

TIMELESS

LEEDS

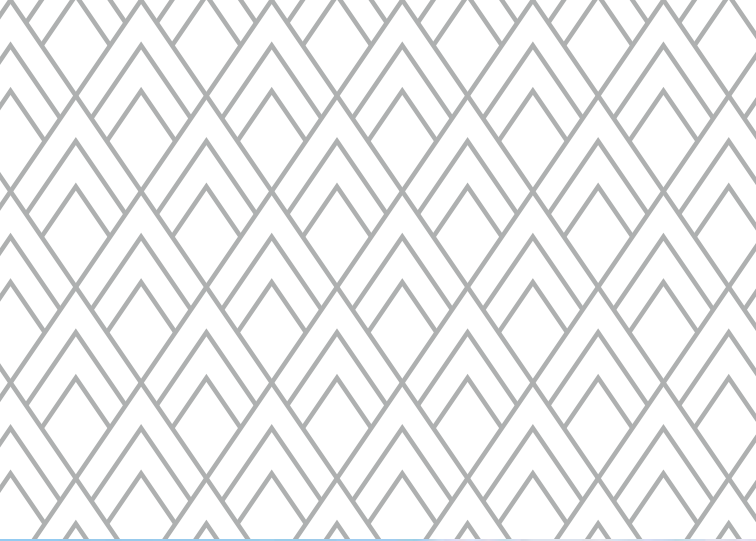
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





YORK ROAD, LEEDS, LS14 6UH

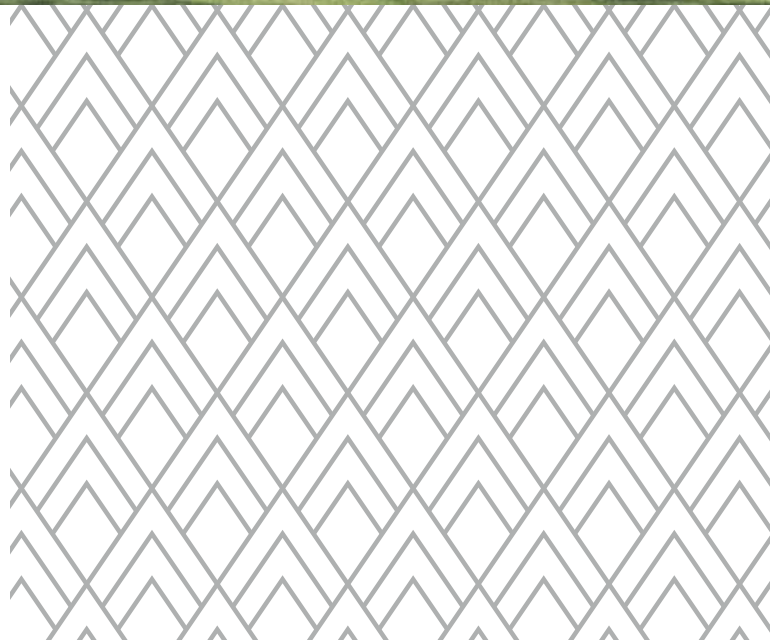


TIMELESS

▶ WELCOME TO
TIMELESS



- ▶ **WELCOME**
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING





YOU NEW HOME AWAITS

Set in popular East Leeds, Timeless is a stunning development of 2, 3 and 4 bedroom homes. Each property is designed to offer the very best in contemporary living and includes spacious modern interiors, high specifications throughout and a private garden. Add incredible value for money to all this and it's easy to see why it is the ideal choice for first time buyers, families wanting more room and downsizers seeking somewhere special.

What sets this development apart is its great location just four miles from Leeds city centre. With the city just down the road as well as the many shops, restaurants and bars on your doorstep, everything you could wish for is nearby.

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



▶ LIFE IN LEEDS



Victoria Quarter ▲



Tropical World Roundhay ▲

Timeless is located off the A64 York Road, just a short distance from the bustling Leeds suburb of Cross Gates. This means that a seemingly endless choice of facilities are at your fingertips. For shopping, there's a large Asda superstore, B&Q and B&M store just on the other side of the road as well as a great range of places to eat while you're out, and takeaways if you'd rather have something in the comfort of your new home.

Under a mile away is Cross Gates. Here you'll find the area's popular shopping centre that includes high street names as well as cafés to suits every taste. You'll also want to visit all the independent shops that are a stroll away. With lots of handy parking, enjoying all that's on offer couldn't be easier.

For a full day's shopping, simply head into Leeds. It's not known as the Knightsbridge of the North for nothing. There's a choice of shopping centre, stunning Victorian arcades, the Grade II listed Kirkgate Market and much, much more. Not forgetting Harvey Nichol of course. Then, there are the countless places to eat and drink, plus cinemas, theatres and non-stop nightlife.

Families will be pleased to know that the area offers a great choice of schools for children of all ages. These include Cross Gates Primary School, Leeds East Academy and Corpus Christi Catholic College, all rated 'Good' by Ofsted.

As well as a superb range of schools nearby, there's also an equally impressive choice of local activities. If you fancy a stroll, cycle, game of tennis or spot of football, head for Primrose Valley Park. Alternatively, go to Roundhay Park which as one of the biggest city parks in Europe offers over 700 acres of parkland, woods and gardens to explore. There's always something going on in the park as well as Tropical World to visit, which is home to the largest collection of tropical plants outside Kew Gardens as well as its famous Butterfly House and exotic animals including meerkats, monkeys, crocodiles.

For days out, the world's your oyster. Or Yorkshire is to be more precise. Leeds itself has a range of fantastic attractions such as the Royal Armouries, Henry Moor Institute and Leeds City Museum. The historic city of York is just 40 minutes down the A64, where you can stroll its ancient street, visit the Minster, or discover Vikings at the Jorvik Viking Centre. If you want some fresh air and stunning countryside, there's the Yorkshire Dales National Park to explore. Alternatively, for a wild time head for the Yorkshire Wildlife Park with its big cats, rhinos, polar bears and new dinosaur attraction. And if you've still got any energy after all that, then try Lightwater Valley Family Adventure Park just outside Ripon, with 40 rides and attractions for the whole family.



Clarence Dock ▲

WELCOME

▶ LOCATION

TRAVEL LINKS

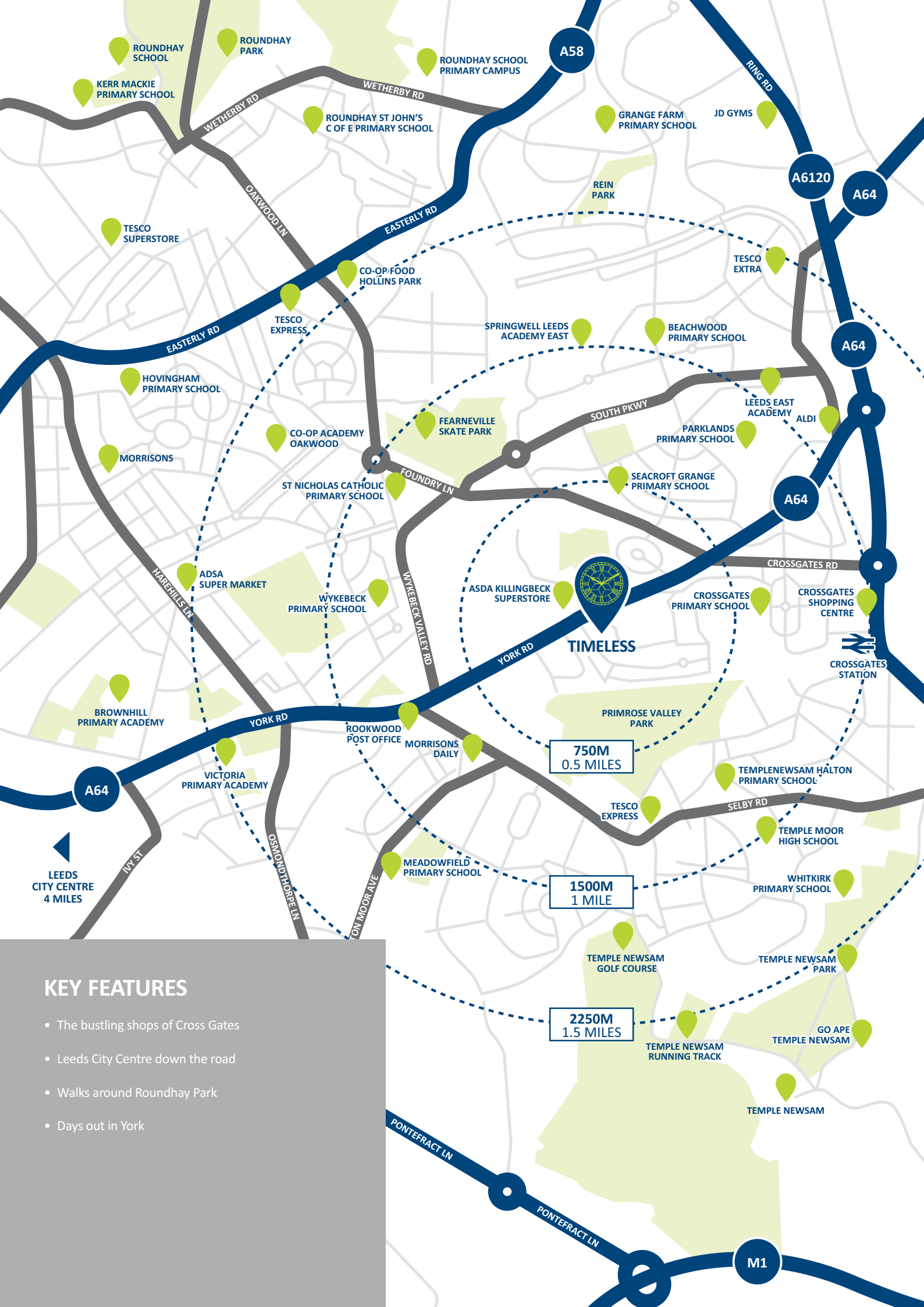
SITE PLAN

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KEY FEATURES

- The bustling shops of Cross Gates
- Leeds City Centre down the road
- Walks around Roundhay Park
- Days out in York

TIMELESS

**750M
0.5 MILES**

**1500M
1 MILE**

**2250M
1.5 MILES**

LEEDS CITY CENTRE
4 MILES

M1

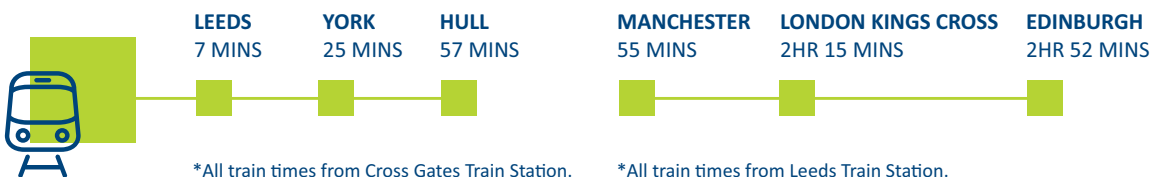
▶ TRAVEL LINKS

TRAVEL MADE EASY

Travelling both near and far couldn't be easier. There are regular buses heading to and from Leeds, while by car you can be on the M1 at Junction 46 in 10 minutes and from there you can be in Bradford, Huddersfield or Wakefield with ease. Or head in the other direction and be on the A1 driving north toward Wetherby and Darlington.

If you prefer to travel by train, then simply hop on one at Cross Gates Station. There's a train every half hour into Leeds as well as regular services to York, Halifax, Hull, Blackpool North and Manchester Piccadilly.

For summer holidays or work trips abroad, Leeds Bradford Airport is just half an hour's drive away. So, grab your passport and before you know it, you can be anywhere from Alicante to Antalya or Paris to Prague.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

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▶ TRAVEL LINKS

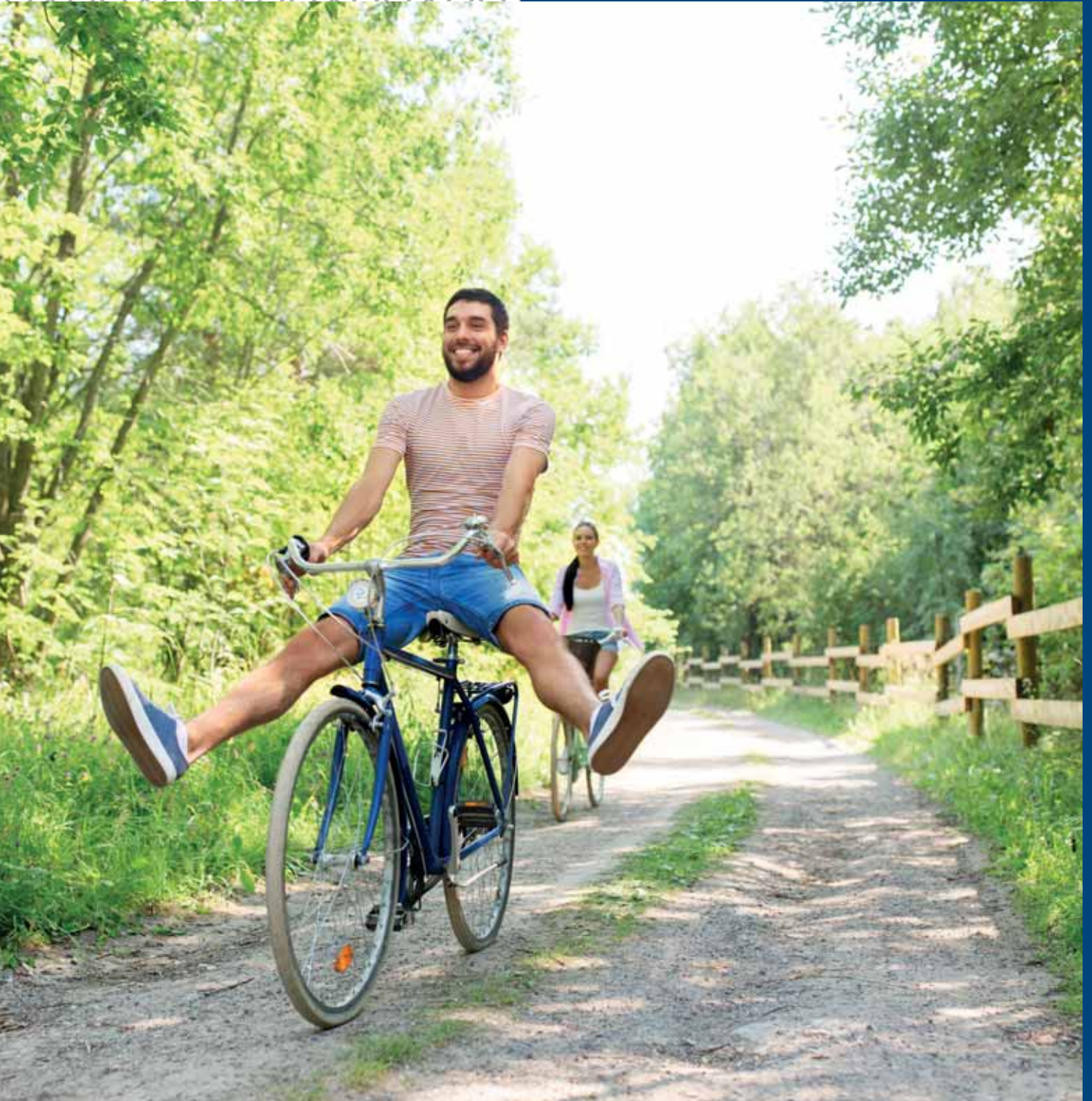
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► SITE PLAN

- THE CARLTON
2 bedroom home
- THE ADLINGTON
2 bedroom home
- THE DALTON
2 bedroom home
- THE SOWERBY
3 bedroom home
- THE STRATFORD
3 bedroom home
- THE DRAYTON
3 bedroom home
- THE KENSINGTON
4 bedroom home
- THE OAKWOOD
4 bedroom home
- AFFORDABLE HOMES

► SHOWHOMES
Plots 575 & 576



To York Road

- WELCOME
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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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GENERAL

- ✓ White sockets and switches.
- ✓ Chrome ironmongery to internal doors.
- ✓ Turfed and / or Landscaped front garden in accordance to landscaping plan.*
- ✓ Turfed rear garden.
- ✓ UPVC double glazed windows.
- ✓ UPVC double glazed french doors. (Design permitting)
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves. (High efficiency)
- ✓ Slate effect house number plate.

DECORATING

- ✓ Matt emulsion painted walls and ceilings.
- ✓ White gloss paint to interior wood work.

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress.
- ✓ Mains fed smoke detectors to hall and landing.
- ✓ Contemporary outside light.

Make it your own with our range of optional extras

KITCHEN / UTILITY

- ✓ Design upgrade.
- ✓ Choice of kitchen units.**
- ✓ Choice of work top with upstand.**
- ✓ Fan assisted oven.
- ✓ Stainless steel electric oven, gas hob, stainless steel splash back and integrated extractor hood.
- ✓ Bowl & a Half stainless steel sink.
- ✓ Boiler housing.
- ✓ Glass splashback

BATHROOM / EN-SUITE

- ✓ Chrome Heated Towel Rail (Detached homes only).
- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles.**
- ✓ Aluminium tile trim.
- ✓ Chrome Mixer Tap to the Bath
- ✓ Thermostatic shower in the en-suite.*
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant light fitting.
- ✓ Shower over bath (in housetypes without an ensuite).

ELECTRICAL

- ✓ TV aerial socket to lounge and bedroom.
- ✓ BT socket to lounge.
- ✓ Doorbell.
- ✓ Add on downlights to kitchen & utility (Detached housetypes only according to design).



▶ YOUR BUYING GUIDE



STEP 01

Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

If you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

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*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.



STEP 04

Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.

STEP 05

Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.

STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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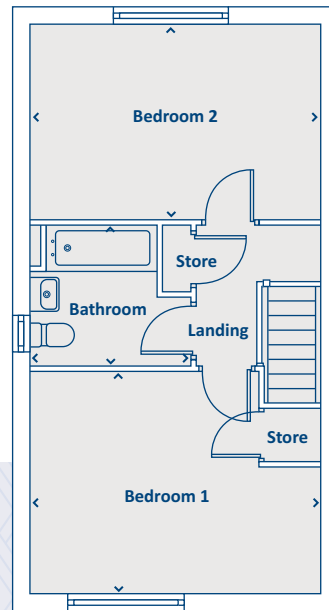
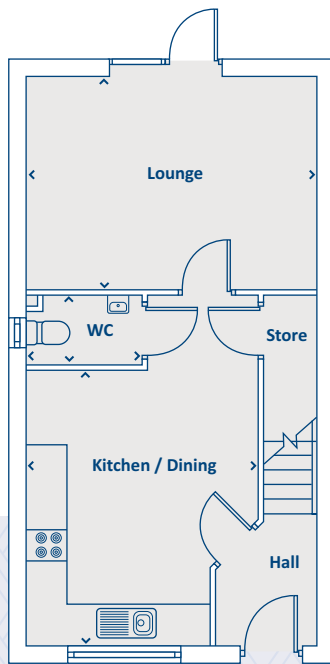
► **30,000 HOMES & COUNTING**

*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE CARLTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	5410 x 3551	17'9" x 11'8"
Lounge	3257 x 4499	10'8" x 14'9"
WC	1050 x 1775	3'5" x 5'10"

FIRST FLOOR

Bedroom 1	3413 x 4499	11'2" x 14'9"
Bedroom 2	2988 x 4499	9'10" x 14'9"
Bathroom	2142 x 2465	7'0" x 8'1"

› Longest measurement taken

PLEASE NOTE:

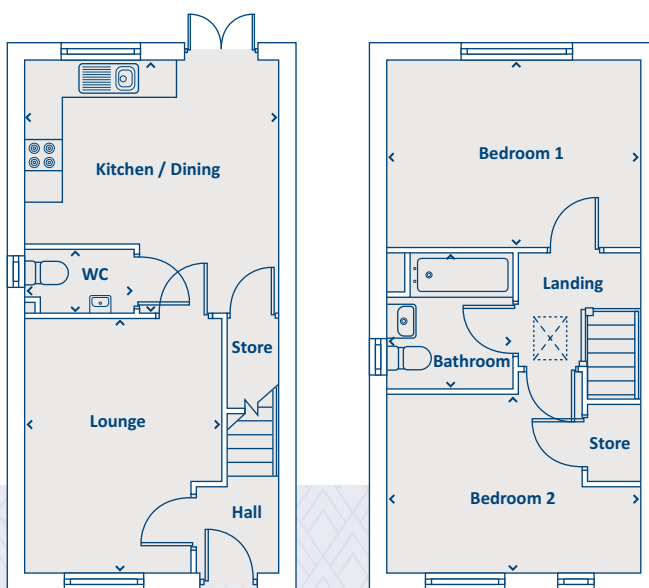
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Artists impression, features may vary

THE ADLINGTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	4139 x 4161	13'7" x 13'8"
Lounge	4216 x 3213	13'10" x 10'7"
WC	1010 x 1800	3'4" x 5'11"

FIRST FLOOR

Bedroom 1	3100 x 4161	10'2" x 13'8"
Bedroom 2	2950 x 4161	9'8" x 13'8"
Bathroom	2168 x 2042	7'1" x 6'8"

› Longest measurement taken

PLEASE NOTE:

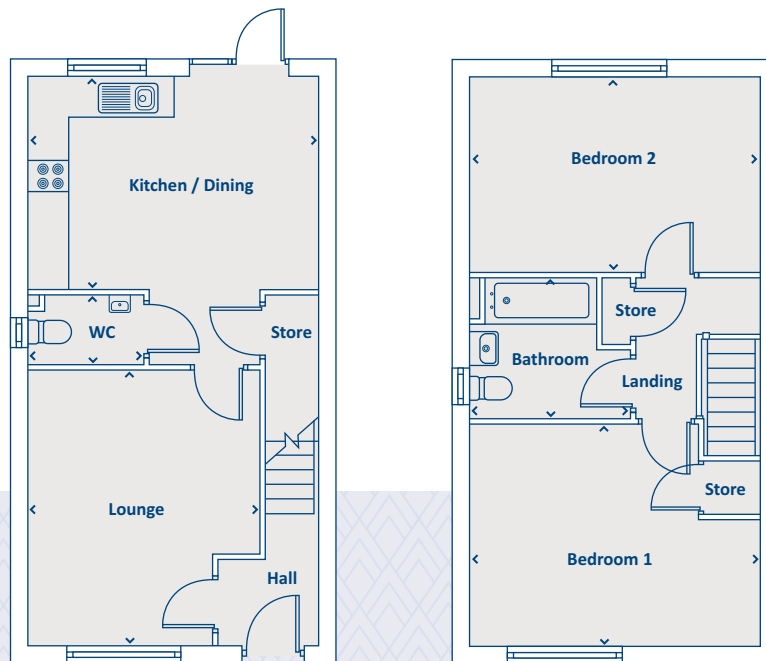
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Artists impression, features may vary

THE DALTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3257 x 4499	10'8" x 14'9"
Lounge	4257 x 3551	14'0" x 11'8"
WC	1050 x 1775	3'5" x 5'10"

FIRST FLOOR

Bedroom 1	3413 x 4499	11'2" x 14'9"
Bedroom 2	3001 x 4499	9'10" x 14'9"
Bathroom	2142 x 2465	7'0" x 8'1"

› Longest measurement taken

PLEASE NOTE:

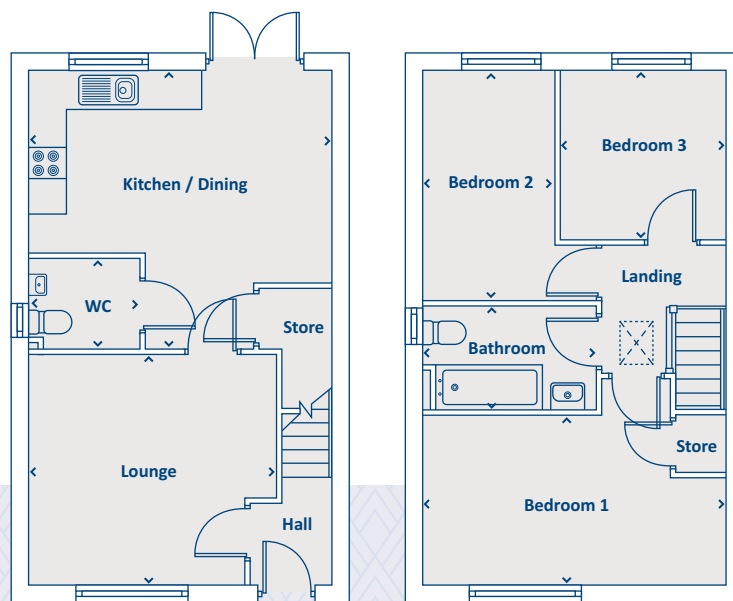
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Artists impression, features may vary

THE SOWERBY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3475 x 6122	11'5" x 20'1"
Lounge	4057 x 3760	13'4" x 12'4"
WC	1800 x 1451	5'11" x 4'9"

FIRST FLOOR

Bedroom 1	5005 x 2770	16'5" x 9'1"
Bedroom 2	2162 x 3800	7'1" x 12'6"
Bedroom 3	2750 x 2755	9'0" x 9'0"
Bathroom	2843 x 1656	9'4" x 5'5"

› Longest measurement taken

PLEASE NOTE:

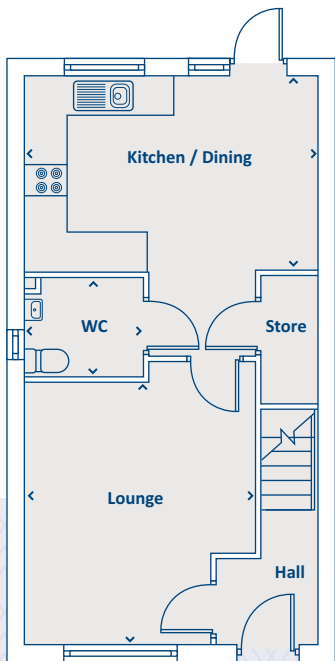
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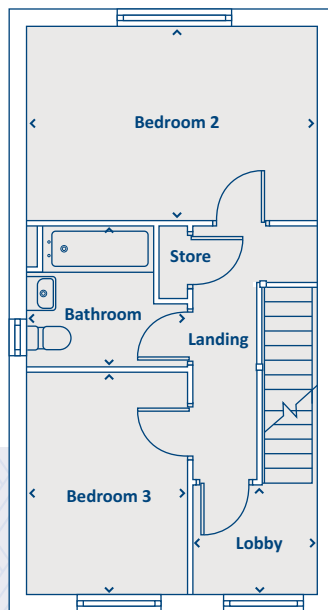
Artists impression, features may vary

THE STRATFORD 3 bedroom home



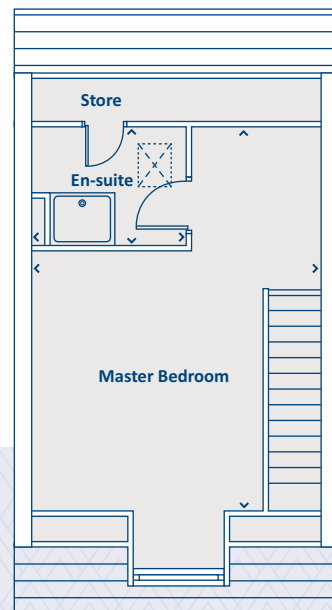
GROUND FLOOR

Kitchen / Dining	4510 x 3007	14'10" x 9'10"
Lounge	3562 x 4044	11'8" x 13'3"
WC	1800 x 1500	5'11" x 4'11"



FIRST FLOOR

Bedroom 2	4510 x 3000	14'10" x 9'10"
Bedroom 3	2465 x 3401	8'1" x 11'2"
Lobby	1952 x 1682	6'5" x 5'6"
Bathroom	2465 x 2150	8'1" x 7'1"



SECOND FLOOR

Master Bedroom	4510 x 5951	14'10" x 19'6"
En-suite	2351 x 1802	7'9" x 5'11"

› Longest measurement taken

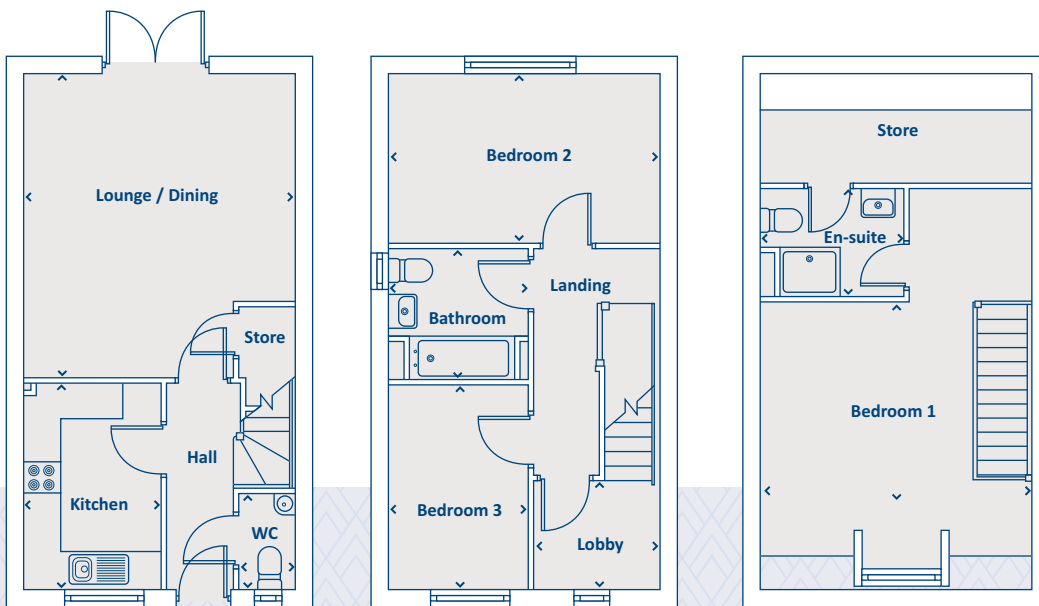
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THE DRAYTON 3 bedroom home



GROUND FLOOR

Kitchen	2261 x 3400	7'5" x 11'2"
Lounge / Dining	4386 x 4955	14'5" x 16'3"
WC	889 x 1573	2'11" x 5'2"

FIRST FLOOR

Bedroom 2	4386 x 2750	14'5" x 9'0"
Bedroom 3	2270 x 3350	7'5" x 11'0"
Lobby	2023 x 1780	6'8" x 5'10"
Bathroom	2270 x 2162	7'5" x 7'1"

SECOND FLOOR

Bedroom 1	4386 x 3267	14'5" x 10'9"
En-suite	2351 x 1754	7'9" x 5'9"

› Longest measurement taken

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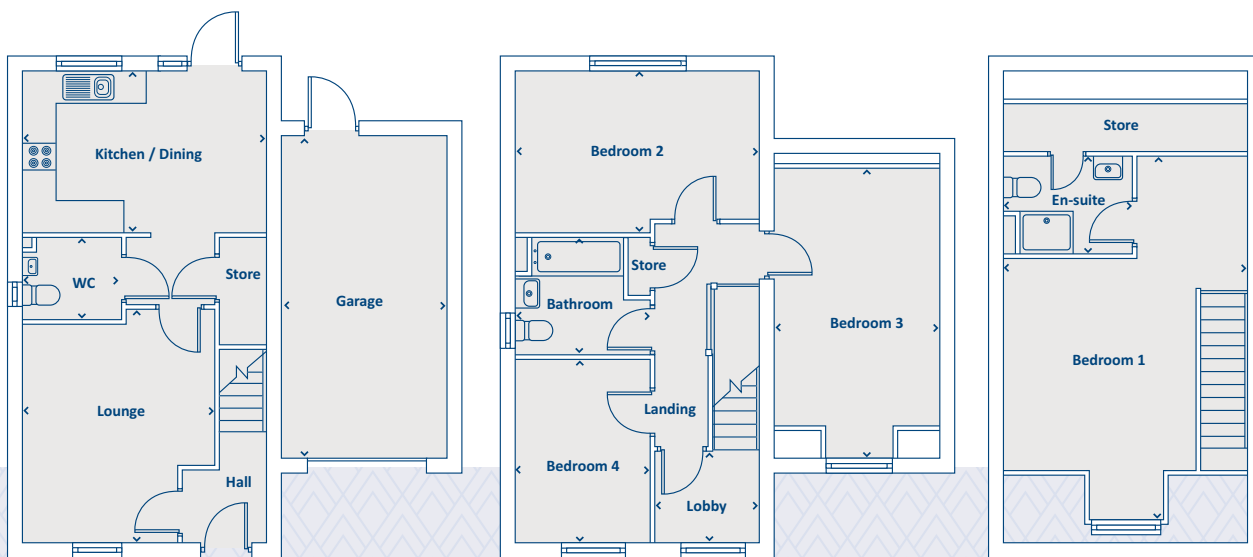
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Artists impression, features may vary

THE KENSINGTON 4 bedroom home



GROUND FLOOR

Garage	3063 x 6023	10'1" x 19'9"
Kitchen / Dining	4510 x 3007	14'10" x 9'10"
Lounge	3562 x 4347	11'8" x 14'3"
WC	1800 x 1500	5'11" x 4'11"

› Longest measurement taken

FIRST FLOOR

Bedroom 2	4510 x 3005	14'10" x 9'10"
Bedroom 3	3015 x 4844	9'11" x 15'11"
Bedroom 4	2465 x 3396	8'1" x 11'2"
Lobby	1952 x 1682	6'5" x 5'6"
Bathroom	2465 x 2150	8'1" x 7'1"

SECOND FLOOR

Bedroom 1	3579 x 5951	11'9" x 19'6"
En-suite	2351 x 1802	7'9" x 5'11"

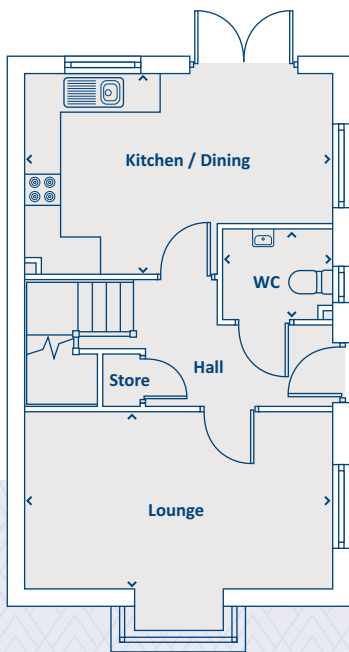
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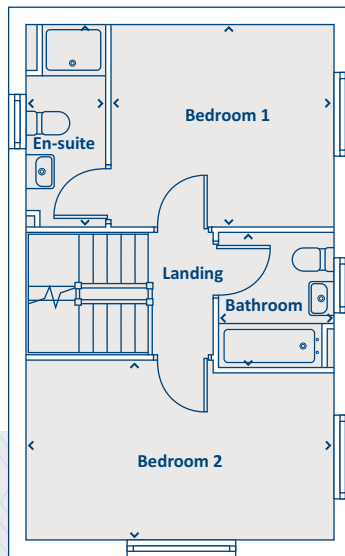
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THE OAKWOOD 4 bedroom home



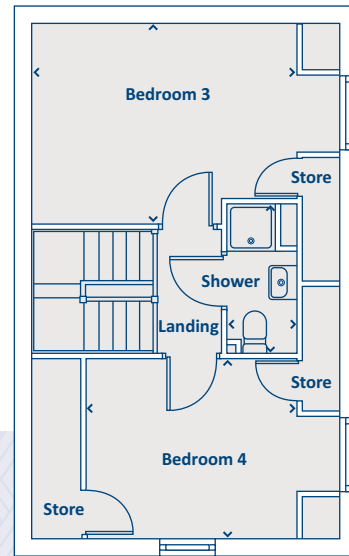
GROUND FLOOR

Kitchen / Dining	3246 x 5073	10'8" x 16'8"
Lounge	2937 x 5073	9'8" x 16'8"
WC	1450 x 1800	4'9" x 5'11"



FIRST FLOOR

Bedroom 1	3297 x 3690	10'10" x 12'1"
En-suite	3286 x 1290	10'9" x 4'3"
Bedroom 2	2937 x 5073	9'8" x 16'8"
Bathroom	2200 x 1900	7'3" x 6'3"



SECOND FLOOR

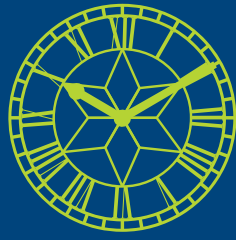
Bedroom 3	3297 x 4378	10'10" x 14'4"
Bedroom 4	2937 x 3458	9'8" x 11'4"
Shower	2432 x 1149	8'0" x 3'9"

› Longest measurement taken

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All enquiries:

01977 877 305

or email: Timeless@keepmoat.com



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Keepmoat is the trading name of Keepmoat Homes Limited.

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.