



# Rainsborough Park

Knottingley



**LLOYDS**  
LIVING

# Welcome to Rainsborough Park

With an excellent choice of 2-, 3- and 4-bedroom contemporary homes, Rainsborough Park offers superb options first time buyers, those looking to downsize, or growing families. Within easy reach of the A1 and M62, enjoy stress-free travel to Pontefract (8 mins), Wakefield (24 mins), Leeds (30 mins), and York (44 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

**2, 3 & 4 bedroom houses**

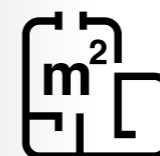
Number of properties

**40**

Average EPC

**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
- Fridge Freezer
- Dishwasher
- Washer/dryer or separate washing machine and dryer if space permits

## Bathroom

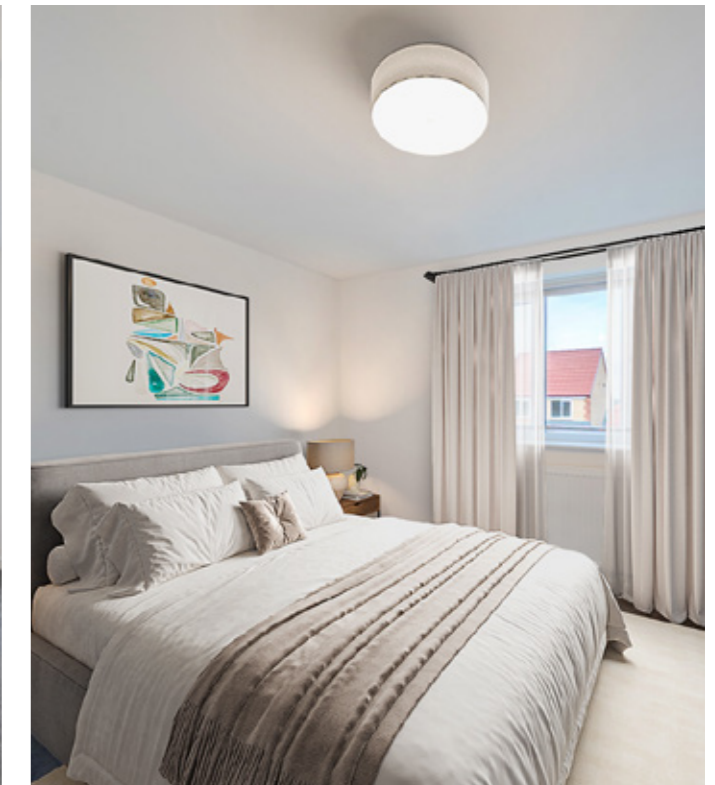
- Modern white sanitaryware including WC and basin with chrome basin tap
- Shower screen over the bath, chrome bath mixer tap, thermostatic shower
- Fitted mirror

## 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

	Cork	2 Bedrooms
	Kerry	2 Bedrooms
	Brandon	3 Bedrooms
	Fergus	3 Bedrooms
	Kilkenny	3 Bedrooms
	Lisburn	3 Bedrooms
	Renmore	3 Bedrooms
	Tyrone	3 Bedrooms
	Wexford	3 Bedrooms
	Longford	4 Bedrooms



# Location

## Things to do

From towering ruins to deep, dark dungeons, delve into the area’s past with a visit to Pontefract Castle (2.2 miles). Pontefract Museum (2.5 miles) is packed with facts and artefacts covering topics from civil wars to Pontefract Cake – the traditional, locally made liquorice. Originally the site of a medieval monastery, Friarwood Valley Gardens (2.5 miles) offers an attractive oasis of calm in Pontefract’s bustling town centre. With up to 70% off at Junction 32 Outlet Centre(6.0 miles), bag your favourite brands at bargain prices.

From cosy Sunday carvery to a cooling summer refreshment on the patio, Turnpike Brewers Fayre (0.7 miles) will fast become a family favourite.

The Cobbler (1.4 miles) is a traditional pub with a warm welcome. Sports on the big screen and delicious dishes championing fresh, local produce... what’s not to love. Gravity Active (5.4 miles) lets the kids run, jump, climb and bounce away energy in a safe, indoor setting.



## Useful amenities

The White Rose Dental Practice	1.0 mile
Cohens Chemist	1.0 mile
Post Office	1.1 miles
Healthcare First - Ferrybridge Medical Centre	1.8 miles
Tesco Superstore	2.5 miles

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

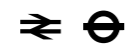
Simpsons Lane Primary Academy	0.9 miles
The Vale Academy	1.4 miles
England Lane Academy	1.8 miles
Holy Family & St Michael’s RC Primary	1.9 miles
De Lacy Primary	2.2 miles
De Lacy Academy	1.9 miles
The King’s School	3.0 miles
Carleton High School	3.4 miles



# Connections

## By Rail

Whether commuting or simply exploring your new surroundings, Knottingley Station (Northern Line) is just 1 mile from home.



Destination	Journey time
Pontefract	4 mins
Castleford	15 mins
Wakefield	25 mins
Leeds	34 mins
Doncaster	35 mins

Source: Google maps



## By Road

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

### Pontefract

8 mins / 2.4 miles  
(via A645)

### Wakefield

24 mins / 14.7 miles  
(via M62)

### Goole

24 mins / 18.2 miles  
(via M62)

### Leeds

30 mins / 20.8 miles  
(via M62)

### Doncaster

30 mins / 16.5 miles  
(via A1)

### York

44 mins / 28.6 miles  
(via A64)



# 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.



## 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.

## 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)



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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