

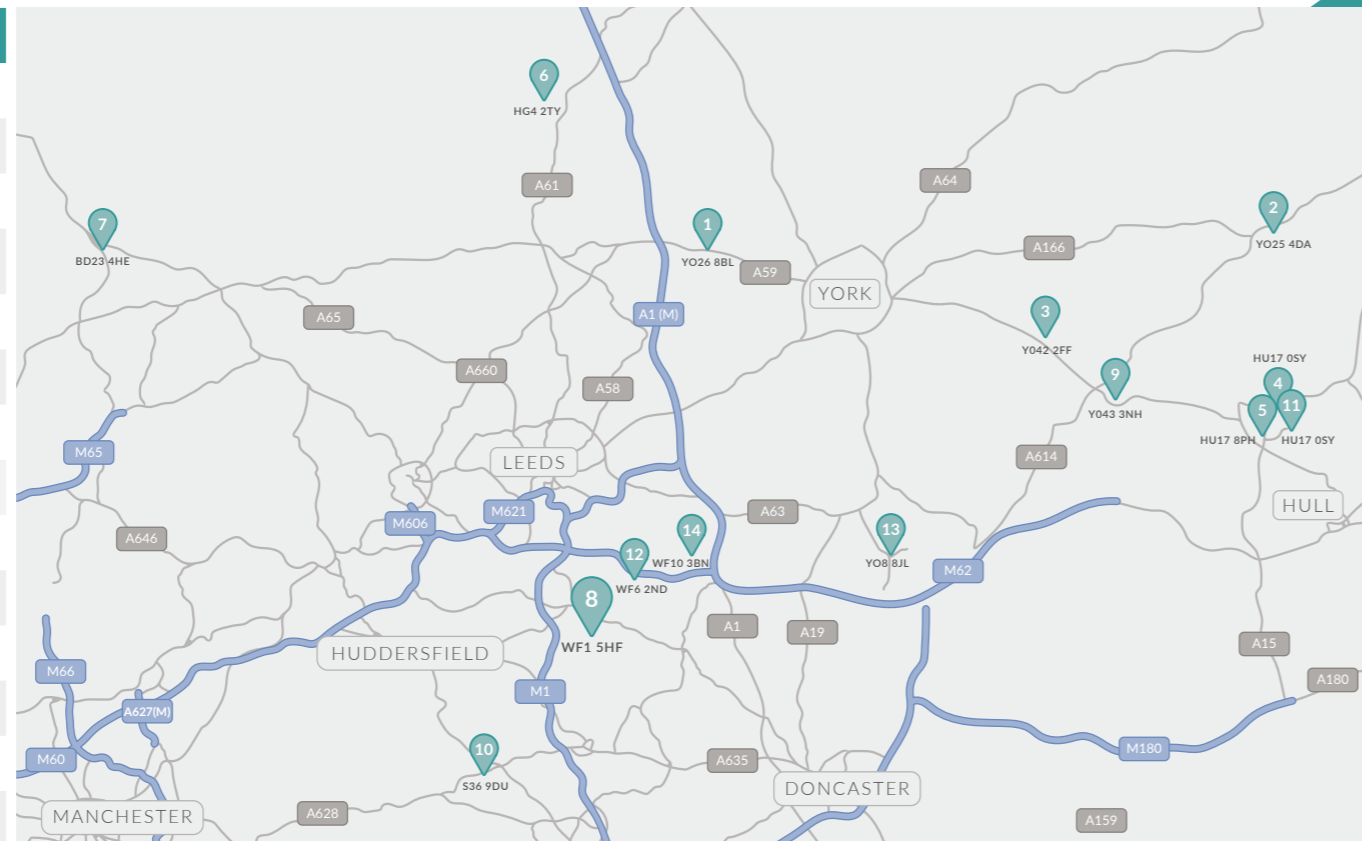
HEATHLANDS AT CITY FIELDS

Heathlands, City Fields, Wakefield, WF1 5HF

Shared Ownership by



Site Name	Postcode	Total Properties	Properties
1 Adore	YO26 8BL	4	2 & 3 bed
2 Wolds View	YO25 4DA	8	2 & 3 bed
3 The Balk	YO42 2FF	4	2 & 3 bed
4 South Minster Pastures	HU17 0SY	4	2 & 3 bed
5 Deira Park	HU17 8PH	15	2 & 3 bed
6 Bishops Glade	HG4 2TY	17	2 & 3 bed
7 The Gables	BD23 4HE	16	2 & 3 bed
8 Heathlands	WF1 5HF	46	2, 3 & 4 bed
9 Foxley Meadows	YO43 3NH	16	2 & 3 bed
10 Wood View Grange	S36 9DU	3	3 bed
11 Anthem	HU17 0SY	5	2 & 3 bed
12 Ashfield Park	WF6 2ND	28	2 & 3 bed
13 Longcroft Gardens	YO8 8JL	9	2 & 3 bed
14 Queens Park View	WF10 3BN	10	2 & 3 bed



HEATHLANDS
CITY FIELDS | WAKEFIELD



For more information on the Shared Ownership scheme contact our Sales Team on **0345 8 507 507** or email **homebuy@wdh.co.uk**

2, 3 and 4 bedroom homes



Welcome to stylish, modern living in a sought-after area of Wakefield. Heathlands at City Fields is an exciting new collection of 2, 3 and 4 bedroom Shared Ownership homes positioned on the northern edge of the cathedral city, with great local amenities and easy access to the city centre and beyond.

HEATHLANDS SITE PLAN



-  THE ALDER
2 BEDROOMS
-  THE BLOSSOM
3 BEDROOMS
-  THE BUTTERCUP
3 BEDROOMS
-  THE CAMELLIA
4 BEDROOMS
-  THE CLOVER
4 BEDROOMS
-  WDH
AFFORDABLE
RENT HOMES
3 & 4 BEDROOMS










Leeds Town Hall

PERFECTLY PLACED

for modern day living

Whether you commute for work or regularly travel out of the city, the excellent transport links make your journey easy. Situated close by, Westgate and Kirkgate railway stations connect you to Birmingham and London in under 1 hour 45 minutes. By road, the M1 and M62 offering connections to Sheffield, Huddersfield and Manchester.

-  WESTGATE
15 minutes
-  KIRKGATE
19 minutes
-  BIRMINGHAM
2 hours 19 minutes
-  LONDON
2 hours 33 minutes
-  SHEFFIELD
45 minutes
-  HUDDERSFIELD
41 minutes
-  MANCHESTER
1 hour 15 minutes

*Train times sourced from Trainline from Normanton Station.
Drive times sourced from Google maps from the development



River Aire, Leeds



Wakefield Cathedral

INSPIRING SURROUNDINGS

with all you need to hand

-  SUPERMARKET
6 minutes
-  DENTIST
7 minutes
-  DOCTORS
10 minutes
-  GYM
10 minutes
-  CITY CENTRE
12 minutes
-  TRAIN STATION
15 minutes



Sandal Castle, Wakefield



Pudney's Water Park, Wakefield



Trinity Walk Shopping Centre, Wakefield



Thornes Park, Wakefield

Positioned on the northern edge of the cathedral city of Wakefield, Heathlands at City Fields offers excellent local amenities and leisure facilities. Commuting couldn't be easier with accessible transport links to the city centre and beyond.

Bordering the sweeping Aire and Calder canal, Heathlands is the perfect location to enjoy walks whilst experiencing waterfront views. There's an array of high street and independent shops, including an award-winning farm shop. For days out, The Yorkshire Sculpture Park is a short drive away to the south.

If you fancy heading to the city, Leeds city centre is a stone's throw away to the north. Heathlands at City Fields is the natural choice for busy families who wish to experience the best of both worlds.

Living here, you'll be at the heart of an exciting regeneration project which is breathing new life into the area with large scale investment.

THE ALDER TWO BEDROOM HOME

The Alder is a modern 2 bedroom home with a stylish open plan ground floor living area.

The kitchen is perfectly placed to the front of the home ready for entertaining friends as soon as they walk through the door. French doors to the rear allow plenty of light to flow into the living room.

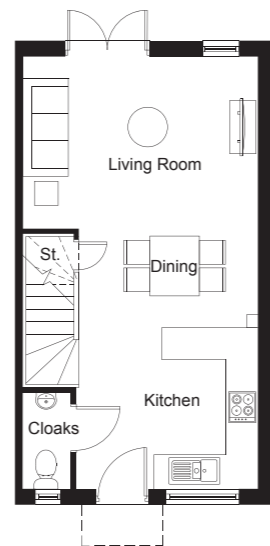
The first floor has 2 spacious double bedrooms with storage and a modern family bathroom.

LIVING ROOM	4.41m x 2.90m	14'5" x 9'5"
KITCHEN/DINING	3.49m x 5.35m	11'5" x 17'6"
BEDROOM 1	4.14m x 2.89m (max)	13'6" x 9'5" (max)
BEDROOM 2	4.14m x 3.10m	13'6" x 10'2"
BATHROOM	2.15m x 2.03m	7'1" x 6'7"

Floor area (757sq ft) Floor area (70sq m)
Available as a town house and a semi



GROUND FLOOR



FIRST FLOOR



THE BLOSSOM THREE BEDROOM HOME

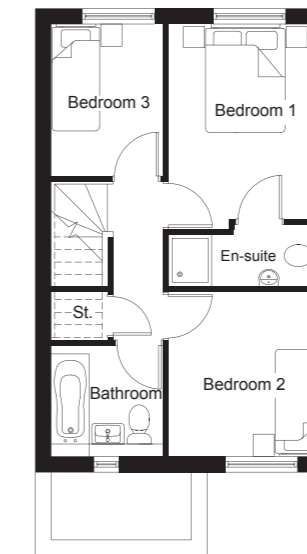
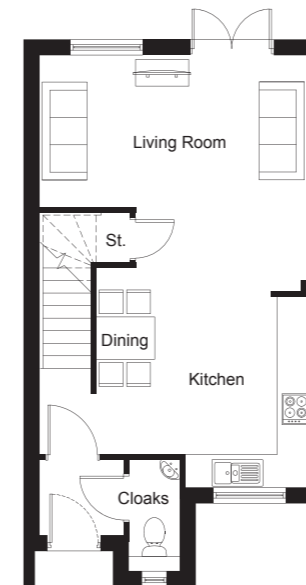
A modern three bedroom home with welcoming entrance hall which leads into the spacious open plan living area. This great space is perfect for every occasion whether it be a family party or catch up over coffee. The stylish and roomy kitchen will make the perfect space for entertaining.

On the first floor there are 3 generously sized bedrooms. The master bedroom boasts an en-suite bathroom. A functional family bathroom sits to the front elevation.

LIVING ROOM	5.09m x 2.94m	16'7" x 9'6"
KITCHEN/DINING	5.09m x 5.31m (max)	16'7" x 17'4" (max)
BEDROOM 1	2.89m x 3.06m	9'5" x 10'0"
BEDROOM 2	2.87m x 3.74m	9'4" x 12'3"
BEDROOM 3	2.10m x 2.94m	6'9" x 9'6"
BATHROOM	2.10m x 2.06m	6'9" x 6'8"
EN-SUITE	0.98 x 2.89m	3'3" x 9'3"

Floor area (906sq ft) Floor area (84sq m)
Available as a town house and a semi

GROUND FLOOR



FIRST FLOOR

THE BUTTERCUP THREE BEDROOM HOME

The Buttercup is an attractive double fronted town house. The entrance hallway with cloakroom, leads to the spacious open plan living area with stylish fitted kitchen. The peninsular style breakfast bar coupled with a spacious dining area makes this space perfect for gatherings of all sizes. To the first floor there are 3 spacious bedrooms, the master boasting en-suite as well as a functional family bathroom.

LIVING ROOM	2.82m x 5.09m	9'3" x 13'5"
KITCHEN/DINING	5.55m x 5.09m <small>(max)</small>	18'2" x 16'7" <small>(max)</small>
BEDROOM 1	3.14m x 2.87m	10'3" x 9'4"
BEDROOM 2	3.84m x 2.87m	12'6" x 9'4"
BEDROOM 3	2.83m x 2.10m	9'3" x 6'9"
BATHROOM	2.16m x 2.10m	7'1" x 6'9"
EN-SUITE	0.91 x 2.87m	3'0" x 9'4"

Floor area (906sqft) Floor area (84sqm)
Available as a town house



THE CAMELLIA FOUR BEDROOM HOME

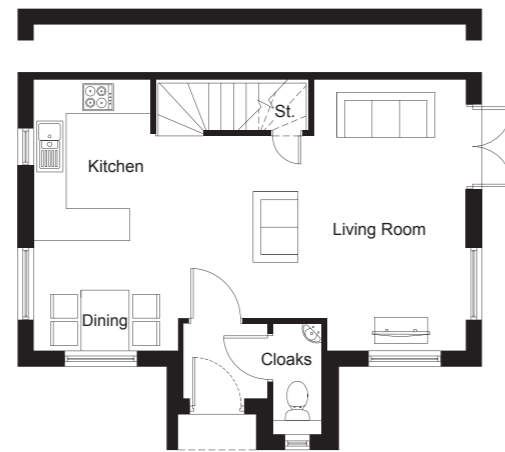
A contemporary style 4 bedroom family home, with modern features. The ground floor open plan living space is perfect for entertaining. It boasts a designer kitchen and spacious dining room with French doors leading to the rear garden.

Upstairs are 4 spacious bedrooms across 2 floors with a modern bathroom and shower over bath. The master has a beautiful Juliet balcony and en-suite bathroom.

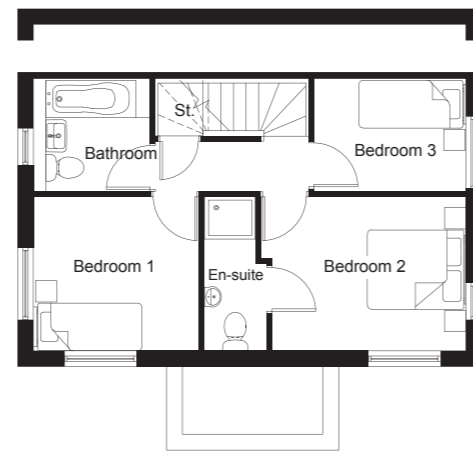
LIVING ROOM	3.96m x 3.84m <small>(max)</small>	12'10" x 12'6" <small>(max)</small>
KITCHEN/DINING	5.10m x 4.29m <small>(max)</small>	13'6" x 12'1" <small>(max)</small>
BEDROOM 1	3.91m x 5.01m <small>(max)</small>	11'4" x 9'3" <small>(max)</small>
BEDROOM 2	5.10m x 3.00m	16'7" x 9'8"
BEDROOM 3	5.10m x 4.11m <small>(max)</small>	16'7" x 13'9" <small>(max)</small>
BEDROOM 4	2.72m x 3.90m	8'9" x 12'8"
BATHROOM	2.25m x 2.06m	7'4" x 6'8"
EN-SUITE	1.40m x 2.06m	4'6" x 6'8"

Floor area (1351sq ft) Floor area (126sq m)
Available as a semi

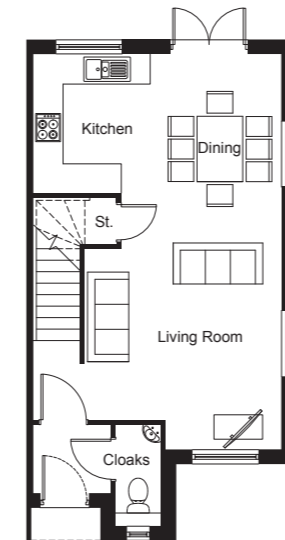
GROUND FLOOR



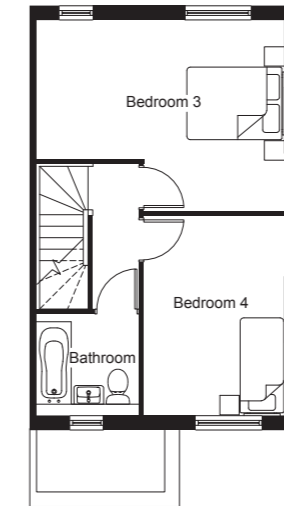
FIRST FLOOR



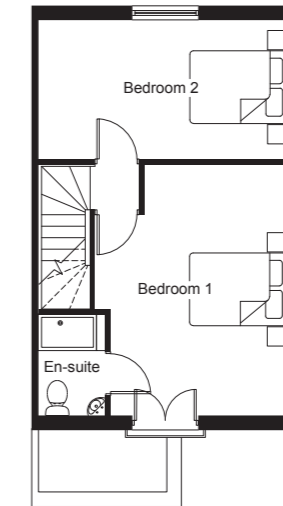
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE CLOVER FOUR BEDROOM HOME

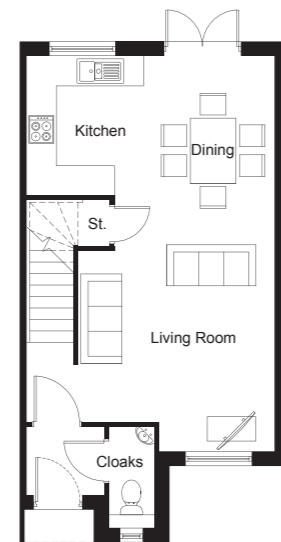
The Clover is an attractive 4 bedroomed home. The flexible open plan living space on the ground floor will meet your changing needs as your family grows. The kitchen/dining area is spacious with elegant French doors to the garden, ideal for entertaining. The master bedroom features an en-suite, there are a further three spacious bedrooms across two floors. Bedroom 4 boasts a Juliet balcony, letting lots of light flood into the room.

LIVING ROOM	5.11m x 3.84m	16'8" x 12'7"
KITCHEN/DINING	5.11m x 4.40m (max)	16'8" x 14'4" (max)
BEDROOM 1	3.53m x 4.22m (max)	11'6" x 13'8" (max)
BEDROOM 2	2.74m x 3.89m	8'10" x 12'8"
BEDROOM 3	3.31m x 4.28m	10'9" x 14'0"
BEDROOM 4	3.31m x 3.84m	10'9" x 12'6"
BATHROOM	2.25m x 2.06m	7'4" x 6'8"
EN-SUITE	1.47m x 2.30m	4'8" x 7'5"

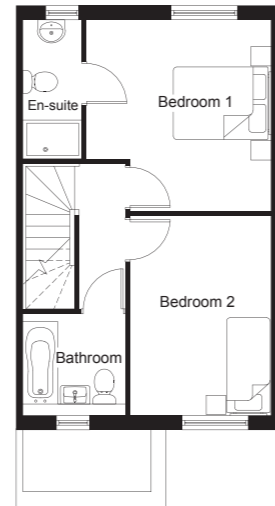
Floor area 1166 (sq ft) Floor area 108 (sq m)
Available as a town house and a semi



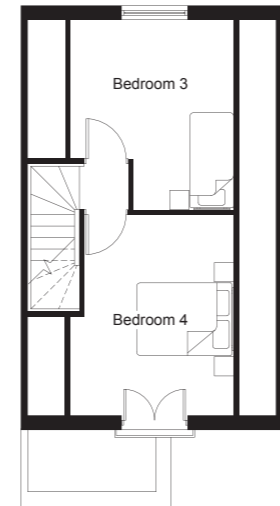
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATION

General

Symphony contemporary fitted kitchen, with modern doors and chrome handle
40mm laminate worktop with matching upstand
Built in electric Zanussi oven
Built in ceramic Zanussi hob
600mm stainless steel chimney style hood
Modern white glass splashback between hob and extractor hood
Stainless steel sink and a half with drainer and mixer tap
Space for fridge and freezer
LED downlighter to the kitchen area*
Contemporary vinyl to floor to kitchen bathroom and WC

Bathroom

High quality contemporary fitted sanitaryware
Chrome heated towel rail
Quality glazed shower screen (where applicable)
Partially tiled bathroom* (fully tiled where applicable)*
Chrome thermostatic shower fitting
Vinyl to floor

Cloakroom

Vinyl floor
Tiled splashback behind sink
Modern white sanitaryware

Decoration

Skimmed plastered ceilings with white emulsion
All woodwork to be painted in white gloss

Internal doors and joinery

Contemporary chrome ironmongery
4 panel internal doors
White painted handrail to stairs where applicable
Contemporary style skirting boards and architrave

Windows and external doors

PVC Double glazed windows with adjustable ventilators and lockable windows
GRP front and rear doors
PVC insulated loft hatch

Electrical

LED down lighters to kitchen bathroom and en-suite
External lamps to front of property
Modem ready for internet connection
Telephone and TV points to the lounge and master bedroom
Smoke heat and carbon monoxide detectors (where required)
White sockets and switches throughout
Ceiling pendants to all rooms other than kitchen and bathroom

Heating system

Gas fired combination boiler

External features

Turf to front and rear gardens
Paving slabs to rear garden
All homes have drives or allocated parking spaces
Brown pressure treated fencing and gate
Render to front Elevation

*Ask sales adviser for further details. All the images included within this advertising material are for illustrative purposes only. The images may not be the actual representation of the house type. The images are used to highlight the quality of the product we offer. The specification referred to in this brochure may be subject to change. Reasonable effort is taken to ensure the specification is accurate. Our knowledgeable sales team will be happy to provide further information as and when it is available.

NHBC 10 year build warranty
Warranty Provider is NHBC