



## ABBEY GARDENS

Shepley, Huddersfield

Set well back from Abbey Road; a select, private, gated development on an exclusive cul-de-sac on the outskirts of the ever popular Yorkshire village of Shepley.

ALCUIN  homes

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# About Alcuin Homes

Alcuin Homes is a privately owned house builder responsible for high quality bespoke housing developments in desirable locations throughout Yorkshire. The Directors benefit from a combination of over 40 years within the local house building market and with hands on involvement from site identification through to on-site construction and after sales service are able to offer a personal touch and attention to detail ensuring your home is built to the highest of standards.

Design is of paramount importance with all of our houses; carefully considered from inception through to construction to ensure they transfer from plan to actual living accommodation that suits today's lifestyles. We are conscious that everyone lives their life differently and where possible we work with our home buyers to ensure the specification and internal design are suited to their own often unique requirements.

All of our homes are bespoke designs for the particular development. This offers us great flexibility in producing layouts, living and landscape spaces that practically work and will stand the test of time. One thing that does remain constant is our high specification for external and internal materials, with an extensive choice of fixtures and fittings available for your home to be customised to your requirements.

Alcuin Homes is backed by Premier Guarantee; providing a 10 year Structural Warranty, giving purchasers complete peace of mind and a passionate supporter of the Consumer Code for Home Builders.

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# Abbey Gardens

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Set well back from Abbey Road; a select, private, gated development on an exclusive cul-de-sac on the outskirts of the ever popular Yorkshire village of Shepley, Abbey Gardens is sure to prove popular. Shepley lies within easy reach of Wakefield, Huddersfield, Leeds, Sheffield and Manchester, yet remains surrounded by stunning countryside providing an ideal base for families and professionals who wish to commute. The properties will include four bedrooms; master with ensuite and a house bathroom finished with high quality Crosswater vanity units and sanitaryware, whilst to the ground floor on offer is an open plan kitchen/dining room, with a choice of high quality kitchen units and Siemens appliances, complete with quality quartz worktops, separate lounge, utility and W.C. Externally the property will be finished to high standards using coursed natural stone and Hardrow Twilight stone roof slates and will include an attached double garage with electric doors, parking for three or more cars on the twin driveway and an enclosed rear garden laid to lawn.





## Plot 1 - The Laithe

The property has a gross internal floor area (excluding garage) of 2135 ft<sup>2</sup> and will include four bedrooms; master with en-suite and dressing room, and a house bathroom finished with high quality Crosswater vanity units and sanitaryware, whilst to the ground floor on offer is an open plan dining/kitchen with a choice of high quality kitchen units and Siemens appliances complete with quality quartz worktops and French doors which lead into

the garden, separate lounge, utility and W.C. Externally the property will be finished to high standards using coursed natural stone and Hardrow Twilight stone roof slates and will include an attached double garage with electric doors, parking for three or more cars on the twin driveway with a raised patio/terrace with steps leading down to the enclosed rear garden laid to lawn.





## Plot 2 - The Linhay

The property has a gross internal floor area (excluding garage) of 2076 ft<sup>2</sup> and will include four bedrooms; two benefitting from en-suites, with the master bedroom having its own dressing room, and a house bathroom finished with high quality Crosswater vanity units and sanitaryware, whilst to the ground floor on offer is an open plan stylish dining kitchen with a choice of high quality kitchen units and Siemens appliances complete

with quality quartz worktops and bi- folding doors which lead into the garden, separate lounge, utility and W.C. Externally the property will be finished to high standards using coursed natural stone and will include an attached double garage with electric doors, parking for three or more cars on the twin driveway and lawned gardens to two sides; one of which has a southerly aspect and enjoying fantastic views over the open countryside.





## Plot 3 - The Hemmel

**NOW SOLD**

The property has a gross internal floor area (excluding garage) of 2320 ft<sup>2</sup> and will include four bedrooms; two benefitting from en-suites, with the master bedroom having its own dressing room, and a house bathroom finished with high quality Crosswater vanity units and sanitaryware, whilst to the ground floor on offer is an open plan stylish dining kitchen a choice of high quality kitchen units and Siemens appliances complete with quality

quartz worktops and bi- folding doors which lead into the garden, separate lounge, utility and W.C. Externally the property will be finished to high standards using coursed natural stone and will include an attached double garage with electric doors, parking for three or more cars on the twin driveway and lawned gardens to two sides; one of which has a southerly aspect and enjoying fantastic views over the open countryside.







## Plot 4 - The Tithe

The property has a gross internal floor area (excluding garage) of 2135 ft<sup>2</sup> and will include four bedrooms; master with en-suite and dressing room, and a house bathroom finished with high quality Crosswater vanity units and sanitaryware, whilst to the ground floor on offer is an open plan dining/kitchen with a choice of high quality kitchen units and Siemens appliances complete with

quality quartz worktops and French doors which lead into the garden, separate lounge, utility and W.C. Externally the property will be finished to high standards using coursed natural stone and Hardrow Twilight stone roof slates and will include an attached double garage with electric doors, parking for three or more cars on the twin driveway.





- Gated Access
- Coursed natural stone external walls
- Hardrow Twilight stone roof slates
- Gravel driveways
- Riven flag footpaths and patios
- Turfed front and rear gardens
- Grey windows with contemporary flush profile
- High security composite external doors
- Electric garage doors
- White oak staircase railings and handrail
- Oak internal doors
- Choice of High quality kitchen units with Quartz worktops \*
- Siemens appliances to include double oven, hob, extractor hood, fridge/freezer, dishwasher and microwave
- Underfloor heating to ground floor throughout
- Choice of Crosswater sanitaryware with concealed toilet cistern & vanity units to bathroom & en-suite \*
- Sky and Freeview installation, along with CAT5e cabling for faster Broadband
- NACOSS approved security alarm
- Brushed chrome sockets/switches with black inserts
- Recessed brushed chrome LED downlighters to kitchen, utility, bathroom and en-suite
- Porcelanosa floor tiles to WC, kitchen/dining, utility, bathroom & en-suite and tiling/timber to entrance hall
- Porcelanosa wall tiles to shower walls, full height around bath and to rear of basin / WC (where applicable)
- Wardrobes to master/walk-in wardrobe

*\* Subject to build stage*





Help to Buy\* is the Government scheme which provides home buyers with an equity loan of up to 20% of the value of a new build property.

The equity loan can be repaid at any time within 25 years, or upon the sale of the property with the loan being interest free for the first 5 years.

In the example below, you could secure a mortgage with a deposit as low as £25,000.00 on a £500,000.00 property.

**EXAMPLE:**

Your Mortgage at 75% - £375,000.00

Your Deposit at 5% - £25,000.00

HTB Loan at 20% - £100,000.00

Total purchase price - £500,000.00

\*Help to Buy is available on properties up to a maximum value of £600,000. If you qualify for Help to Buy assistance and you raise a mortgage for at least 75% of the purchase price of your new home from a lender, you can borrow up to the remaining 20% of the purchase price by taking out a loan secured over your new home from the Government's Homes & Community Agency (HCA) over a period of 25 years.

For further information, please refer to the Help To Buy website; [www.helptobuyneyh.co.uk](http://www.helptobuyneyh.co.uk)



By working closely with The PX Partnership, Alcuin Homes provides the possibility of part-exchanging your property to allow you to purchase your dream home. For further information, please refer to The PX Partnership website; [www.px-partnership.co.uk](http://www.px-partnership.co.uk)



# About The Village

## TRANSPORT

Shepley is centrally placed within easy reach of many key Yorkshire towns and cities, with approximate distances from the following - Huddersfield 7 miles, Wakefield 12 miles, Barnsley 13 miles, Sheffield 20 miles, Leeds 23 miles and Manchester 30 miles away. The M1 and M62 are both also within easy reach for daily commuting. Trains from the nearby village station can be reached easily on foot. Shepley is also well serviced by Metro buses, for those travelling further afield international flights can be accessed at Leeds Bradford Airport and also Manchester Airport.

## SHOPPING

There are various shops in Shepley including newsagents, post office, physiotherapist, chiropodist, petrol station, two beauticians and two hairdressers. The village also has a Co-operative supermarket, and there is a larger Morrisons store close by on the outskirts of Huddersfield. For a more extensive shopping trip nearby; Huddersfield has a wealth of high quality shopping in Kingsgate and the Piazza and also nearby Wakefield and Meadowhall on the outskirts of Sheffield. Leeds is also an excellent shopping destination, with the White Rose Shopping Centre and the quirky Corn Exchange just two of the many places worth a visit.

## DINING

Within the village you can enjoy quality dining at The Farmers Boy restaurant and The Sovereign & Toss O' Coin public houses. There are also other friendly country pubs serving traditional food across the area in the bordering villages, including the famous Three Acres Inn at Emley and The Woodman at Thunderbridge.

## LEISURE

Shepley boasts its own popular cricket team and also football, crown green bowling, croquet, tennis courts and a local personal trainer located within Bridge House. There is also a Kirklees council library and other local clubs to join such as the local brass band if you are a budding musician! Huddersfield Sports Centre is the nearest major facility, but you can keep fit at the nearby Bodyzone Fitness centre, or enjoy a round of golf at Woodsome Hall or Silkstone golf courses. Nearby, Cannon Hall Country Park makes for a fun family day out, or you can really take to the hills in the Peak District National Park. Kirklees Light Railway offers nostalgic memories of steam trains for older visitors and Thomas the Tank Engine and friends caters for the younger ones, with 3 ½ miles of scenic track to explore. Huddersfield and Wakefield also offer a wide range of entertainment, leisure and recreational facilities including cinema and bowling.

## EDUCATION

For a small village, Shelley First School is very highly regarded with an 'outstanding' Ofstead rating for younger pupils. This then feeds into Kirburton Middle School and finishes at the nearby Shelley College; again which has an 'outstanding' Ofsted rating. Queen Elizabeth Grammar and Wakefield Girls High School offers private education for boys and girls separately for ages 4-18 years at nearby Wakefield. Further Education can be found at Huddersfield University.

## SERVICES

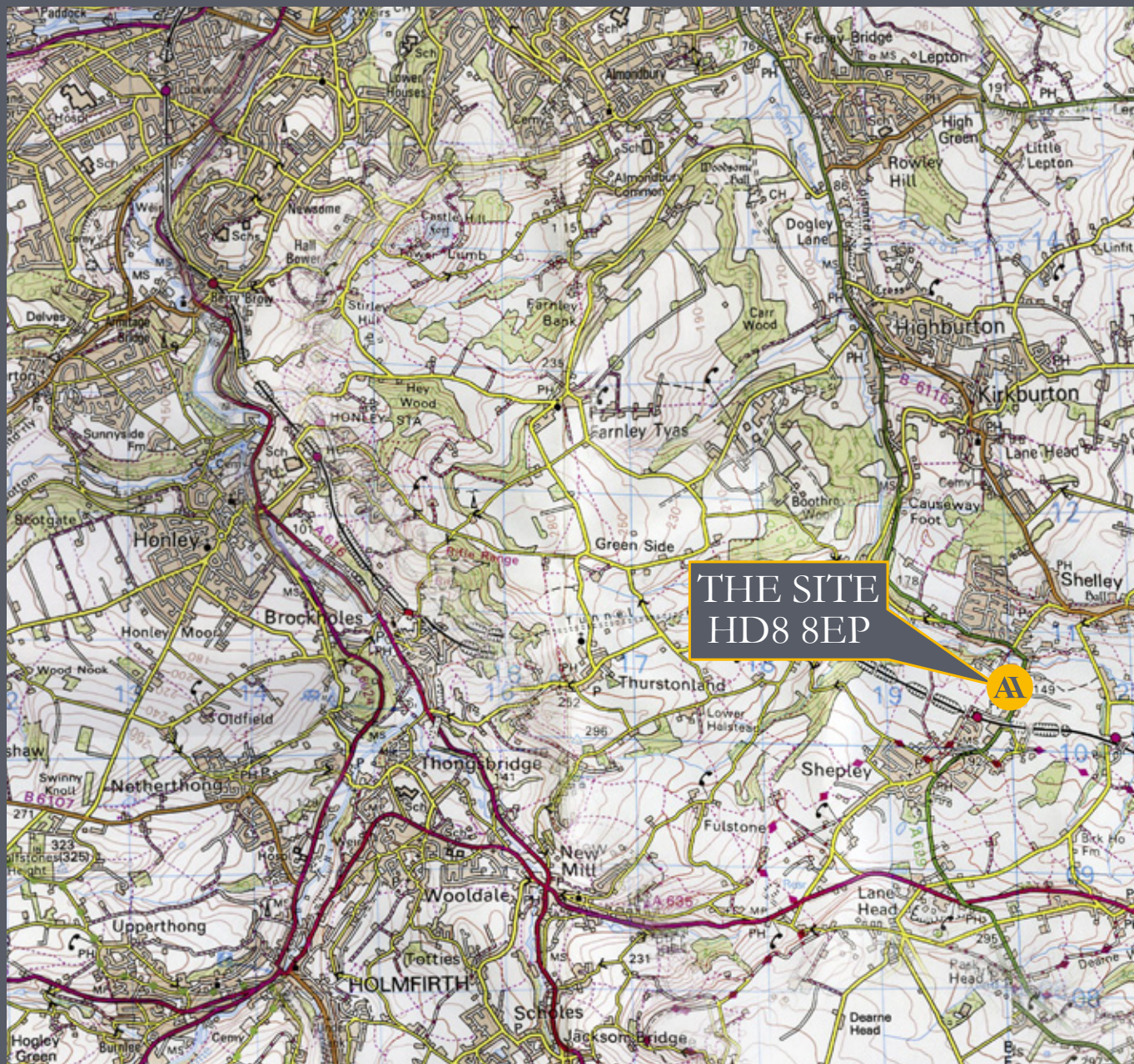
The village has a pharmacy and dentist, and GPs can be found at Shepley Doctors Surgery.











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CODE** FOR  
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