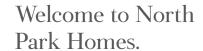
A collection of exclusive new homes by North Park Homes









North Park Homes have been designing and building luxury residential properties in the beautiful county of Yorkshire since 2004.

We have a passion for creating aspirational homes with meticulous detail. Our developments and homes are intelligently designed with carefully planned architecture to create perfect modernday living.

When you buy a North Park Home, you invest in a premium home built by skilled craftsmen, finished to exacting standards, and set within exclusive developments in desirable locations.

A home where you and your family can grow, thrive and make lasting memories.





North Park Homes, where luxury comes as standard.



### 05 =

Personalise your new home with high quality specification from leading suppliers.

At North Park Homes, we understand how our customers want to live. We design beautiful, contemporary, bright, and functional open plan living spaces where families can enjoy, dine, entertain and relax.

Built and finished to a high specification and offering personal touches, we work with customers to define and personalise each of our houses, with a range of quality fixtures and fittings.

Each of our properties features contemporary UPVC Rehau windows and doors, granite worktops, quality kitchens, premium brand appliances, luxury bathrooms by Cubico, brushed stainless steel fixtures, and Farrow and Ball paint finishes.

Landscape gardens and brickwork driveways complement our homes' natural Yorkshire stonework.

















### Superior Quality Homes

Built of natural, locally sourced Yorkshire stone, our homes offer a mix of contemporary styles paired with stylish, modern interiors and timeless quality.

### It's all in the detail

Superior homes that showcase North Park Homes hallmark attention to detail and quality.







**Luxury Kitchens**Materials are sourced with a 25-year guarantee elegance style for contemporary living.

















### Luxury Bathrooms

Bathrooms are designed for optimal comfort and luxury and are tiled and fitted with luxury products, creating an ultra-relaxing space for you and your family to enjoy.

08 =



# Welcome to Tinker Lane, Lepton. A collection of exclusive new homes.

Tinker Lane is surrounded by beautiful countryside and is located in the sought after area of Lepton, situated between Huddersfield and the National Peak District.

An exclusive development of 30 uniquely designed homes in various styles, including three-bedroom townhouses, four and five bedrooms detached properties. Each home provides a contemporary interior and traditional Yorkshire stone exterior.

Tinker Lane is set within a small and exclusive hamlet, situated in a country living setting within

West Yorkshire's dramatic sweeping hills, taking advantage of iconic local views, Castle Hill and Emley Moor Mast.

While providing a rural setting, Tinker Lane is only 8 miles to the M1, and a short distance to other local amenities; schools, shops, restaurants, and leisure facilities.

Popular local villages of Lepton, Kirkburton, Highburton, and Skelmanthorpe are also close by and easily accessible, all of which have a comprehensive range of amenities.









# Offering the best of both worlds.

Tinker Lane offers the best of both worlds – excellent commuter links and easy access to the M1 and the cities of the North, and local countryside, parks, attractions, and villages.

Step outside, and on your doorstep you have direct access to the countryside, giving you space to relax, unwind and enjoy peaceful walks. There are also many other great local outdoor spaces and attractions to explore, and all within a short drive, the Yorkshire Sculpture Park, the National Coal Mining Museum, Cannon Hall Farm and Park, and the National Peak District.

Yorkshire as a region is becoming synonymous with fine dining and Michelin star restaurants.

Locally, there is an abundance of fantastic country pubs, eateries and restaurants providing fine dining experiences and casual dining.

Twith Fark Homes Traces C Connections



Explore the vibrant City of Leeds, just a short 25-minute drive and recently voted the best place in the UK for culture by The Times, you will experience premier shopping and a fantastic social scene.

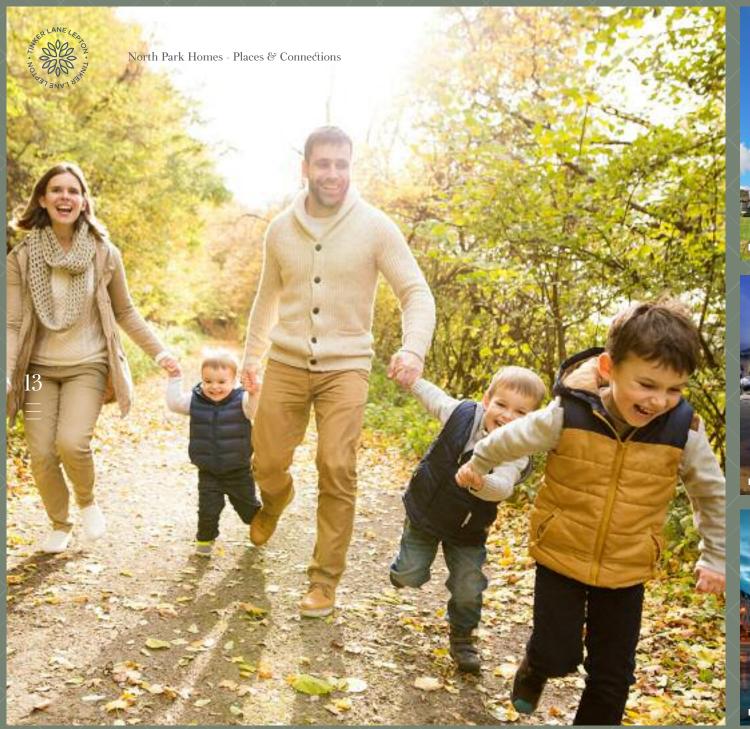
With easy access to stunning landscapes, beautiful coastlines, moorlands, and historic sites, 'God's own county' has something for everyone.





Excellent local amenities, close to the major cities of the Morth, Leeds and Manchester.

www.northparkhomes.co.uk





Bretton Hall & Yorkshire Sculpture Park



**Huddersfield Town Centre Train Station** 













# A connected community perfect for family life.

Lepton has a thriving community with local churches, sports clubs, social clubs, a Post Office and shops, including a local Farm Shop a short distance away. Within 5 minutes walk of Tinker Lane, there is an established Restaurant, Bar and Spa, cafe, and convenience store.

Located within a mile of Tinker Lane is Rowley Lane Junior, Infant & Nursery School rated Good by Ofsted. The nearest secondary schools are King Jame's School (3 miles) and Shelley College (5 miles). Tinker Lane is also conveniently placed for access to Wakefield Grammar School and Silcoates School, Wakefield.

With its elegant buildings, historical past, outstanding natural beauty and plentiful villages, Huddersfield has many hidden treasures. You can enjoy a host of amenities such as theatre, multiscreen cinema, leisure facilities, shopping, cultural festivals and excellent sporting links.



### Places & Connections

### Local Places By Road

Huddersfield Town Centre	4.6 miles	14 mins
Wakefield	10.4 miles	23 mins
Leeds	20 miles	25 mins
Sheffield	26 miles	40 mins
Manchester	45 miles	58 mins
York	42.8 miles	59 mins
Skipton	34 miles	1.10 hours
Liverpool	67.5 miles	1.30 hours
Whitby	91 miles	1.30 hours

### Further A Field By Train

Wakefield to London Kingscross	2 hours	
Mirfield to Leeds	25 mins	
Huddersfield to Leeds	20 mins	
Huddersfield to Manchester	45 mins	
Huddersfield to Manchester Airport	1.05 hours	
Huddersfield to York	47 mins	
Airports By Road		
Manchester International	1.10 hours	
Leeds/Bradford	50 mins	







# Offering some of the finest unspoilt countryside scenery in the UK.

With excellent public transport links, you can easily explore local towns and villages or take a stroll through the 'Last of the Summer Wine' country, Holmfirth, and the surrounding villages of Huddersfield.

With easy access to the M62 and M1, you are also perfectly located to explore Yorkshire. Visit the beautiful city of York and take in the historic sites, museums, races and culinary delights. Or if you want to be at the heart of the action, visit Leeds or Manchester for their theatres, arenas, thriving food and night scenes, sporting events, and renowned retail destinations.

With an abundance of beautiful market towns, stately homes, Michelin Star restaurants, historical sites, cultural attractions, countryside and coastlines, there's so much to explore and enjoy.





Offering the best of countryside living in the heart of West Yorkshire







North Park Home - Site Map. Tinker Lane, Lepton.

Helmsley	5 Bedroom detached home with garage	6, 14, 17
Mulgrave	5 Bedroom detached home with garage	13, 16, 18
Ripley	4 Bedroom detached home with garage	11, 12, 15, 19, 20, 23, 24, 27
Richmond	3 Bedroom semi-detached with parking	4, 5, 7, 8, 9, 10, 21, 22, 25, 26
Wentworth	3 Bedroom townhouse with parking	1, 3, 28, 30
Harewood	3 Bedroom mid townhouse with parking	2, 29



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## Helmsley



### Exclusive 5/6 Bedroom Detached Home with Garage

Built over three floors, the Helmsley has been designed to harmoniously connect the kitchen, dining, and living area, creating a bright and modern, space and has bifolds leading to the garden. A separate family lounge, utility room, and WC complete the ground floor. On the first floor, there is a generous master suite with en-suite, two double bedrooms, a family bathroom with bath and separate shower, plus a study/sixth bedroom. Two further double bedrooms (one with en-suite) are on the second floor.

## Mulgrave



# Exclusive 5/6 Bedroom Detached Home with Garage

The Mulgrave provides accommodation over three floors and features a modern open-plan dining kitchen and garden room with patio doors leading to the rear garden. There is a separate family lounge, utility, and WC. There is a generous master suite with en-suite, two double bedrooms, a family bathroom with bath and separate shower, and a study or sixth bedroom on the first floor. Two further double bedrooms (one with en-suite) are on the second floor.

## Ripley



### Exclusive 4 Bedroom Detached Home with Garage

The Ripley is an impressive four-bedroom home with spacious accommodation over three floors. The ground floor consists of an open plan kitchen, dining, living area with bi-folds leading to the garden area, utility, WC, and family lounge. There are three generous double bedrooms (two ensuite) and a luxury family bathroom on the first floor. The second floor opens up to an spacious and impressive master suite complete with a walk-in-wardrobe, luxury shower room, and storage.



## Richmond



### Exclusive 3 Bedroom Semi-Detached Home

The Richmond is an impressive three-bedroom semi-detached home. Built over three levels, it provides a deceptively generous open-plan luxury kitchen, dining area, and living space perfect for modernday living. Also, on the ground floor, there is a WC and useful storage space. Leading from the hallway to the first floor there are two double bedrooms (one en-suite) and a luxury family bathroom, and a generous third bedroom and useful storage area on the second floor.

### Wentworth



## Exclusive 3 Bedroom End Townhouse

Set over three floors, the Wentworth is a modern three-bedroom end townhouse. The spacious open-plan kitchen, dining, and large lounge lead to the garden through French doors, giving this home a bright and contemporary feel. On the ground floor, there is also a WC and storage space. The first floor has two large double bedrooms (one with en-suite) and a family bathroom. On the second floor, you will find a spacious third bedroom and storage area.

### Harewood



### Exclusive 3 Bedroom Mid Townhouse

The Harewood is a mid-terrace three-bedroom townhouse and built over three floors. The ground floor offers an open-plan kitchen, dining area, and lounge. A WC and useful storage area complete the ground floor. On the first floor, you will find the master bedroom benefiting from ensuite, a second double bedroom, and a family bathroom. The third floor has a generous storage area and an impressive third bedroom, which offers plenty of space and light.





## Helmsley

### 5 Bedroom detached home

**Property Square Foot** 2040sqft

### **Ground Floor**

### **First Floor**

 Bedroom 1
 3.7m x 5.5m

 En-suite
 1.6m x 2.7m

 Bedroom 4
 3.7m x 3.5m

 Bedroom 5
 3.4m x 2.7m

 Bathroom
 3.0m x 2.8m

 Study
 3.0m x 2.5m

### **Second Floor**

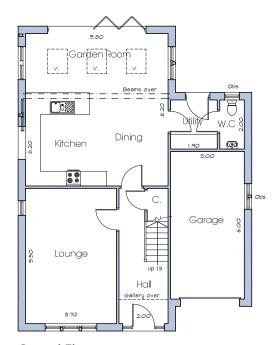
 Bedroom 2
 4.73m x 4.4m

 En-suite
 2.7m x 1.4m

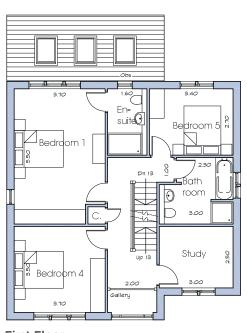
 Bedroom 3
 3.0m x 4.4m



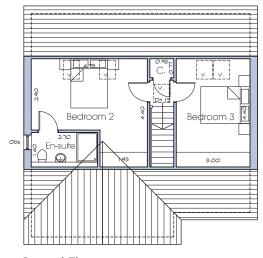
**Front Elevation** 



**Ground Floor** 



**First Floor** 



**Second Floor** 

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## Mulgrave

### 5 Bedroom detached home

**Property Square Foot** 2015sqft

### **Ground Floor**

Lounge	3.7m x 5.5m
Kitchen & Dining	6.5m x 3.5m
Garden Room	3.5m x 3.5m
Utility	2.0m x 1.9m
WC	2.0m x 1.0m
Garage	3.0m x 6.0m

### First Floor

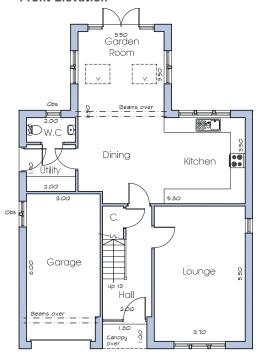
3.7m x 5.5m
1.6m x 2.7m
3.4m x 2.7m
3.0m x 2.8m
3.0m x 2.5m

### **Second Floor**

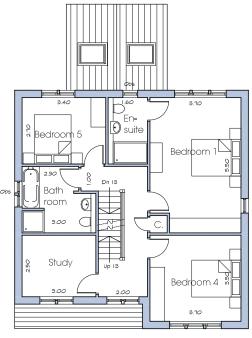
Bedroom 2	4.73m x 4.4m
En-suite	2.7m x 1.4m
Bedroom 3	3.0m x 4.4m



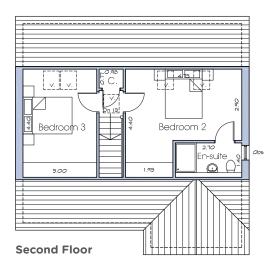
**Front Elevation** 



**Ground Floor** 



First Floor



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## Ripley

### 4 Bedroom detached home with garage

**Property Square Foot** 2146sqft

### **Ground Floor**

Lounge3.4m x 5.0mKitchen, Dining & Living8.0m x 5.7m maxUtility2.3m x 2.6mWC1.0m x 1.8mGarage3.0m x 6.0m

#### **First Floor**

 Bedroom 2
 4.2m x 4.0m max

 En-suite
 1.55m x 2.7m

 Bedroom 3
 4.8m x 5.0m max

 En-suite
 1.4m x 2.5m

 Bedroom 4
 3.0m x 5.2m

 Bathroom
 2.05m x 2.7m

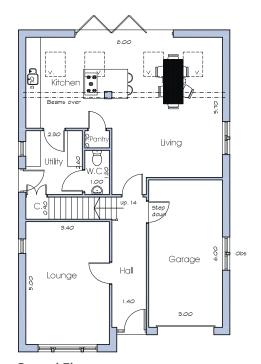
### **Second Floor**

 $\begin{array}{lll} \text{Bedroom 1} & 4.3\,\text{m} \times 3.5\,\text{m} \\ \text{Walk-in Wardrobe} & 4.3\,\text{m} \times 1.8\,\text{m} \\ \text{En-suite} & 3.6\,\text{m} \times 1.8\,\text{m} \\ \text{Storage} & 3.6\,\text{m} \times 1.5\,\text{m} \end{array}$ 

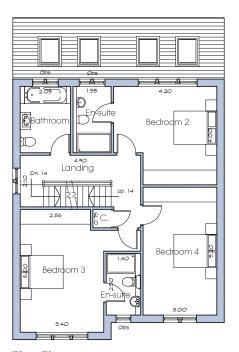
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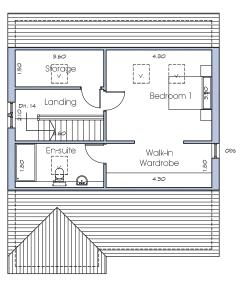
**Front Elevation** 



**Ground Floor** 



**First Floor** 



**Second Floor** 





### Richmond

### 3 Bedroom semi-detached home

**Property Square Foot** 1218sqft

### **Ground Floor**

 Lounge
 4.6m x 5.1m

 Kitchen & Dining
 3.5m x 5.3m max

 WC
 0.9m x 1.8m

### **First Floor**

 Bedroom 1
 4.6m x 2.7m

 Ensuite
 2.4m x 1.2m

 Bedroom 3
 4.6m x 2.6m max

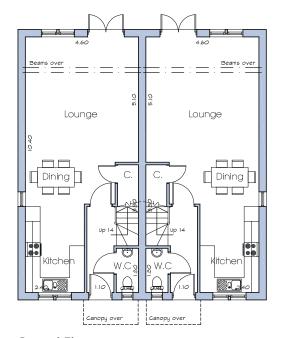
 Bathroom
 1.85m x 2.1m

### **Second Floor**

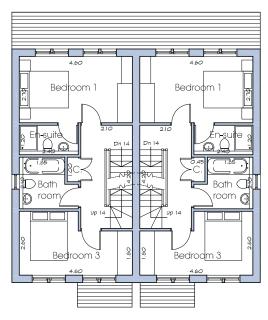
Bedroom 2 3.54m x 5.3m max Store 2.0m x 1.0m



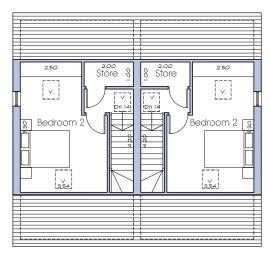
**Front Elevation** 



**Ground Floor** 



**First Floor** 



**Second Floor** 



## Wentworth

### 3 Bedroom end townhouse

**Property Square Foot** 1193sqft

### **Ground Floor**

 Lounge
 4.6m x 3.6m

 Kitchen & Dining
 3.5m x 5.8m max

 WC
 0.9m x 2.3m

### **First Floor**

 Bedroom 1
 4.6m x 2.7m\*

 Dressing area
 2.4m x 1.2m\*

 Ensuite
 1.28m x 2.7m\*

 Bedroom 3
 4.6m x 3.1m max\*

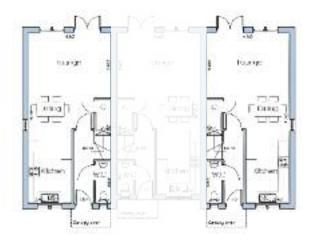
 Bathroom
 1.85m x 2.1m

#### **Second Floor**

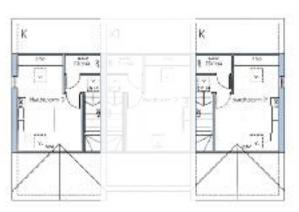
Bedroom 2 3.54m x 5.3m max Store 2.0m x 1.0m



**Front Elevation** 



**First Floor** 



Boordom 8

Ground Floor

**Second Floor** 

<sup>\*</sup>Please note Wentworth room sizes vary. The sizes shown are for the left-hand side build, plots 1 and 30.





## Harewood

### 3 Bedroom mid townhouse

**Property Square Foot** 1144sqft

**Ground Floor** 

 Lounge
 4.6m x 3.6m

 Kitchen & Dining
 3.5m x 5.1m max

 WC
 0.9m x1.8m

**First Floor** 

 Bedroom 1
 4.6m x 2.7m

 Ensuite
 2.4m x 1.2m

 Bedroom 3
 4.6m x 2.6m max

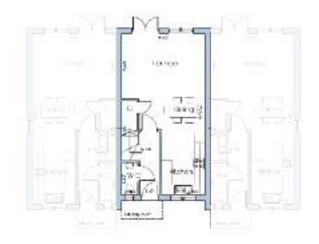
 Bathroom
 2.1m x 1.85m

**Second Floor** 

Bedroom 2 3.54m x 5.3m Store 2.0m x 1.0m



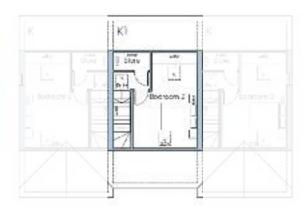
**Front Elevation** 



**Ground Floor** 



**First Floor** 



**Second Floor** 



# Creating distinctive contemporary homes where quality and luxury are standard.

#### INTERNAL

#### **FIXTURES, FITTINGS AND FINISHES**

- Stained staircase and handrail with glass balustrade with chrome finishes
- Contemporary four-panel oak finished internal doors with chrome ironmongery
- · Built-in wardrobes to master bedroom.
- · Choice of a range of carpets oak flooring kitchen dining room, hallway and utility
- · Walls painted in Farrow and Ball
- Skirting and architraves painted in Farrow and Ball

#### CONTEMPORARY KITCHENS

- Stunning contemporary kitchen with soft close runners and integrated features (choice of kitchen
  design features, colours and styles available depending on the stage of construction and point of plot
  reservation)
- Granite worktops and upstands as standard in all our homes
- · Five ring gas hob and extractor hood
- A-rated electric fan assisted double oven with integrated grill
- · Integrated microwave
- A-rated integrated fridge freezer and dishwasher
- Stainless steel 11/2 bowl sink with contemporary chrome mixer tap
- Plumbing and electrics for washing machine and tumble dryer (if no utility room)
- Feature pelmet lights to kitchen units

#### **UTILITY (SPECIFIC HOUSE TYPES)**

- Stainless steel sink
- · Laminate worktops with upstand
- · Plumbing and electrics for washing machine and tumble dryer

#### **BATHROOMS**

- · Cubico contemporary white bathroom sanitary ware with chrome fittings
- · Chrome towel rail radiators
- Thermostatic or electric shower to the bathroom and en-suite bathrooms
- Walk-in shower where applicable
- · Electric shaver points to all family bathrooms
- · All bathrooms fully tiled
- Fully tiled WC/cloakroom
- · Vanity units where applicable

# Creating distinctive contemporary homes where quality and luxury are standard.

#### **HEATING, LIGHTING AND ELECTRICS**

- Telephone points to lounge, kitchen/dining area, master bedroom, study (where applicable)
- TV points to lounge, kitchen/dining area and bedrooms
- Prepared for high-speed optical fibre connection CAT 5 cable from BT
   Low energy lighting with LED downlights finished in brushed steel throughout the property
- Switches and sockets (some with USB ports) in brushed stainless steel
- · Hot water cylinder with immersion heater back up providing mains pressure hot water
- Dual-zone gas central heating (boiler dependent on house type)
- Thermostatically controlled radiators in every room finished in white and chrome (in bathrooms)
- Predicted Energy efficiency rating B
- · All of the properties are air leakage tested
- · Security Alarm system
- Smoke alarms

#### **EXTERIOR**

- · Car charging points
- · Energy-efficient uPVC double glazed Rehau windows finished in grey with chrome finishes
- High-performance composite doors with high-security locking mechanism front, patio, and bi-folds (where applicable) with chrome ironmongery
- High-performance insulation walls and roof to keep your home warm in winter and cool in summer, ensuring low running costs
- Electric remote garage doors with remote control (Alcott, Clarence, Garret)
- State of the art electric car charging point
- · Landscaped gardens with turf to the front and rear
- · Paving and patios where shown
- · Driveways finished with low maintenance block paved
- · Provision of compost area, recycling bins and rainwater butt
- · Outside hot and cold tap
- 10-year Premier Guarantee

T&Cs 1. Specification details are indicative only and may change at any time. 2. Upgrades are available during early construction at an extra cost. 3. Personalisation of kitchen and utility can only be selected at specific stages of construction and point of plot reservation. 4. Boiler type dependent on house type. 5. Floor plans not to scale. Dimensions shown should be taken as indicators and should not be relied upon for floor or furniture. 6. Details of plans may vary. 7. Information within this brochure is for guidance only. While every care has been taken to ensure this information is correct, contents do not constitute a contract, part contract, or warranty. 8. Information is subject to change and cannot be used as a guarantee. 9. Phase one will be completed by Spring 2022. 10. Timelines may vary and are subject to change. 11. Photographs featured demonstrate typical interiors and exteriors of previous developments.



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# North Park Homes How to find us.

To register your interest in Tinker Lane homes please email or call us.

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**M** +44 7776 236508

E rachel@northparkhomes.co.uk

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North Park Homes Tinker Lane Homes





