ft 7in × 9ft 9in
Study	2.90 × 2.42	9ft 5in × 7ft 9in
Bathroom	1.74 × 2.10	5ft 7in × 6ft 8in

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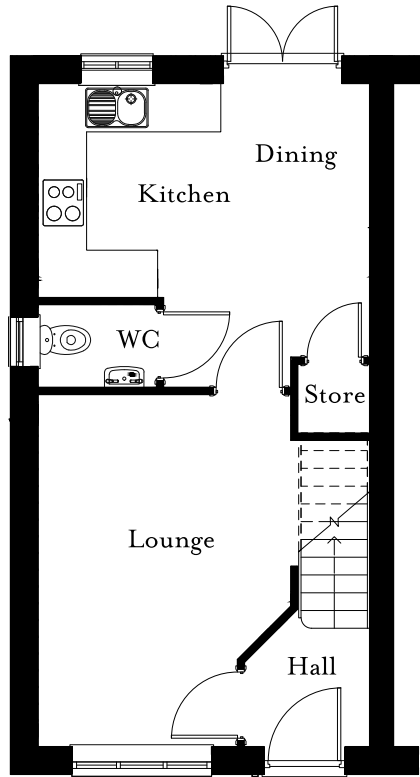




the BULLFINCH

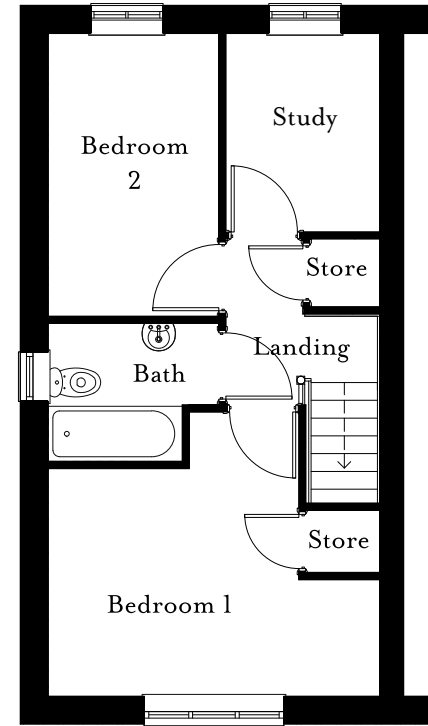
2 BEDROOM SEMI-DETACHED
WITH GENEROUS STUDY

NORTH COUNTRY
HOMES



Ⓧ GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	4.20 × 3.86	13ft 7in × 11ft 4in
Lounge	3.21 × 4.47	10ft 5in × 14ft 6in
WC	1.50 × 1.07	4ft 9in × 3ft 5in
Hall	1.60 × 1.50	5ft 2in × 4ft 9in



① FIRST FLOOR

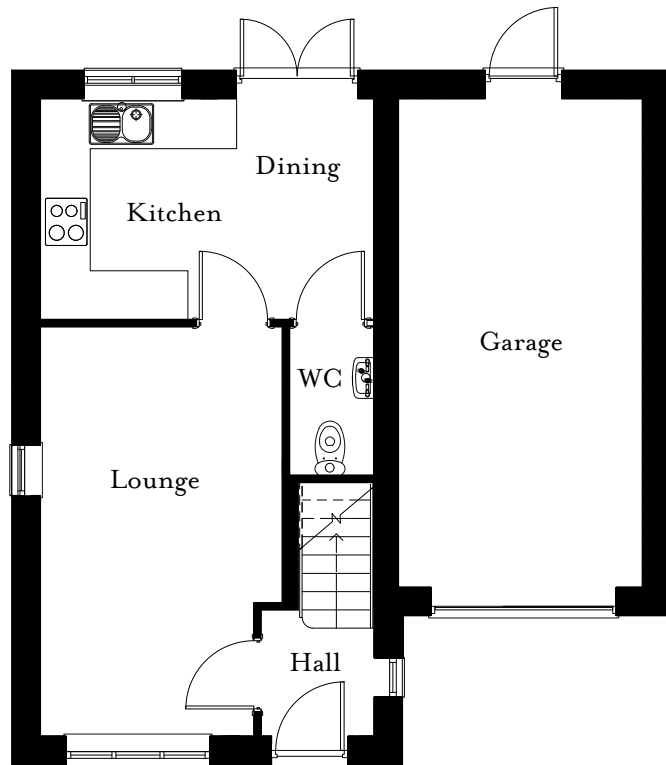
ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	4.20 × 2.90	13ft 7in × 4ft 9in
Bedroom 2	2.17 × 3.59	7ft 11in × 11ft 7in
Study	1.96 × 2.53	6ft 4in × 8ft 3in
Bathroom	2.17 × 1.77	7ft 11in × 3ft 8in



the DUNLIN

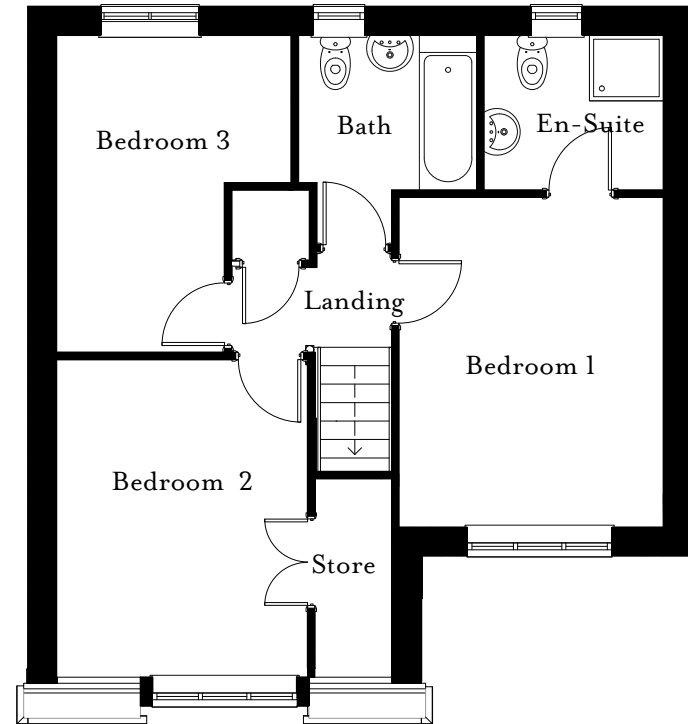
3 BEDROOM SEMI-DETACHED

NORTH COUNTRY
HOMES



0 GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	4.10 × 2.72	13ft 4in × 8ft 9in
Lounge	2.98 × 5.04	9ft 7in × 16ft 5in
WC	1.05 × 1.85	3ft 4in × 6ft 0in
Hall	1.40 × 1.56	4ft 5in × 5ft 1in
Garage	3.00 × 6.00	9ft 8in × 19ft 6in



1 FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.23 × 4.03	10ft 5in × 13ft 2in
En-suite	2.20 × 1.90	7ft 2in × 6ft 2in
Bedroom 2	3.07 × 3.88	8ft 2in × 10ft 0in
Bedroom 3	2.87 × 3.80	6ft 7in × 12ft 4in
Bathroom	2.20 × 1.90	7ft 2in × 6ft 2in

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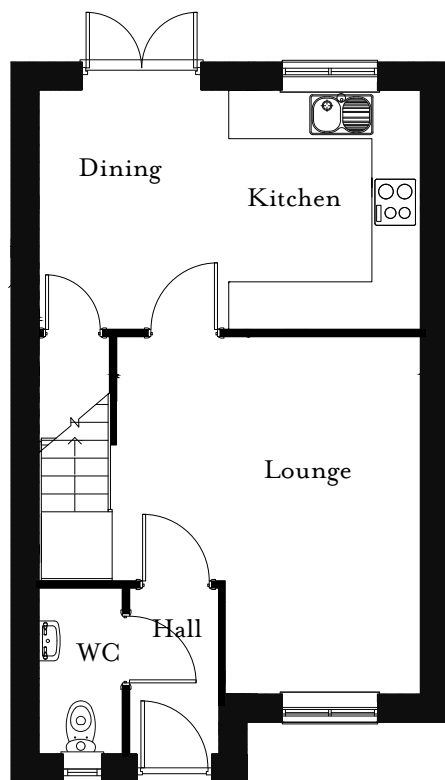




the WOODCOCK

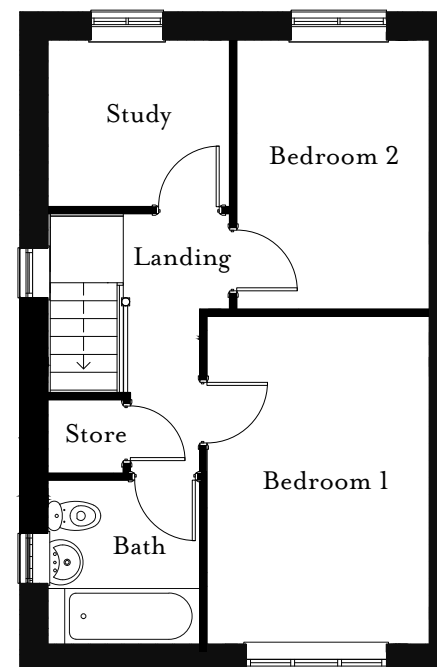
2 BEDROOM DETACHED
WITH GENEROUS STUDY

NORTH COUNTRY
HOMES



Ⓔ GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	4.80 × 3.02	15ft 7in × 9ft 9in
Lounge	3.83 × 4.51	12ft 5in × 14ft 7in
WC	1.06 × 2.09	3ft 4in × 6ft 8in
Hall	1.14 × 2.09	3ft 7in × 6ft 8in



❶ FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	2.81 × 4.13	9ft 1in × 13ft 4in
Bedroom 2	2.43 × 3.40	7ft 9in × 11ft 1in
Study	2.30 × 2.11	7ft 5in × 6ft 9in
Bathroom	1.92 × 2.07	6ft 2in × 6ft 7in

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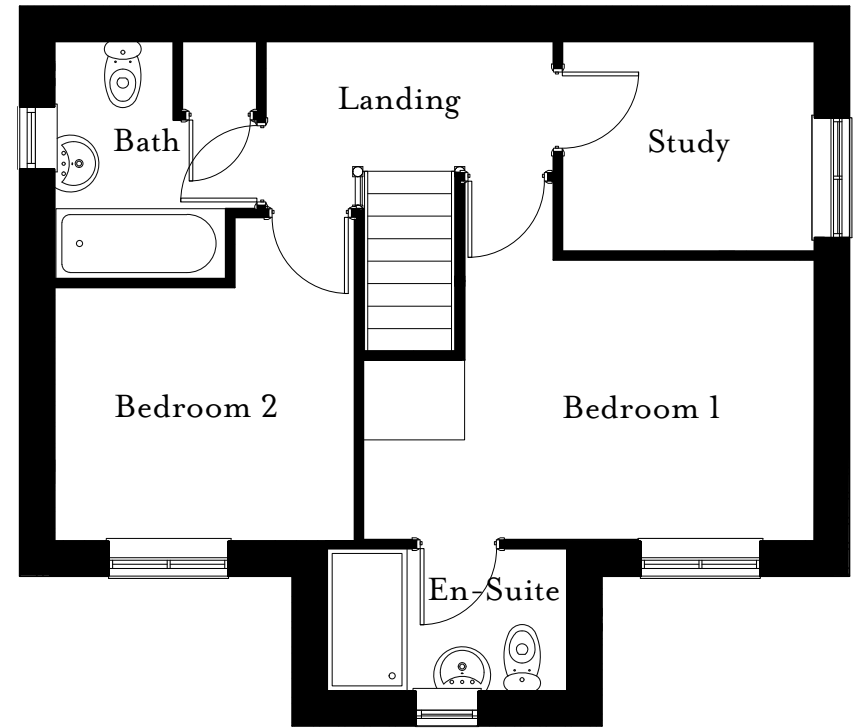
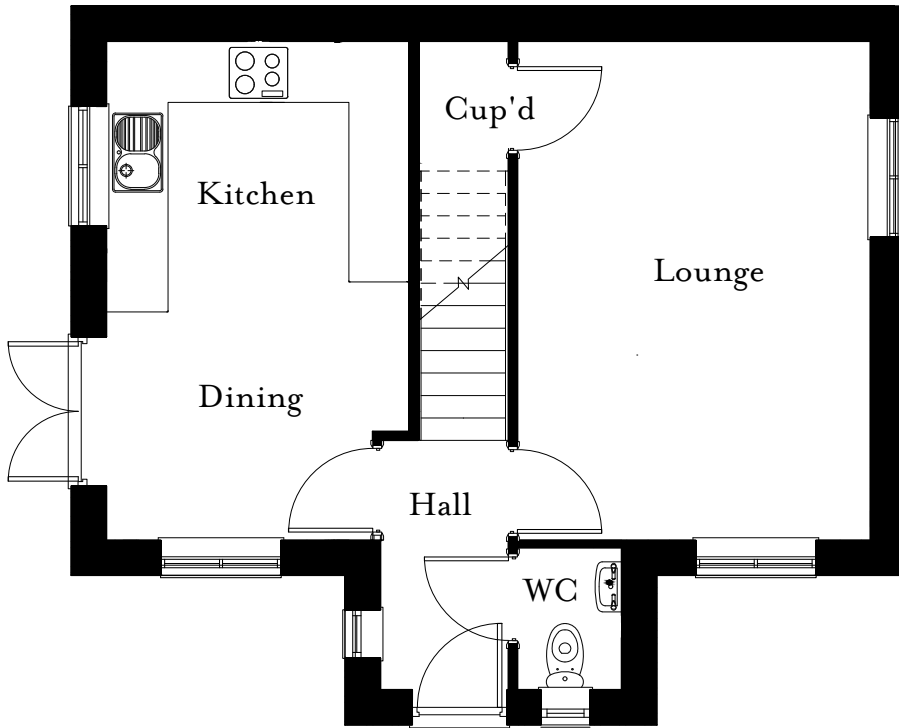
NORTH COUNTRY
 HOMES



the KINGFISHER

2 BEDROOM DETACHED
WITH GENEROUS STUDY

NORTH COUNTRY
HOMES



0 GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	3.02 × 5.00	9ft 9in × 16ft 4in
Lounge	3.52 × 5.00	11ft 5in × 16ft 4in
WC	1.05 × 1.43	3ft 4in × 4ft 6in
Hall	1.28 × 2.51	4ft 2in × 8ft 2in

1 FIRST FLOOR

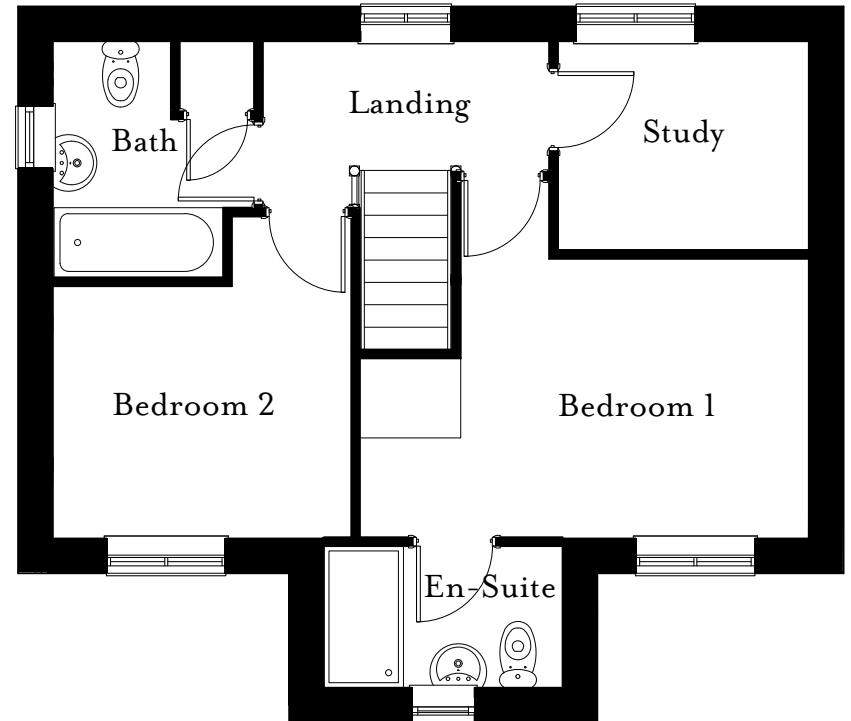
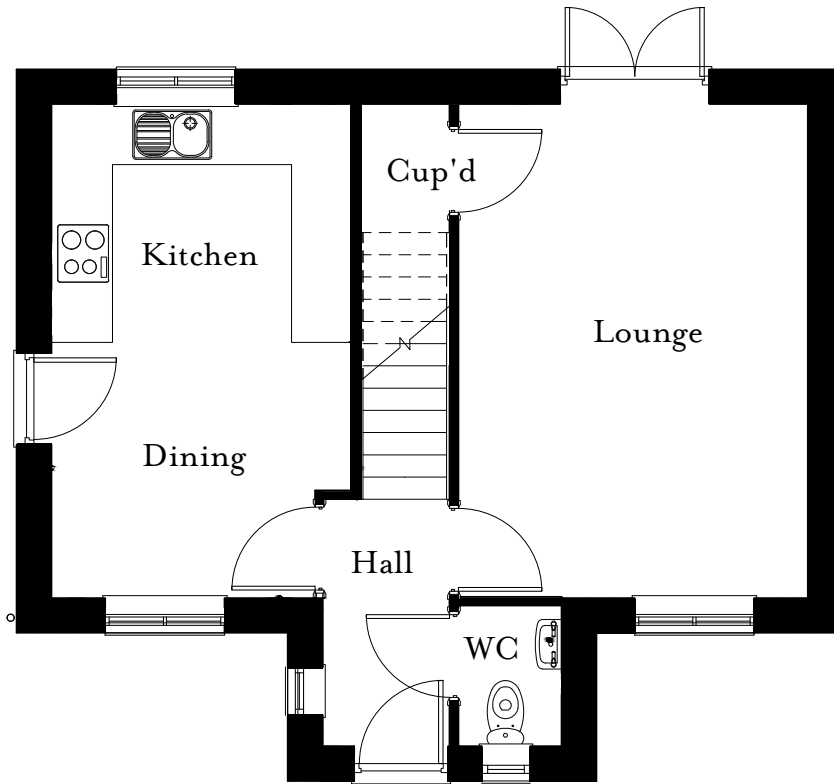
ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	4.52 × 2.82	14ft 8in × 9ft 2in
En-suite	2.40 × 1.43	7ft 8in × 4ft 6in
Bedroom 2	3.03 × 3.25	9ft 9in × 10ft 6in
Study	2.53 × 2.11	8ft 3in × 6ft 9in
Bathroom	2.03 × 2.38	6ft 6in × 7ft 8in



the LAPWING

2 BEDROOM DETACHED
WITH GENEROUS STUDY

NORTH COUNTRY
HOMES



0 GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	3.02 × 5.00	9ft 9in × 16ft 4in
Lounge	3.52 × 5.00	1ft 5in × 16ft 4in
WC	1.04 × 1.43	3ft 4in × 4ft 7in
Hall	1.28 × 2.51	4ft 2in × 8ft 2in

1 FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	4.52 × 2.82	14ft 8in × 9ft 2in
En-suite	2.40 × 1.43	7ft 8in × 4ft 7in
Bedroom 2	3.03 × 2.55	9ft 9in × 8ft 3in
Study	2.53 × 2.11	8ft 3in × 6ft 9in
Bathroom	2.03 × 2.38	6ft 6in × 7ft 8in

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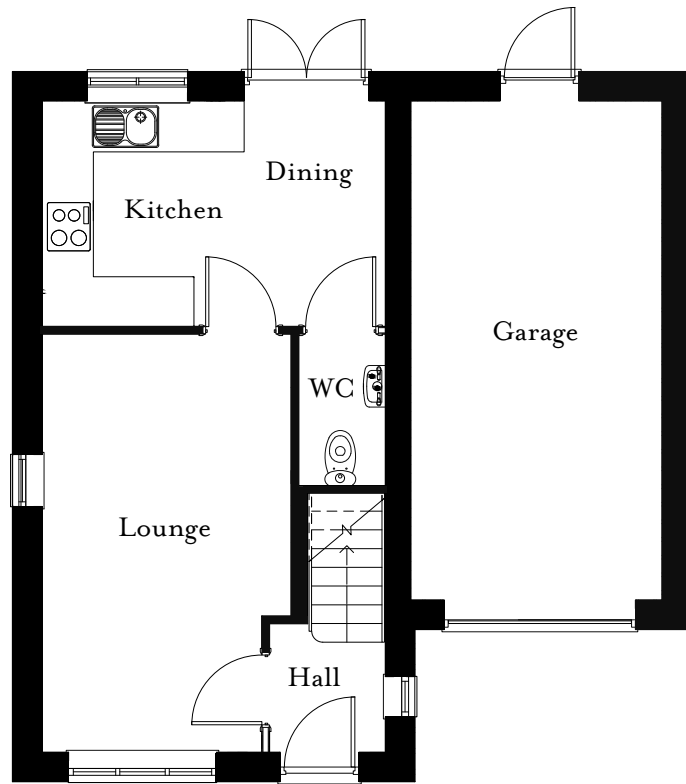




the PLOVER

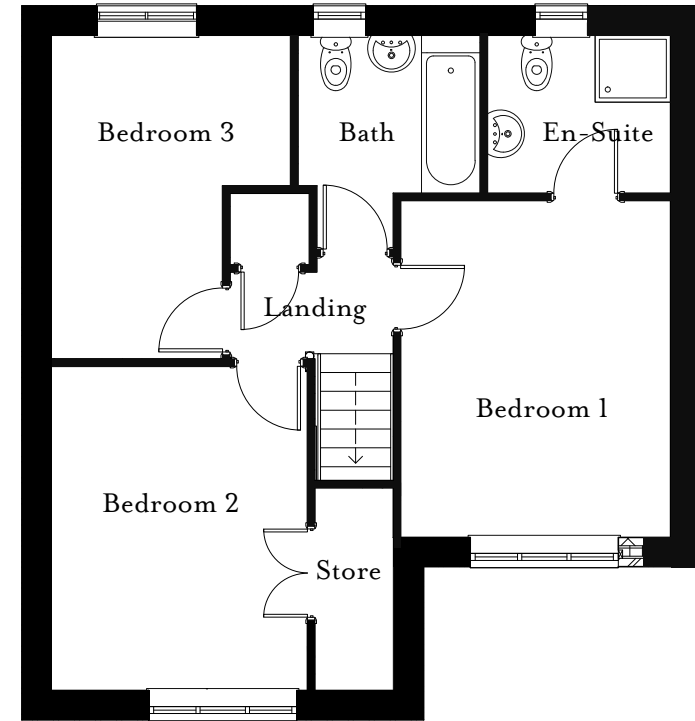
3 BEDROOM DETACHED

NORTH COUNTRY
HOMES



④ GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	4.10 × 2.72	13ft 4in × 8ft 9in
Lounge	2.98 × 5.04	9ft 7in × 16ft 5in
WC	1.04 × 1.85	3ft 4in × 6ft 0in
Hall	1.40 × 1.48	4ft 5in × 4ft 8in
Garage	3.00 × 6.00	9ft 8in × 19ft 6in



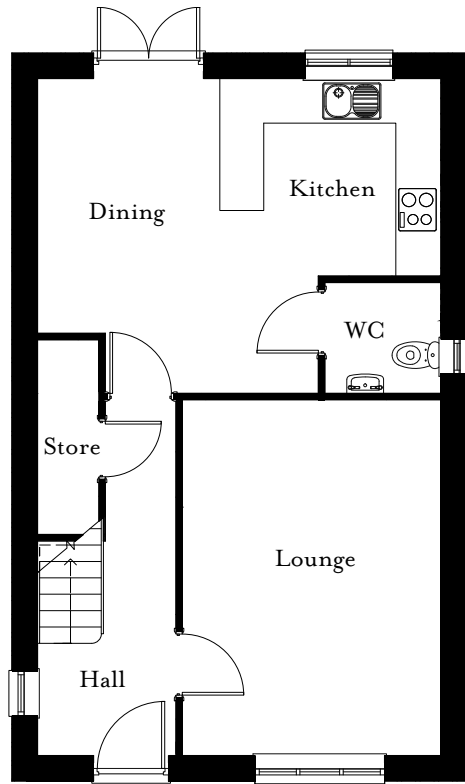
① FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	3.23 × 4.03	10ft 6in × 13ft 2in
En-suite	2.20 × 1.90	7ft 2in × 6ft 2in
Bedroom 2	3.07 × 3.88	10ft 1in × 12ft 7in
Bedroom 3	2.87 × 3.88	9ft 4in × 12ft 7in
Bathroom	2.20 × 1.90	7ft 2in × 6ft 2in



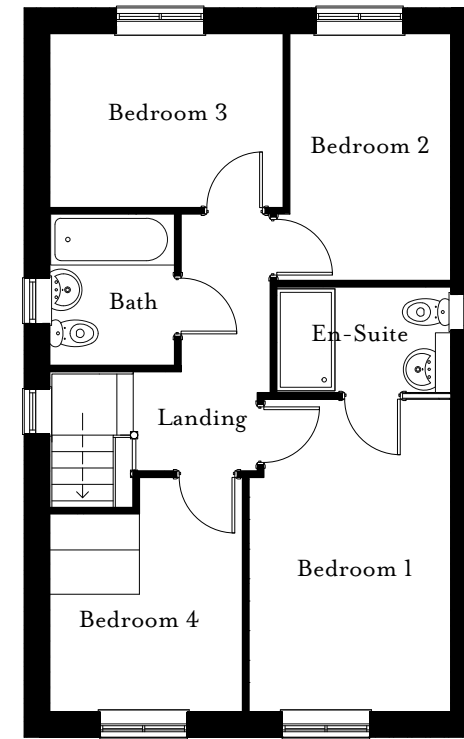
the PUFFIN 4 BEDROOM DETACHED

NORTH COUNTRY
HOMES



⓪ GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	5.50 × 4.27	18ft 0in × 14ft 0in
Lounge	3.53 × 4.90	11ft 5in × 16ft 0in
WC	1.59 × 1.54	5ft 2in × 5ft 0in
Hall	1.90 × 4.90	6ft 2in × 16ft 0in



① FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	2.78 × 4.29	9ft 1in × 14ft 0in
En-suite	2.40 × 1.47	7ft 8in × 4ft 8in
Bedroom 2	2.22 × 3.40	7ft 2in × 11ft 1in
Bedroom 3	3.21 × 2.40	10ft 5in × 7ft 8in
Bedroom 4	2.65 × 3.22	8ft 7in × 10ft 5in
Bathroom	1.72 × 2.10	5ft 6in × 6ft 8in

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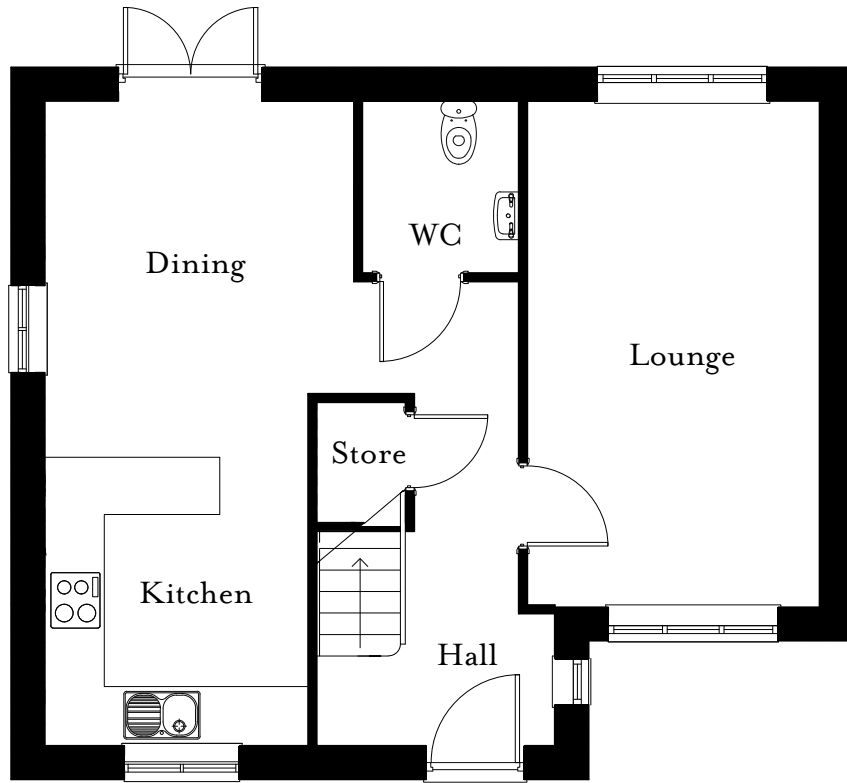
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NORTH COUNTRY
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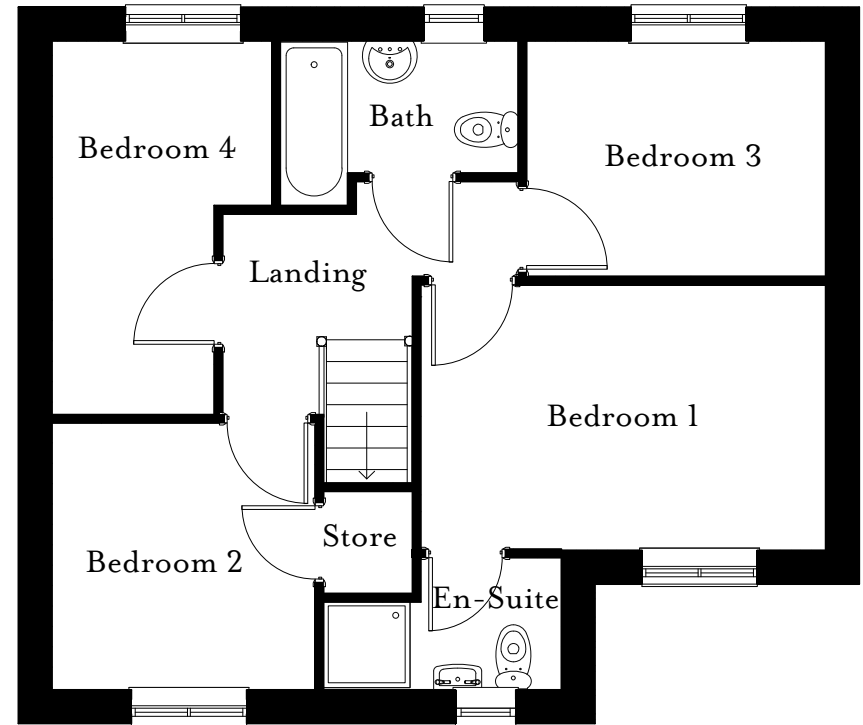
the HERON 4 BEDROOM DETACHED

NORTH COUNTRY
HOMES



Ⓔ GROUND FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Kitchen / Dining	3.22 × 6.75	10ft 5in × 22ft 1in
Lounge	3.04 × 5.30	9ft 9in × 17ft 3in
WC	1.65 × 1.81	5ft 4in × 5ft 9in
Hall	2.48 × 4.82	8ft 1in × 15ft 8in



① FIRST FLOOR

ROOM	SIZE (METRES)	SIZE (FEET & INCHES)
Bedroom 1	4.22 × 2.77	13ft 8in × 9ft 0in
En-suite	2.48 × 1.38	8ft 1in × 4ft 5in
Bedroom 2	2.75 × 2.78	9ft 0in × 9ft 1in
Bedroom 3	3.12 × 2.46	10ft 2in × 8ft 0in
Bedroom 4	2.30 × 3.90	7ft 5in × 12ft 8in
Bathroom	2.49 × 1.72	8ft 1in × 5ft 6in

SPECIFICATIONS

INTERIOR FEATURES

WALLS

White Matt Emulsion to all walls.

INTERNAL DOORS

6 panel style door painted white.

INTERNAL DOOR FURNITURE

Polished Chrome ironmongery.

STAIRCASE

Spindle newel post handrail and newel cap.

CEILINGS

White Matt Emulsion.

WOODWORK

White Gloss.

LIGHTING

All pendant lights are fitted with LED low energy bulbs.

CENTRAL HEATING

Dual Zone heating to allow different heat and timer settings for living areas and bedrooms.
Ideal standard system Combi Boiler.

TELEPHONE POINT

Fitted in the Lounge.

TV POINT

Fitted in the Lounge - cabling to be provided to the loft for occupier's future provision of aerial.

ELECTRICAL SOCKETS

White. Multi point socket for aerial, telephone and power points in the Lounge.

SMOKE DETECTOR

Mains operated with battery back up.

ROOF SPACE

400mm insulation.

EXTERIOR FEATURES

WINDOWS

PVCu windows in white with Argon filled to increase thermal energy efficiency.

FASCIA & RAINWATER GOODS

PVCu fascia's in white. Drain pipes in black.

FRONT EXTERNAL DOOR

6 panel style door painted white with chrome ironmongery.

FRONT AND REAR DOOR

LOCKING SYSTEM

Multi point locking system.

PATIO DOORS

PVCu in white (internally and externally).

GARAGE

Up and over style door in white.

SOLAR PANELS

Photovoltaic panels.

EV CHARGING

Electric vehicle charging point in all homes.

KITCHEN, UTILITY & BATHROOM FEATURES

KITCHEN STYLES

A range of kitchens in modern styles and colours to choose from, with an option of handles.

WORK SURFACES

In a range of colour and design choices.

SINK

Stainless steel one bowl sink with chrome taps.

APPLIANCES

Single oven, hob and extractor.

SPLASHBACK

Kitchen Splashback included.

SANITARYWARE

Twyford, Alcona range in white.

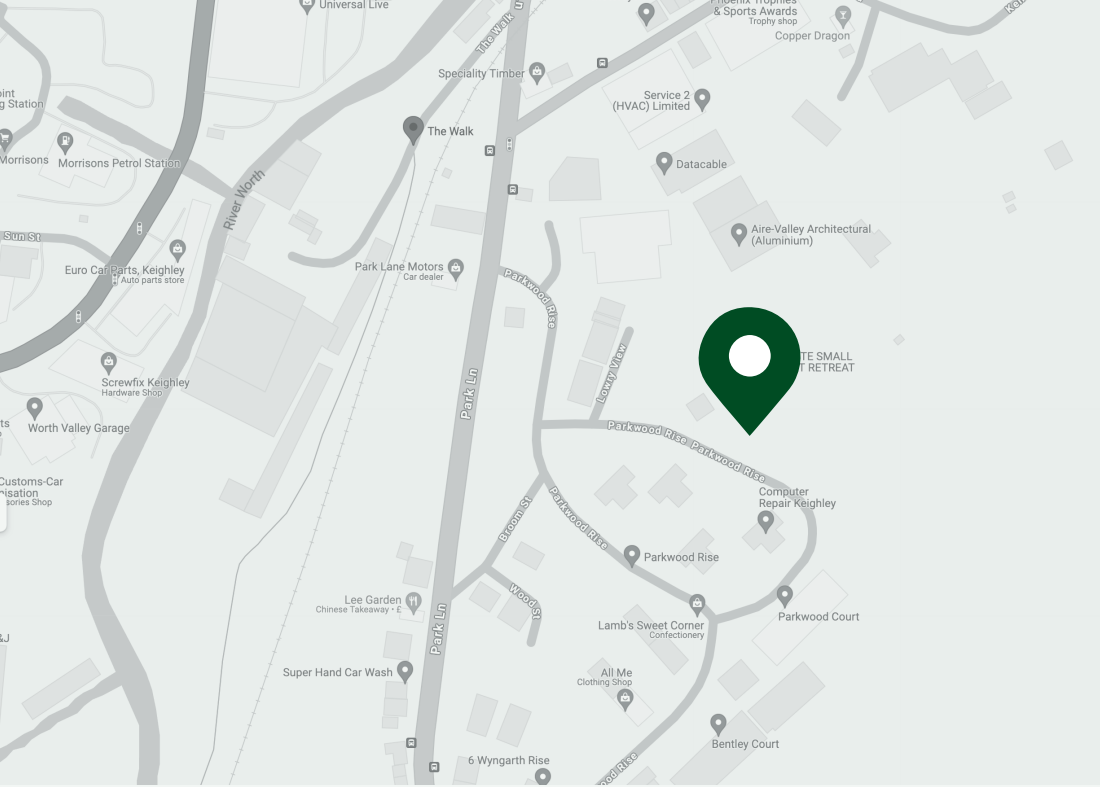
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The logo for North Country Homes features a stylized white house outline above the text "NORTH COUNTRY" in a serif font, with "HOMES" in a smaller sans-serif font below it, all enclosed in a white rectangular border.



THE LAURELS

KEIGHLEY, BD21 4RH



MOTORWAY
M606 - 12 miles
M62 - 18 miles
M621 - 21 miles



KEIGHLEY TRAIN STATION
0.7 miles



LEEDS BRADFORD AIRPORT
15 Miles



CITY CENTRE
Bradford - 11 miles
Leeds - 22 miles