



**Persona Homes**

by Home Group

## WATERLOO SIDINGS

LEEDS

CLIFDEN

3-bedroom house

*A stylish home with a bright living room, open-plan kitchen/diner, en-suite to the main bedroom, and handy storage. This home is ideal for growing families or anyone needing more space.*



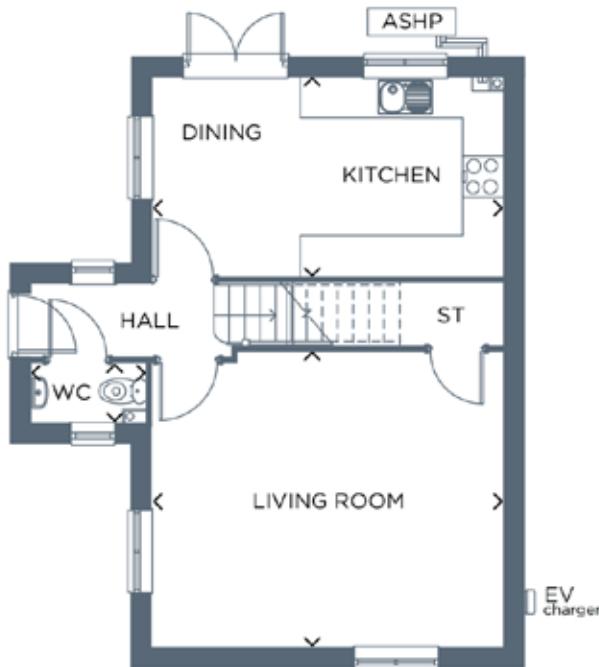
**Contact us:**

**T: 0800 030 8888**

**E: contactus@your**persona**home.com**

**W: your**persona**home.com**

Halton Moor Avenue, Leeds, LS9 0JY



\*This home may or may not be fitted with an EV charger.  
Please confirm with your Sales Executive before reservation.

## Ground floor

<b>Kitchen/living room</b>	5.08m x 2.90m
<b>Living room</b>	5.08m x 4.30m
<b>WC</b>	1.66m x 0.88m

## First floor

<b>Bedroom 1</b>	5.32m x 2.75m
<b>En-suite</b>	2.01m x 1.66m
<b>Bedroom 2</b>	2.90m x 2.75m
<b>Bedroom 3</b>	3.36m x 2.23m
<b>Bathroom</b>	2.23m x 1.71m

**Total area** **91.44m<sup>2</sup>**



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise. CGI's and images are for illustrative purposes only. Specifications are subject to change. Images are indicative only and may be of previous developments.\*Journey times and distances taken from google.com/ maps and are correct before going to print. All times and distances listed are approximate and may vary depending on time of travel.



**Persona Homes**

by Home Group

## WATERLOO SIDINGS

LEEDS

GRANGE

4-bedroom house

*A spacious home with a generous living room, showstopping kitchen/diner, utility room, and en-suite to the main bedroom. The perfect home for family life, entertaining, and making memories.*



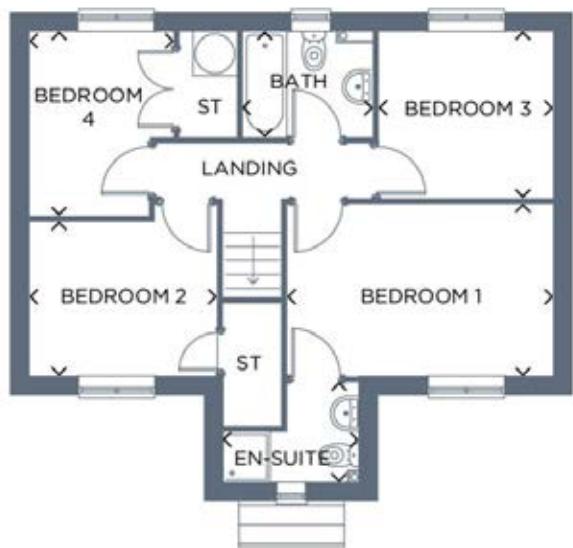
**Contact us:**

**T: 0800 030 8888**

**E: contactus@your**persona**home.com**

**W: your**persona**home.com**

Halton Moor Avenue, Leeds, LS9 0JY

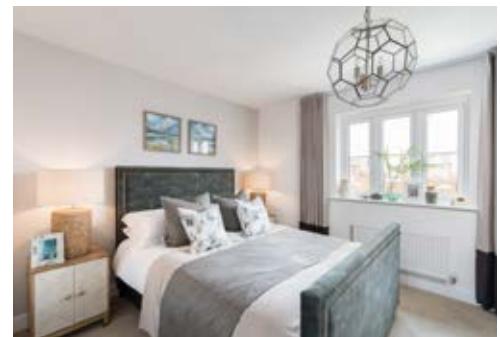


## Ground floor

<b>Kitchen/dining room</b>	5.53m x 2.95m
<b>Living room</b>	5.53m x 3.13m
<b>Utility</b>	1.98m x 1.56m
<b>WC</b>	1.70m x 0.91m

## First floor

<b>Bedroom 1</b>	4.25m x 2.75m
<b>En-suite</b>	2.15m x 1.59m
<b>Bedroom 2</b>	2.47m x 3.00m
<b>Bedroom 3</b>	2.81m x 2.68m
<b>Bedroom 4</b>	2.28m x 2.96m
<b>Bathroom</b>	2.05m x 1.70m
<b>Total area</b>	<b>99.58m<sup>2</sup></b>





**Persona Homes**

by Home Group

## WATERLOO SIDINGS

LEEDS

GREYSTONES

2-bedroom house

*A smartly designed home with a cosy living room, open-plan kitchen/diner, and sleek bathroom. Great for first-time buyers or downsizers wanting comfort without compromise.*



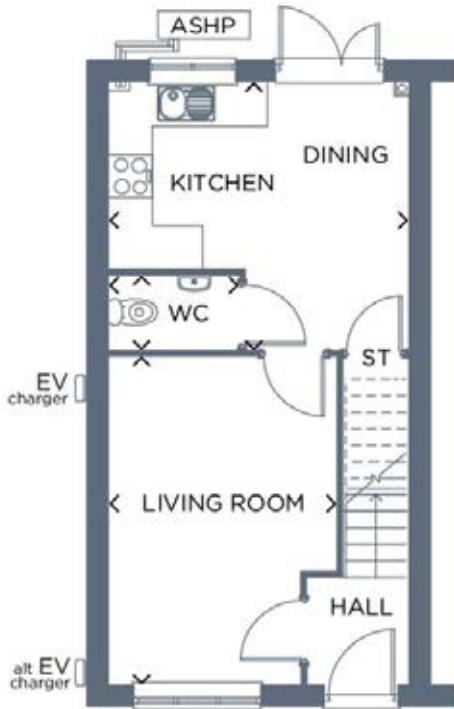
**Contact us:**

**T: 0800 030 8888**

**E: contactus@your**persona**home.com**

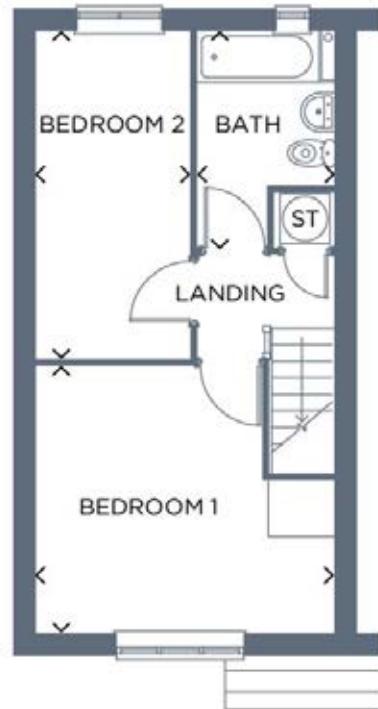
**W: your**persona**home.com**

Halton Moor Avenue, Leeds, LS9 0JY



## Ground floor

<b>Kitchen/dining room</b>	4.14m x 3.74m
<b>Living room</b>	4.59m x 3.16m
<b>WC</b>	1.80m x 1.05m



## First floor

<b>Bedroom 1</b>	3.76m x 4.14m
<b>Bedroom 2</b>	4.58m x 2.15m
<b>Bathroom</b>	3.02m x 1.90m
<b>Total area</b>	<b>70.04m<sup>2</sup></b>





**Persona Homes**

by Home Group

## WATERLOO SIDINGS

LEEDS

LEITRIM

2-bedroom house

*This home blends comfort and style with a spacious living room, modern kitchen/diner, and built-in storage. The Leitrim is perfect for first-time buyers, downsizers, or anyone looking for a low-maintenance space that doesn't compromise on comfort or style.*



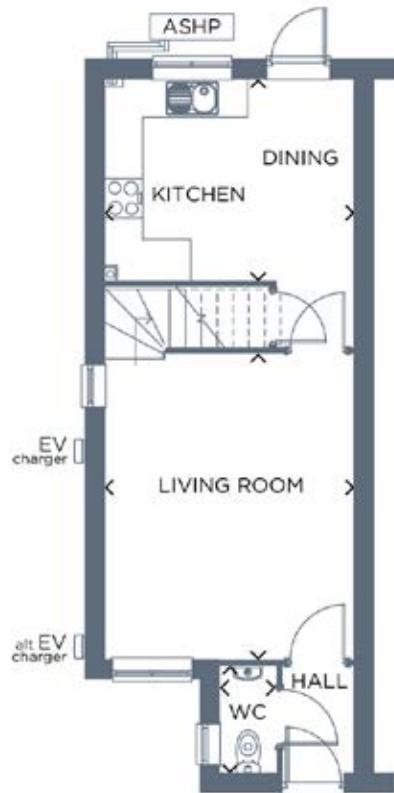
**Contact us:**

**T: 0800 030 8888**

**E: contactus@your**persona**home.com**

**W: your**persona**home.com**

Halton Moor Avenue, Leeds, LS9 0JY



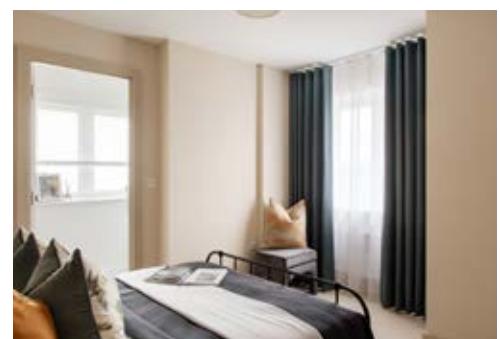
\*This home may or may not be fitted with an EV charger.  
Please confirm with your Sales Executive before reservation.

## Ground floor

<b>Kitchen/dining room</b>	3.77m x 3.04m
<b>Living room</b>	3.77m x 4.65m
<b>WC</b>	1.60m x 0.86m

## First floor

<b>Bedroom 1</b>	3.77m x 3.07m
<b>Bedroom 2</b>	2.87m x 3.7m
<b>Bathroom</b>	2.61m x 1.68m
<b>Total area</b>	<b>70.01m<sup>2</sup></b>





# Persona Homes

by Home Group

## WATERLOO SIDINGS

LEEDS

LIMERICK

3-bedroom house

*A bright and spacious home with a generous living room, open-plan kitchen/diner, and EV charger. With 3 well-proportioned bedrooms, this home is flexible making it easy to create a comfortable family setup, guest rooms, or a home office.*



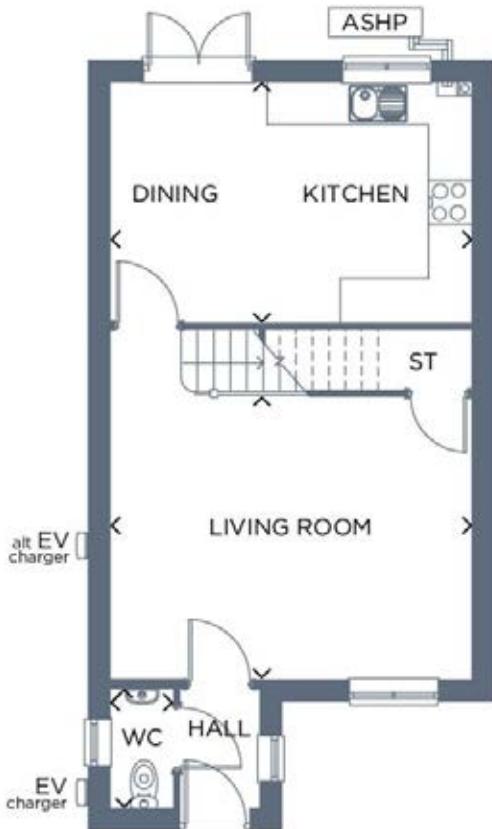
Contact us:

T: 0800 030 8888

E: [contactus@yourpersonahome.com](mailto:contactus@yourpersonahome.com)

W: [yourpersonahome.com](http://yourpersonahome.com)

Halton Moor Avenue, Leeds, LS9 0JY



## Ground floor

<b>Kitchen/dining room</b>	4.93m x 3.28m
<b>Living room</b>	4.93m x 3.87m
<b>WC</b>	0.86m x 1.60m

## First floor

<b>Bedroom 1</b>	3.58m x 3.30m
<b>Bedroom 2</b>	3.77m x 2.15m
<b>Bedroom 3</b>	2.68m x 2.80m
<b>Bathroom</b>	1.95m x 1.87m
<b>Total area</b>	<b>84.04m<sup>2</sup></b>





**Persona Homes**

by Home Group

## WATERLOO SIDINGS

LEEDS

LUCAN

3-bedroom house

*A well-planned home with a spacious living room, sociable kitchen/diner, and smart storage. With 3 comfortable bedrooms and a modern family bathroom, we expect this home to be popular!*



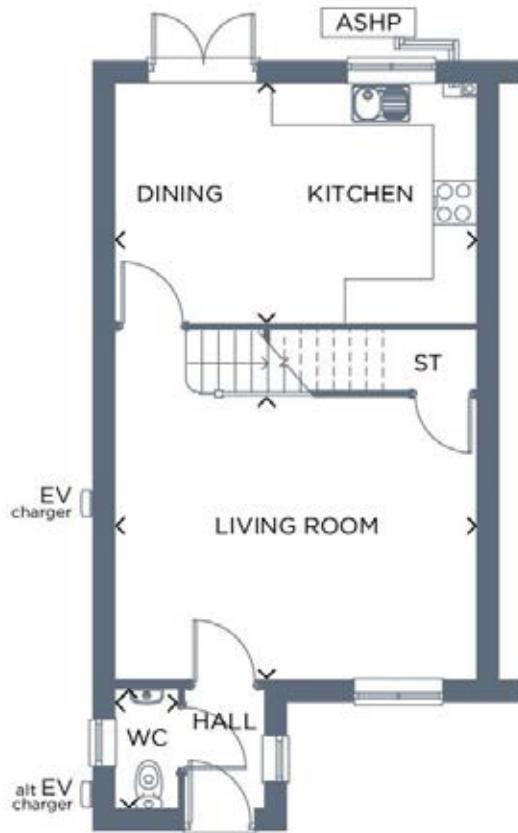
**Contact us:**

**T: 0800 030 8888**

**E: contactus@your**persona**home.com**

**W: your**persona**home.com**

Halton Moor Avenue, Leeds, LS9 0JY

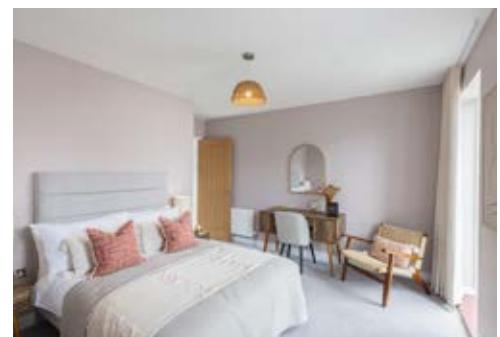


## Ground floor

<b>Kitchen/dining room</b>	4.93m x 3.28m
<b>Living room</b>	4.93m x 3.87m
<b>WC</b>	1.60m x 0.86m

## First floor

<b>Bedroom 1</b>	3.58m x 3.30m
<b>Bedroom 2</b>	3.77m x 2.15m
<b>Bedroom 3</b>	2.80m x 2.68m
<b>Bathroom</b>	1.95m x 1.87m
<b>Total area</b>	<b>84.04m<sup>2</sup></b>





**Persona Homes**

by Home Group

## WATERLOO SIDINGS

LEEDS

MILFORD

3-bedroom house

*A modern home with a bright living room, open-plan kitchen/diner, an en-suite to the main bedroom, and energy-efficient features. Great for families or anyone wanting easy, stylish living.*



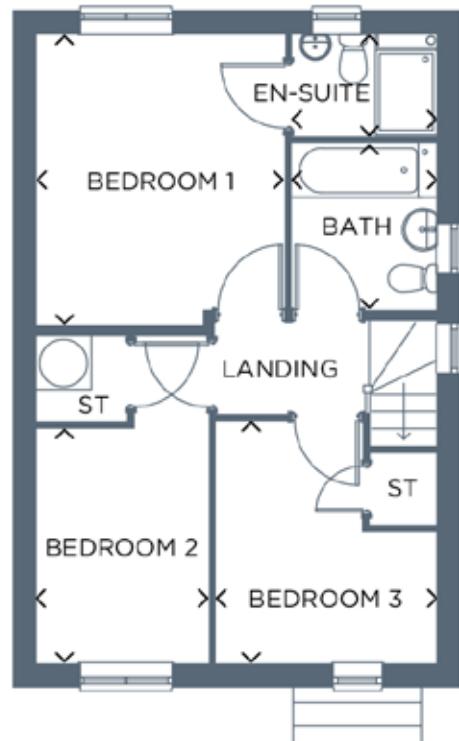
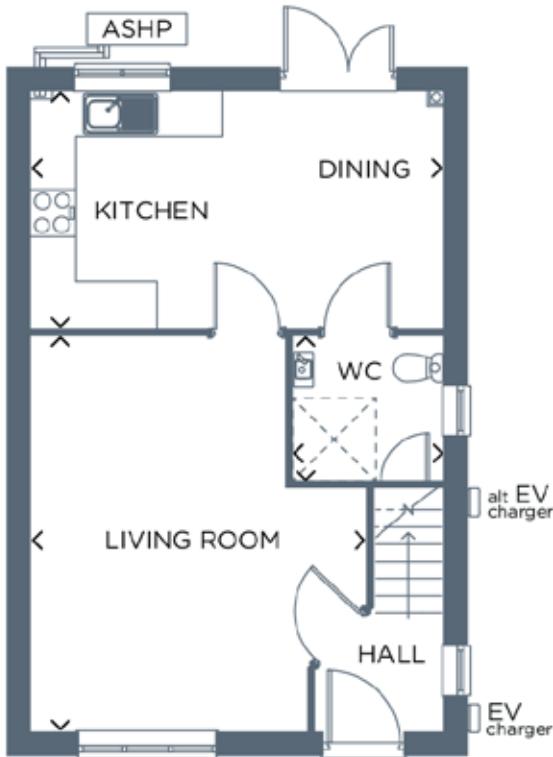
**Contact us:**

**T: 0800 030 8888**

**E: contactus@your**persona**home.com**

**W: your**persona**home.com**

Halton Moor Avenue, Leeds, LS9 0JY



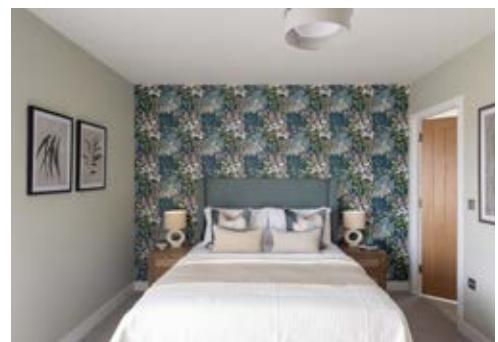
\*This home may or may not be fitted with an EV charger.  
 Ground floor shower provision or location may differ.  
 Please confirm with your Sales Executive before reservation.

## Ground floor

Kitchen/dining room	5.24m x 3.00m
Living room	5.00m x 4.27m
Utility	1.88m x 1.80m

## First floor

Bedroom 1	3.79m x 3.25m
En-suite	1.89m x 1.30m
Bedroom 2	2.20m x 3.03m
Bedroom 3	3.14m x 2.95m
Bathroom	1.90m x 2.21m
<b>Total area</b>	<b>85.4m<sup>2</sup></b>





# Persona Homes

by Home Group

## WATERLOO SIDINGS

LEEDS

### TALLOW

2-bedroom house

*Boasting a modern kitchen-diner and a separate living room, creating a flexible living space. Upstairs, you'll find two great-sized bedrooms and a modern, family bathroom.*



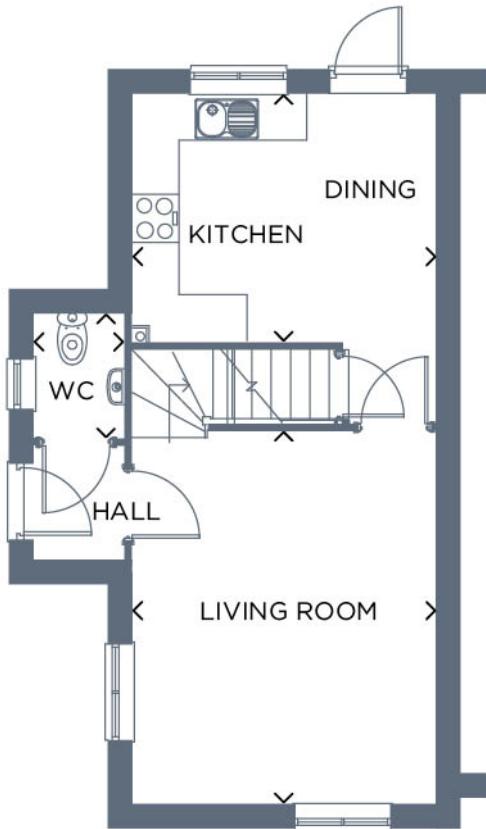
**Contact us:**

**T:** 0800 030 8888

**E:** [contactus@yourpersonahome.com](mailto:contactus@yourpersonahome.com)

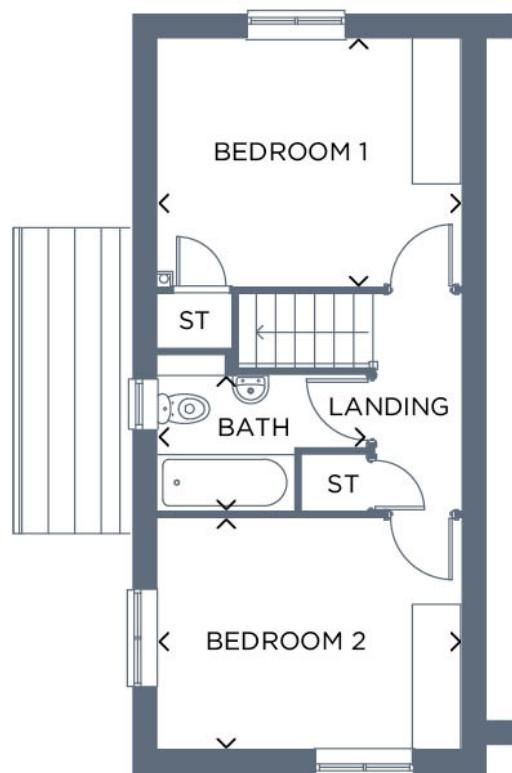
**W:** [yourpersonahome.com](http://yourpersonahome.com)

Halton Moor Avenue, Leeds, LS9 0JY



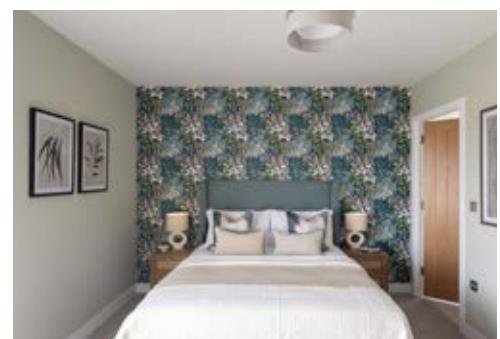
## Ground floor

Kitchen/dining room	3.76m x 3.07m
Living room	4.64m x 3.76m
WC	1.07m x 1.56



## First floor

Bedroom 1	3.76m x 3.07m
Bedroom 2	3.76m x 2.85m
Bathroom	2.60m x 1.90m
<b>Total area</b>	<b>70.01m<sup>2</sup></b>





**Persona Homes**

by Home Group

## WATERLOO SIDINGS

LEEDS

GLIN

3-bedroom house

*A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom. What more could you want!*



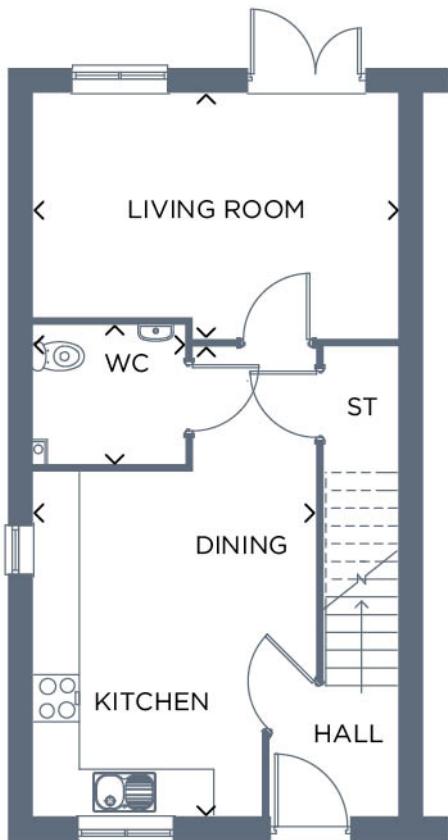
**Contact us:**

**T: 0800 030 8888**

**E: contactus@your**persona**home.com**

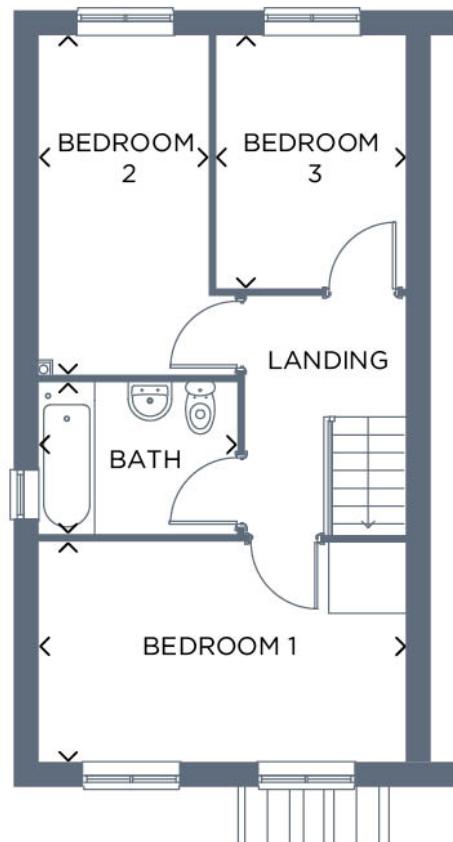
**W: your**persona**home.com**

Halton Moor Avenue, Leeds, LS9 0JY



## Ground floor

Kitchen/dining room	5.93m x 3.56m
Living room	4.59m x 3.11m
WC	1.91m x 1.77m



## First floor

Bedroom 1	4.59m x 2.75m
Bedroom 2	4.24m x 2.14m
Bedroom 3	3.18m x 2.35m
Bathroom	2.48m x 1.90m
<b>Total area</b>	<b>84.04m<sup>2</sup></b>

