



WALKERS YARD

MEANWOOD ROAD, LEEDS LS6 2BH

www.linleyandsimpson.co.uk

KYME
HOMES

LINLEY &
SIMPSON

Land & New Homes

WALKERS YARD

A superb development of seven individually designed, newly built properties comprising two 1 bedroom apartments and five 2 bedroom townhouses. Walkers Yard is situated within the Leeds suburb of Meanwood, providing convenient and quick access to a plethora of amenities whilst having the additional benefit of being a short distance from local walks, cycle routes and Meanwood Park.

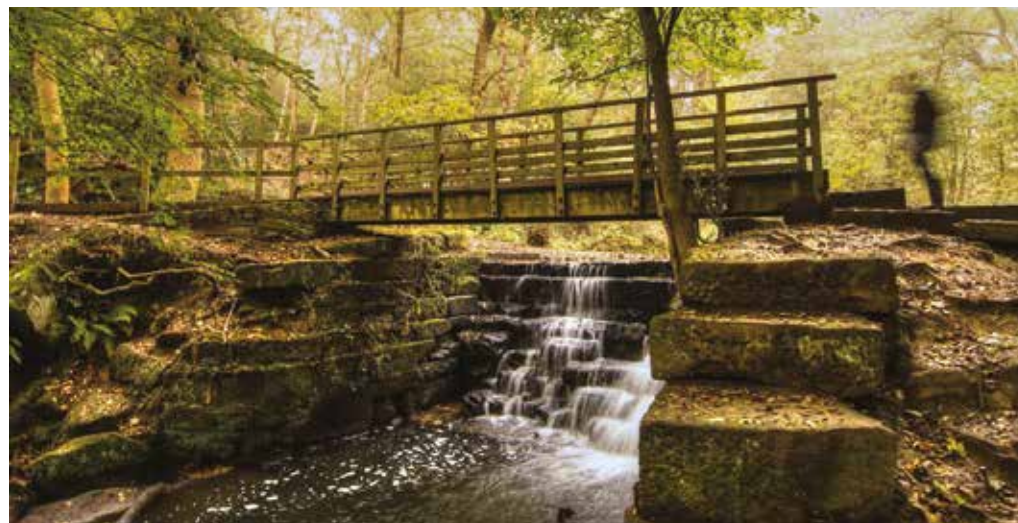
Each property has been carefully designed to meet various occupying needs from whether you are a first time buyer, moving up the property ladder or downsizing. The properties offer spacious accommodation benefiting from fully fitted contemporary kitchens, quality cooking appliances and fitted white sanitary ware to bathrooms. A high specification and an excellent finish can be found throughout the development with the townhouses boasting private landscaped gardens and all properties having access to designated off street parking.



MEANWOOD, LEEDS

Located within the well-connected Leeds suburb of Meanwood, Walkers Yard is set in an idyllic location appealing to young professionals, couples and families with the vibrant Leeds city centre only a short drive away. Meanwood boasts a variety of independent shops, cafes and restaurants as well as the 72-acre Meanwood Park, which permits ample outdoor activities and extensive nature packed walks.

There is an abundance of benefits to living in Meanwood as the nearby parks are filled with natural and lush woodland whilst commuting to the city centre is made easy with the North Leeds suburb being within close proximity to the Inner Ring Road, enabling fast connectivity to motorways, train stations and Leeds Bradford Airport less than eight miles away. Further afield is the nearby spa town of Harrogate, only 30 minutes away, where you can enjoy some of the finest eateries in the region, as well as the stunning Turkish baths and boutique shops.



SPECIFICATION

All homes to benefit from a 10 year building warranty

KITCHEN

- Quality fully fitted kitchen with up stand to worktops
- Built in cooking appliances including a Bosch single multi- function electric fan oven and a ceramic hob with extractor hood over
- Beko integrated dishwasher
- Beko integrated Fridge Freezer
- Beko integrated washing machine
- One and a half bowl sink and mono sink mixer tap in stainless steel

BATHROOM AND CLOAKROOM

- Quality fitted white sanitary ware throughout, with complimentary chrome taps and a non-electric thermostatic shower

- Bathroom fully tiled to floor, over bath with remaining walls half-height tiled
- Tiled splashbacks above wash hand basins, with vanity units beneath
- Heated chrome towel rail to bathroom
- Shaver point to bathroom

ENERGY SAVING FEATURES

- Double glazed windows and French doors (where appropriate), with chrome ironmongery
- Gas central heating and hot water provided by an energy efficient system with programmable heating control, supplying thermostatically controlled radiators
- Low energy down lighters to kitchen, hall, landing, bathroom and cloakroom with pendant light fittings elsewhere





ELECTRICAL, AUDIO VISUAL AND DATA

- Full fibre technology will be provided, enabling ultrafast speeds for homeowners (purchaser responsible for connection costs)
- Master telephone and TV/Satellite connection points provided in the living room, ready for connection, with additional TV points in the dining/kitchen and both bedrooms
- White electrical sockets and switches throughout

FINISHES

- Carpets to bedrooms, stairs and landing with luxury vinyl floor coverings elsewhere
- Contemporary doors in white, with satin chrome finish door handles and hinges throughout
- Staircase in painted white softwood
- Profiled skirtings and architraves in painted white finish
- Walls painted in white emulsion
- Smooth finish ceilings, painted in white emulsion
- Loft light and access hatch

SAFETY AND SECURITY

- PAS24 locking devices to external doors
- Intruder alarm system
- Mains operated smoke detectors to hallway and landing, heat detector to kitchen and carbon monoxide detector adjacent to boiler

EXTERNAL

- Composite construction front door, complete with letter plate, door furniture and house number/name fitted alongside
- Energy efficient external lights adjacent to each external door with up/down lights
- Shared drive and turning area to have tarmac finish, with one private space per house and shared visitor parking spaces in block paving
- Footpaths and private rear patio areas in stone paving flags with rear gardens turfed or seeded to grass, and a 1.80 metre high close boarded timber fence to rear garden boundaries
- PVCu fascias, bargeboards and rainwater goods in black
- Outside cold water tap and electrical socket
- External car charging point adjacent to the allocated car parking spaces for each house

Please note that Kyme Homes offer, wherever possible, a choice of kitchen designs (including worktop and sinks), tiles and floor coverings from a selected range, subject to availability and the build stage of each property. Further details are available upon request.

SITE PLAN





TOWNHOUSE 1-5

A collection of five superb two bedroom townhouses which all feature a clever and spacious layout starting from the entrance hallway which leads you through to a well-proportioned sitting room. To the rear of the property is the heart of the home, the open plan dining kitchen, boasting a quality fitted kitchen and premium appliances. The natural light fills the living accommodation from the patio doors that open out to the private rear garden. A downstairs WC completes the ground floor. To the first floor is the generous master bedroom, house bathroom and second double bedroom.



TOWNHOUSE 1

Approx Gross Floor Area:
80.91 sq.m (871 sq.f)

TOWNHOUSE 2

Approx Gross Floor Area:
71.25 sq.m (767 sq.f)

TOWNHOUSE 3

Approx Gross Floor Area:
71.25 sq.m (767 sq.f)



Note: Please note all dimensions are subject to slight modifications.



TOWNHOUSE 4

Approx Gross Floor Area:
71.25 sq.m (767 sq.f)



TOWNHOUSE 5

Approx Gross Floor Area:
71.25 sq.m (767 sq.f)

Note: Please note all dimensions are subject to slight modifications.



APARTMENT 1

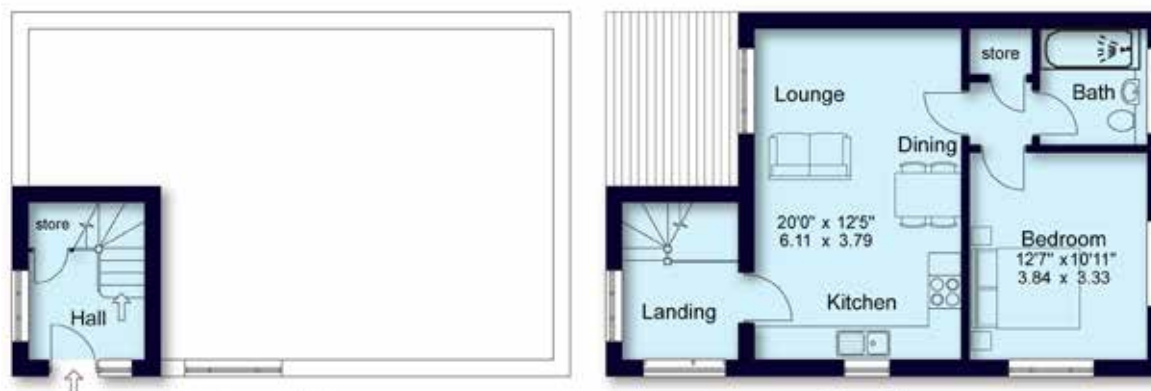
This ground floor one bedroom apartment boasts space and natural light from the outset. The entrance hallway, complete with storage space, takes you through to the double bedroom, which is situated at the front of the property. It then leads past the house bathroom to the open plan and spacious dining kitchen and lounge. The living accommodation comes with a fully fitted quality kitchen and has the added benefit of patio doors leading out to a private garden.



Approx Gross Floor Area: **51.1 sq.m** (550 sq.f)

APARTMENT 2

The private ground floor entrance takes you up to the first floor of this unique one bedroom apartment. From the first floor entrance, you are welcomed into the open plan dining kitchen and lounge, which comes with a fully fitted contemporary kitchen and high quality appliances. A small central hall takes you to the house bathroom and double bedroom complete with storage. The unique addition to this first floor apartment can be found externally where there is a private rear garden accessible to the left of the ground floor entrance.



Approx Gross Floor Area: **51.1 sq.m** (550 sq.f)

Note: Please note all dimensions are subject to slight modifications.





THOUGHTFULLY DESIGNED - PERFECTLY MANAGED - PERSONAL SERVICE

Kyme Homes is a dynamic independent local house building company.

From exciting new build developments such as Walkers Yard to bespoke renovations, Kyme thoughtfully manage each project, from concept to completion and create living environments perfect for the modern day.

Priding themselves on quality not quantity, Kyme Homes is run by its two founding Directors who, between them, have a wealth of experience in the property development, design and construction industries. With a focus on the North Leeds, Harrogate and York area, the company's objective is to be the 'go to' house builder for the smaller housing sites and to deliver new homes which exceed the aspirations of the modern buyer.



Map & Directions

Travelling from Leeds city centre, proceed north on Clay Pit Lane/A58 until you get to the first set of traffic lights at the end of the road. Take a slight left onto Meanwood Road and continue for approximately 1 ½ miles. The entrance to the development should then be on your left and clearly identified by the agency board.

SAT NAV: LS6 2BH



Agents note: Linley & Simpson has taken all reasonable care in the preparation of the contents of this information and intends that the information is accurate at the time of its production. However, such information can be subject to change and therefore we do not warrant its accuracy. Particulars are for illustration only. We operate a policy of continuous product development and individual features may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract, or a warranty. You should take appropriate steps to verify any information upon which you wish to rely. Linley & Simpson shall not be liable for damages of any kind of nature whatsoever arising out of or related to any form of marketing literature or the information it contains.



12 Albert Street, Harrogate, HG1 1JG
T: 01423 540054 (Option 3)
E: landandnewhomes@linleyandsimpson.co.uk

Branches throughout North & West Yorkshire.

KYME
HOMES

www.kymehomes.com

**LINLEY &
SIMPSON**

Land & New Homes