

MOORDALE GARDENS

MENSTON



MAKE A HOME IN YORKSHIRE YOURS



S P A C E

H O M E S

Here at Space Homes, we know just how hard buying a house can be. Finding the perfect place to call home requires many big decisions to be made. The process can seem very daunting at times, particularly for our first-time buyers. This is why we are so committed to making your journey as smooth as possible while improving your move.

We are a Yorkshire based developer, so we have dedicated our time to getting to know our customers. We recognise the areas people want to live, and we use this to build high quality homes across the Yorkshire region.

With a reputation you can trust, we offer a wide range of buying options to suit every customer's needs. Whatever your situation may be, we are committed to helping you find the perfect space and deciding on the best way to buy.



MOORDALE GARDENS

Introducing Moordale Gardens, a collection of 2, 3 and 4 bedroom homes located in the beautiful village of Menston.

A short train ride away from Leeds and Bradford, Menston offers peaceful living for those looking to get away from the hustle and bustle while still having easy access to the City.

Situated on the edge of the Yorkshire Dales, the surrounding countryside offers plenty of walking and cycling routes for those looking to explore the outdoors.

The village itself has a number of amenities including pubs, restaurants and shops as well as a number of schools for those growing families.



MOORDALE GARDENS



Homes at Moordale Gardens are available with Shared Ownership. Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market.

Based upon your affordability, you can buy an initial share of your home between 25% and 75% and make a small monthly rent payment for the remaining share that we retain.

You can purchase additional shares as and when you can afford it, this is called 'staircasing'. There are no timescales or deadlines on when you must staircase however, the more shares you purchase, the lower your monthly rent payments become.

You are eligible for Shared Ownership if:

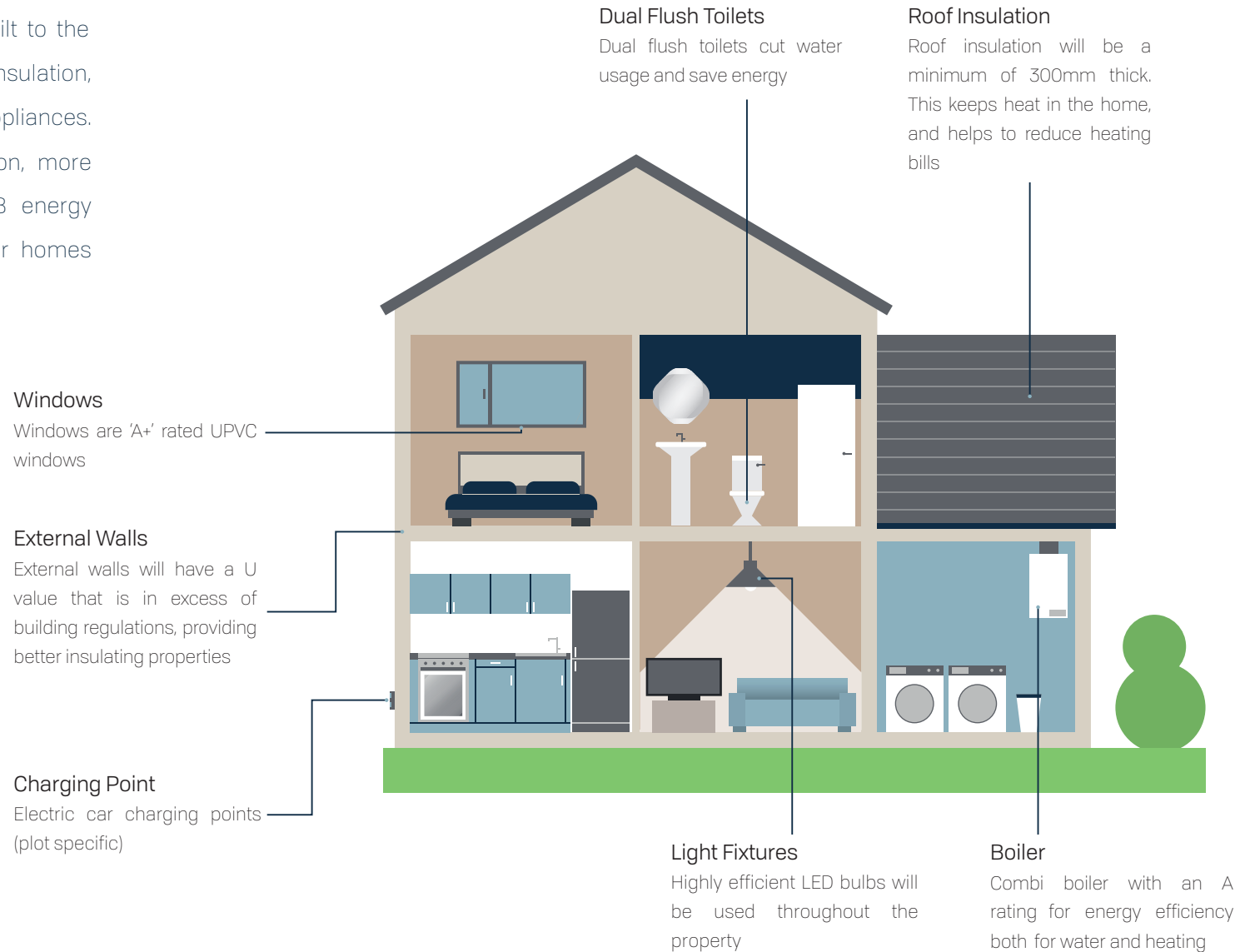
- You have a household income of less than £80,000
- You have no ties to any other properties on completion
- You are unable to buy on the open market

BENEFITS TO BUYING NEW

Cheaper and Greener

New-build homes are substantially cheaper to run than many existing properties. They are built to the latest environmental standards, with better insulation, more efficient heating systems and better appliances. According to the Home Builders Federation, more than 84% of new-builds have an A or B energy performance rating, while only 4% of older homes have the same.

A and B are the top classifications available, meaning that they are of the highest standards in terms of energy efficiency. This is a huge benefit to buying new, not only for keeping energy bills low but for also doing our bit to protect the environment.





HOW IT WORKS

100% SHARE

£268,950

You can choose to step up to 100% share after 1 year

SHARED OWNERSHIP

Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 25% and 75% and make a small monthly rent payment for the remaining share.

Eligibility Criteria:

- A household income less than £80,000
- No ties to any other properties on completion
- You are unable to buy on the open market

The Advantages:

- Buy as much as you can afford
- Get out of the renting cycle
- Purchase without needing a large deposit
- Benefit from increases in value when you sell

75% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£201,712	£10,085*	£154.08

50% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£134,475	£6,723.75*	£308.17

35% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£80,685	£4,034.25*	£431.44

*5% Deposit based upon mortgage lender. Breakdown is an example of a full market value of £268,950. For more information on service charge, please speak with our sales consultant.

THE AIREDALE

A semi-detached two bedroom home



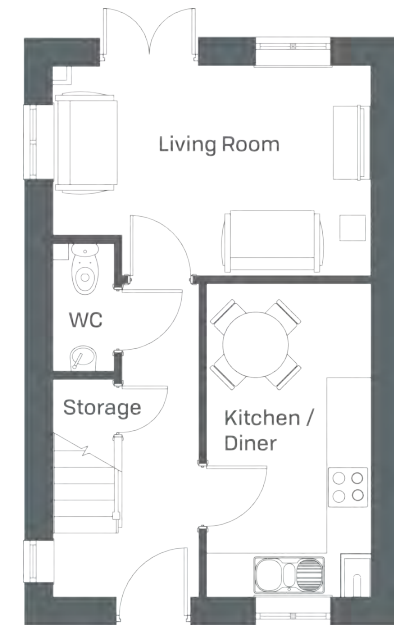
Open plan kitchen / diner
Oven, hob & extractor fan
Living room French doors
Ground floor WC

The Airedale Collection

Plots 16, 17, 18, 19, 20, 113

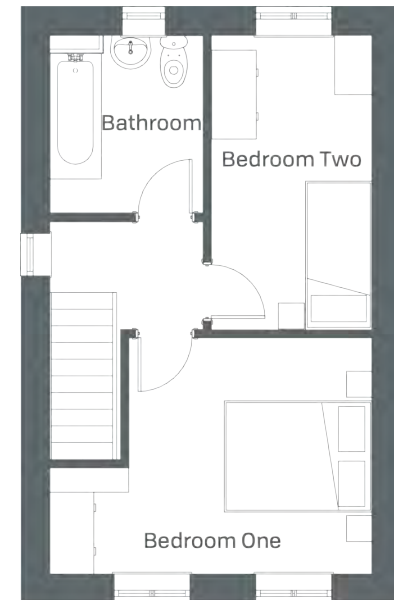
GROUND FLOOR

Kitchen / Diner
2.3m x 4.3m / 7'5" x 14'2"
Living Room
4.4m x 2.9m / 14'4" x 9'5"
WC
0.9m x 1.8m / 2'9" x 5'9"



FIRST FLOOR

Bedroom 1
3.3m x 3.2m / 10'8" x 10'5"
Bedroom 2
2.2m x 4m / 7'2" x 13'1"
Bathroom
2.1m x 2.4m / 6'8" x 7'9"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE BIRKDALE

A terraced and semi-detached two bedroom home



Open plan kitchen / diner
Dining area French doors
Ground floor WC
Two double bedrooms

The Birkdale Collection

Plots 16, 17, 18, 19, 20, 113

GROUND FLOOR

Kitchen / Diner

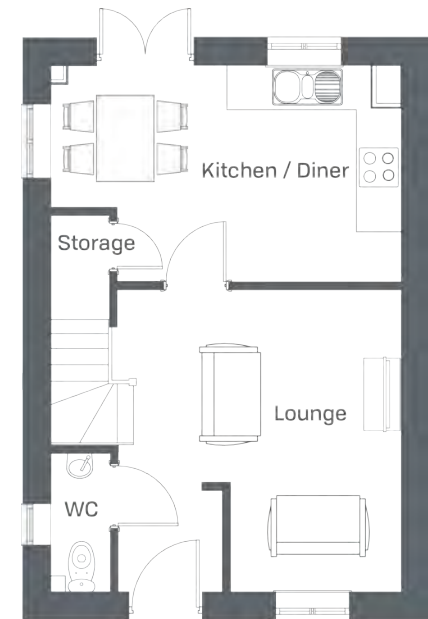
4.9m x 3m / 16" x 9'8"

Living Room

3.9m x 4.2m / 12" x 13'8"

WC

0.9m x 1.9m / 2'9" x 6'2"



FIRST FLOOR

Bedroom 1

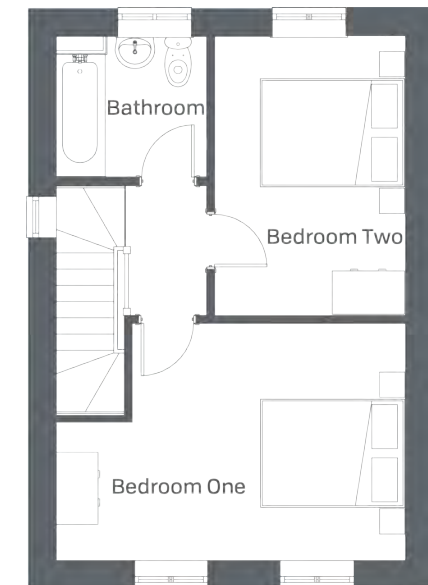
4.9m x 3.3m / 16" x 10'8"

Bedroom 2

2.7m x 3.9m / 8'8" x 12'8"

Bathroom

2.2m x 2m / 7'2" x 6'6"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE LITTONDALE

A terraced and semi-detached two bedroom home



Open plan kitchen / diner

Dining area French doors

Ground floor WC

Two double bedrooms

The Littondale Collection

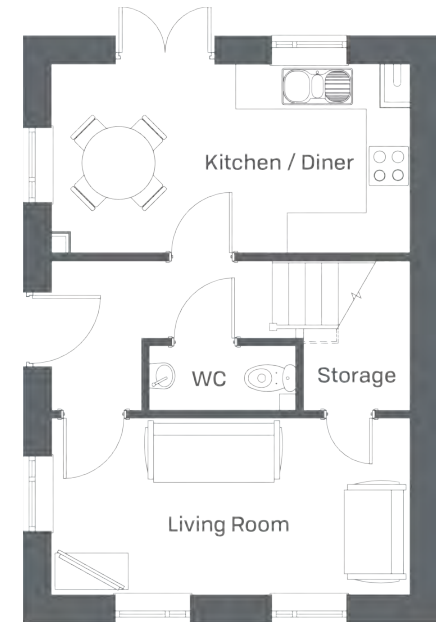
Plots 24, 27, 84, 86, 96, 99, 101

GROUND FLOOR

Kitchen / Diner
4.9m x 2.6m / 16" x 8'5"

Living Room
4.9m x 2.5m / 16" x 8'5"

WC
2m x 0.9m / 6'7" x 2'9"

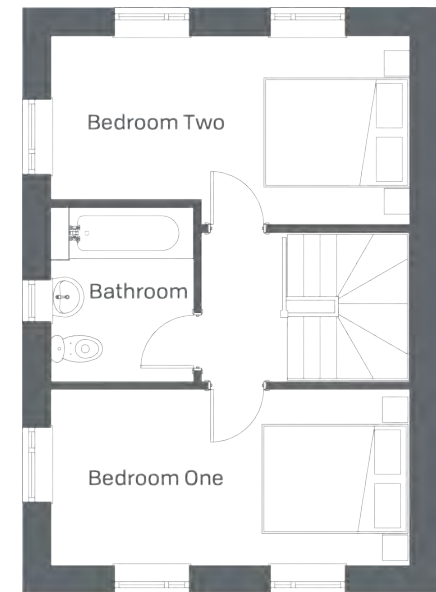


FIRST FLOOR

Bedroom 1
4.9m x 2.5m / 16" x 8'5"

Bedroom 2
4.9m x 2.6m / 16" x 8'5"

Bathroom
2m x 2.4m / 6'6" x 7'9"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE STONESDALE

A terraced and semi-detached three bedroom home



Open plan kitchen / diner

Dining area French doors

Ground floor WC

Two double bedrooms

The Stonesdale Collection

Plots 85, 100

GROUND FLOOR

Kitchen / Diner

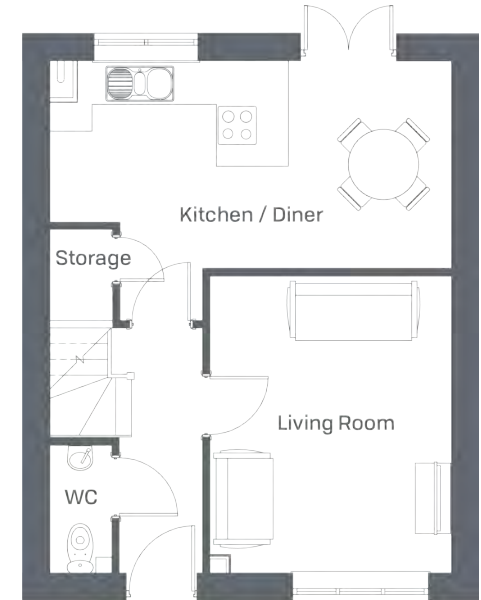
5.8m x 2.9m / 19" x 9'5"

Living Room

3.5m x 4.3m / 11'5" x 14'1"

WC

0.9m x 1.9m / 2'9" x 6'2"



FIRST FLOOR

Bedroom 1

3.3m x 3.6m / 10'8" x 11'8"

Bedroom 2

3.3m x 3.6m / 10'8" x 11'8"

Bedroom 3

2.4m x 2.3m / 7'9" x 7'5"

Bathroom

2.6m x 1.9m / 8'5" x 6'2"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE FOSSDALE

A semi-detached and detached three bedroom home



Open plan kitchen / diner
Dining area French doors
Ground floor WC
Master bedroom en-suite

The Fossdale Collection

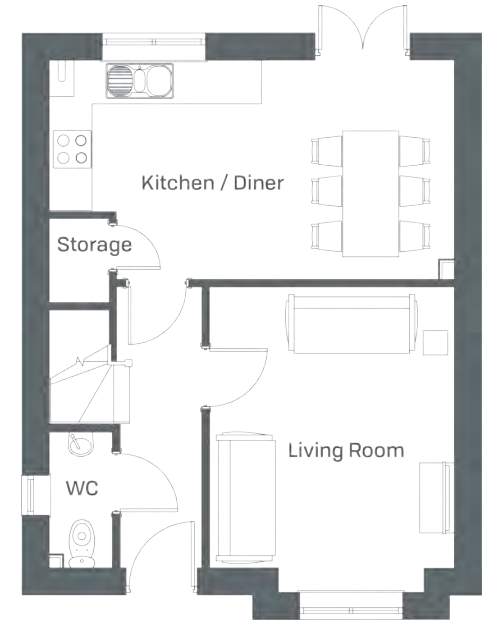
Plots 1, 2, 3, 6, 7, 8, 21, 28, 29, 67, 68, 82, 93, 108

GROUND FLOOR

Kitchen / Diner
5.9m x 3m / 19'4" x 10'1"

Living Room
3.5m x 4.1m / 11'5" x 13'6"

WC
0.9m x 2m / 2'9" x 6'5"



FIRST FLOOR

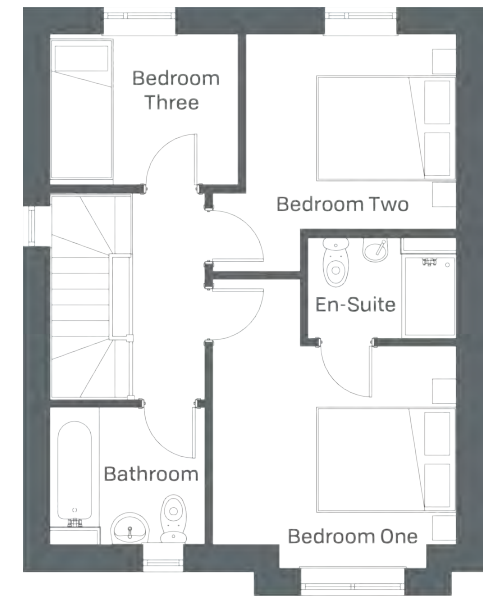
Bedroom 1
3.5m x 2.8m / 11'5" x 9'2"

En-Suite
2.2m x 1.5m / 7'2" x 4'9"

Bedroom 2
3.1m x 2.8m / 10'2" x 9'2"

Bedroom 3
2.7m x 2.2m / 8'9" x 7'2"

Bathroom
2.2m x 2m / 7'2" x 6'6"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE PATTERDALE

A semi-detached three bedroom home



- Open plan kitchen / diner
- Dining area French doors
- Ground floor WC
- Second floor master bedroom & en-suite

The Patterdale Collection

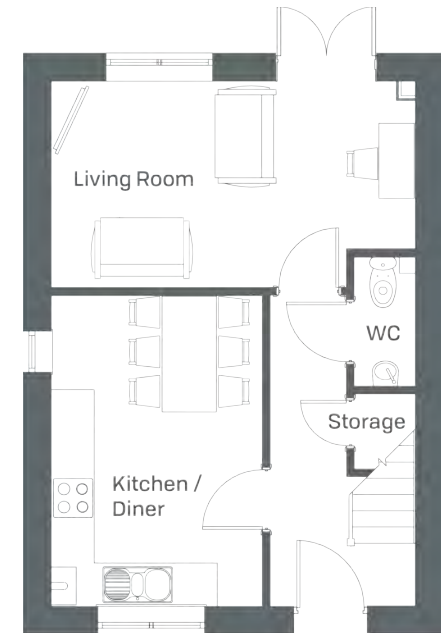
Plots 9, 10, 41, 42, 43, 44, 65, 66, 76, 77, 91, 92

GROUND FLOOR

Kitchen / Diner
2.9m x 4.3m / 9'5" x 13'8"

Living Room
5m x 2.9m / 6'4" x 9'5"

WC
0.9m x 1.8m / 2'9" x 5'9"

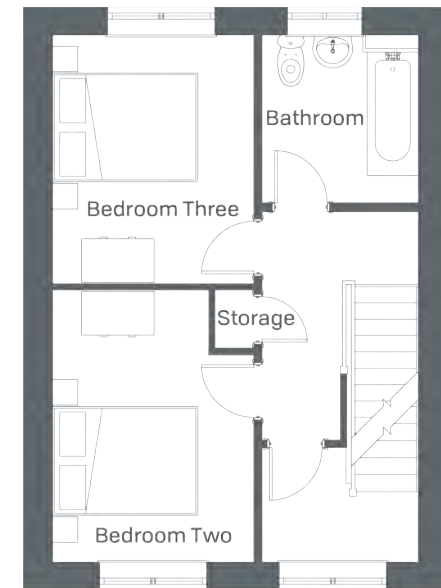


FIRST FLOOR

Bedroom 2
2.8m x 3.7m / 9'1" x 12'1"

Bedroom 2
2.8m x 3.5m / 9'1" x 11'5"

Bathroom
2.2m x 2.4m / 7'2" x 7'9"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE PATTERDALE

A semi-detached three bedroom home



- Open plan kitchen / diner
- Dining area French doors
- Ground floor WC
- Second floor master bedroom & en-suite

The Patterdale Collection

Plots 9, 10, 41, 42, 43, 44, 65, 66, 76, 77, 91, 92

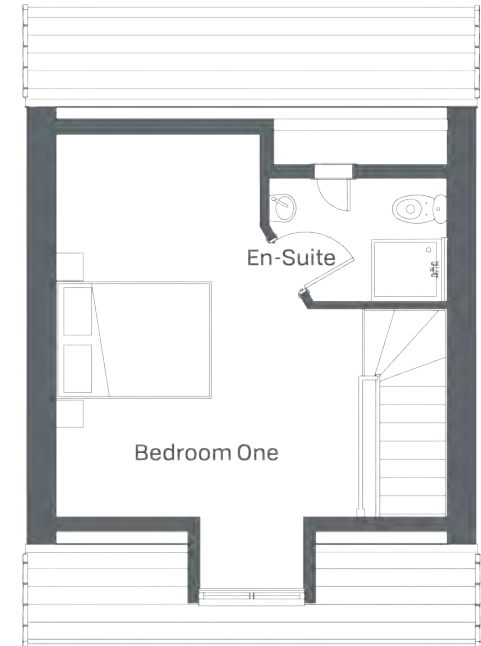
SECOND FLOOR

Bedroom 1

3.9m x 5m / 12'8" x 16'1"

En-Suite

2.3m x 1.6m / 7'5" x 5'2"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE GARSDALE

A detached three bedroom home



Open plan kitchen / diner
Living room French doors
Utility room
Master bedroom en-suite

The Garsdale Collection

Plots 4, 5, 94

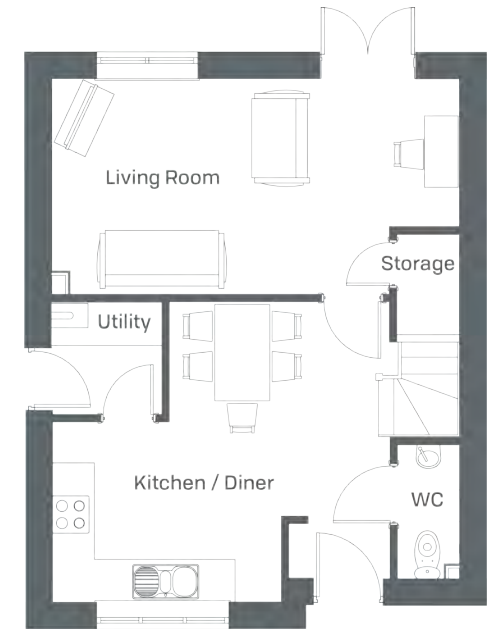
GROUND FLOOR

Kitchen / Diner
4.8m x 4.4m / 15'7" x 14'4"

Living Room
6m x 3.2m / 19'7" x 10'5"

Utility Room
1.6m x 1.7m / 5'2" x 5'6"

WC
0.9m x 2m / 2'9" x 6'6"



FIRST FLOOR

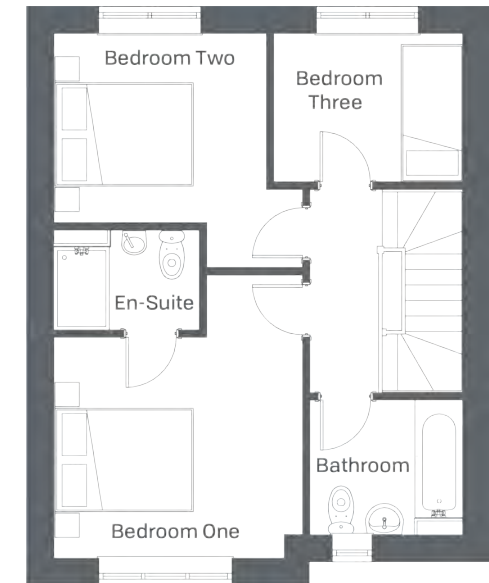
Bedroom 1
3.7m x 3.3m / 12'1" x 10'8"

En-Suite
2.2m x 2.2m / 7'2" x 7'2"

Bedroom 2
3.1m x 2.9m / 10'2" x 9'5"

Bedroom 3
2.8m x 2.2m / 9'2" x 7'2"

Bathroom
2.3m x 2m / 7'5" x 6'6"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

THE SILVERDALE

A semi-detached and detached four bedroom home



Open plan kitchen / diner
Dining area French doors
Master bedroom en-suite
Garage

The Silverdale Collection

Plots 11, 15, 22, 23, 30, 31, 39, 40, 71, 72, 80,
81, 83, 87, 88, 95, 104, 105, 111

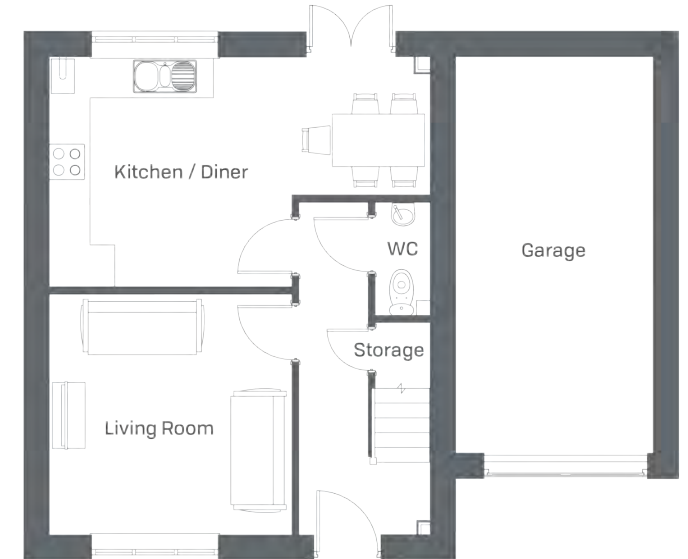
GROUND FLOOR

Kitchen / Diner
5.9m x 3.5m / 19'4" x 11'5"

Living Room
3.7m x 3.8m / 12'3" x 12'5"

WC
0.9m x 1.7m / 2'8" x 5'5"

Garage
3.1m x 6.1m / 10'2" x 20'1"



FIRST FLOOR

Bedroom 1
3.6m x 3.8m / 11'8" x 12'5"

En-Suite
2.2m x 1.5m / 7'2" x 4'8"

Bedroom 2
3.4m x 3.4m / 11'1" x 11'1"

Bedroom 3
3.1m x 3.8m / 10'2" x 12'5"

Bedroom 4
3.1m x 2.5m / 10'2" x 8'2"

Bathroom
2.4m x 2.4m / 7'9" x 8'2"



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such.

S P A C E

H O M E S

MOORDALE GARDENS

MOOR LANE, MENSTON, LS29 6AT

0345 366 4407

ENQUIRIES@SPACEHOMES.CO.UK

WWW.SPACEHOMES.CO.UK

Space Homes is a trading name of YH RESIDENTIAL LTD. Company Number 04604866. Registered office: The Place, 2 Central Place, Leeds, LS10 1FB. Details correct at time of distribution. Property Misdescriptions Act 1991: Images are used for representative uses only. The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability or negligence, arising from the use of these particulars hereby excluded. Floor plans: Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, and rooms are approximate, and no responsibility is taken for any error, omission or misstatement.