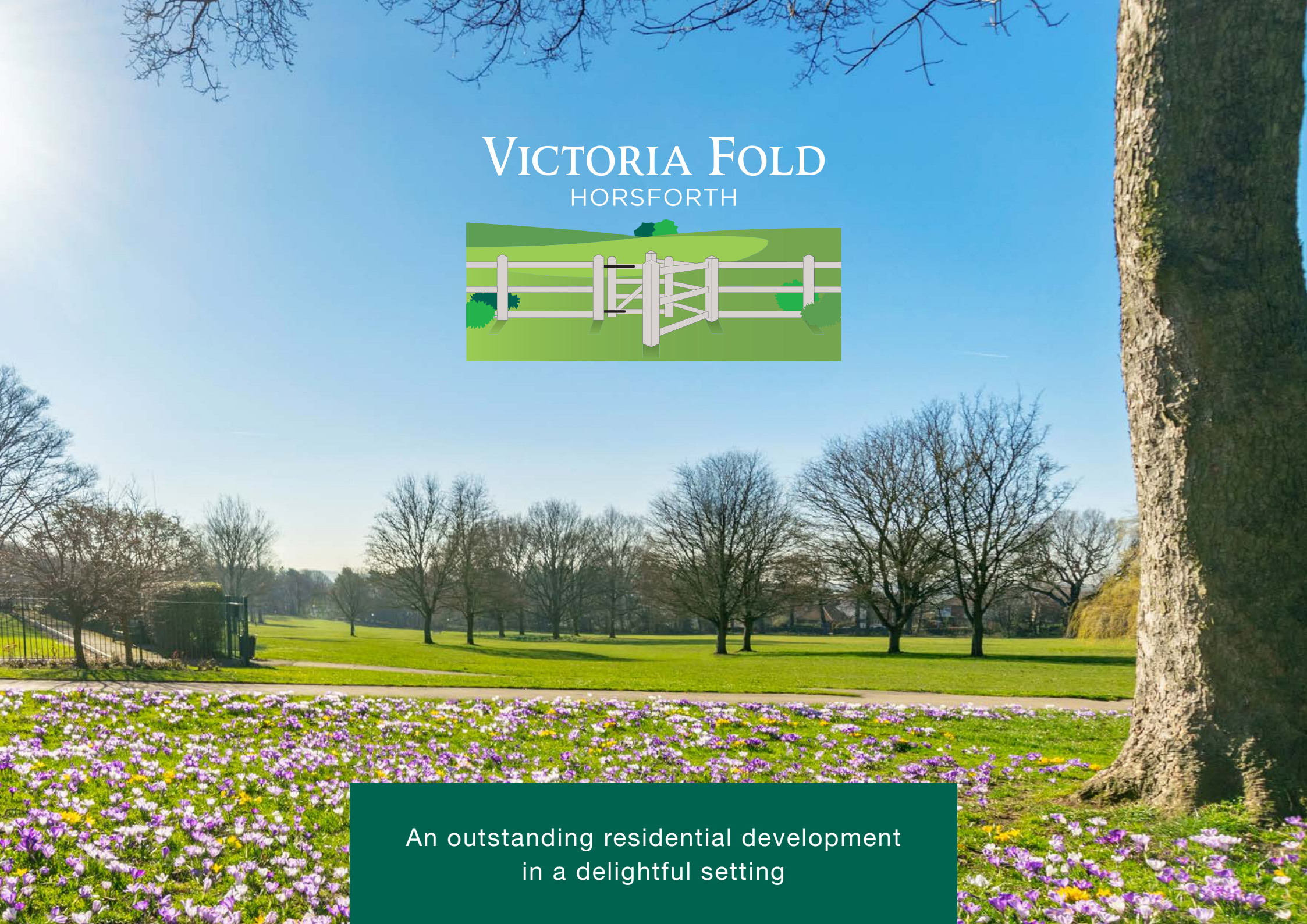
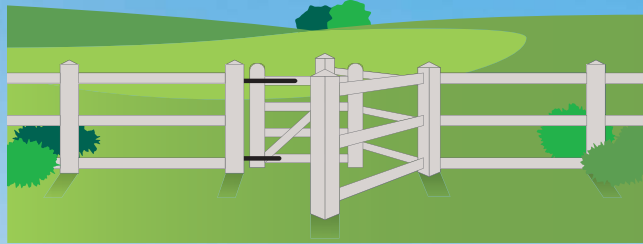


# VICTORIA FOLD

HORSFORTH



An outstanding residential development  
in a delightful setting

# CONTENTS

## SITE LAYOUT & DESCRIPTION

Pages 2 & 3

## HOUSETYPE DETAILS

### Plot 1

Pages 4 and 5

### Plot 2

Pages 6 and 7

### Plot 3

Pages 8 and 9

### Plot 4

Pages 10 and 11

### Plot 5

Pages 12 and 13

## SPECIFICATION

Page 14

## LOCATION MAP & DESCRIPTION

Page 16



# VICTORIA FOLD

Victoria Fold is an exceptional development of only five 5 bedroom detached family homes situated in one of the most sought-after areas of Horsforth and occupying a delightful semi-rural position next to open countryside, yet within close proximity of a wide range of local amenities and excellent transport links.

Named as one of the best places to live in Britain by the Sunday Times in 2016, Horsforth is a thriving, vibrant community located approximately 5 miles to the north-west of Leeds city centre with its own distinctive and much sought-after village feel. Known for its good schools, extensive shopping facilities and excellent transport links, including by road, rail and air, and home to a wonderful community park, Horsforth is the perfect location for today's busy lifestyle needs.

Each new home at Victoria Fold offers spacious living accommodation including a large lounge and kitchen/dining/family area with separate dining room or study. There are also 5 well-proportioned bedrooms, 2 with en-suite facilities, and a family bathroom. Outside, each property benefits from a large detached double garage providing ample parking and storage space. A particular feature of the development is the generous plot sizes and large garden areas,

providing ideal space for children to play and al-fresco dining during the summer months.

The outstanding specification includes impressive kitchens with Silestone work surfaces and a range of high quality appliances. The cloakrooms, bathrooms and en-suites are all attractively finished and include feature wall and floor tiling. Numerous other fixtures

and fittings are designed to meet the safety and security needs of the homeowner and provide a standard of style and comfort befitting this prestigious development.

All in all, Victoria Fold offers an outstanding selection of fine quality family homes in a very attractive setting and highly regarded residential location.

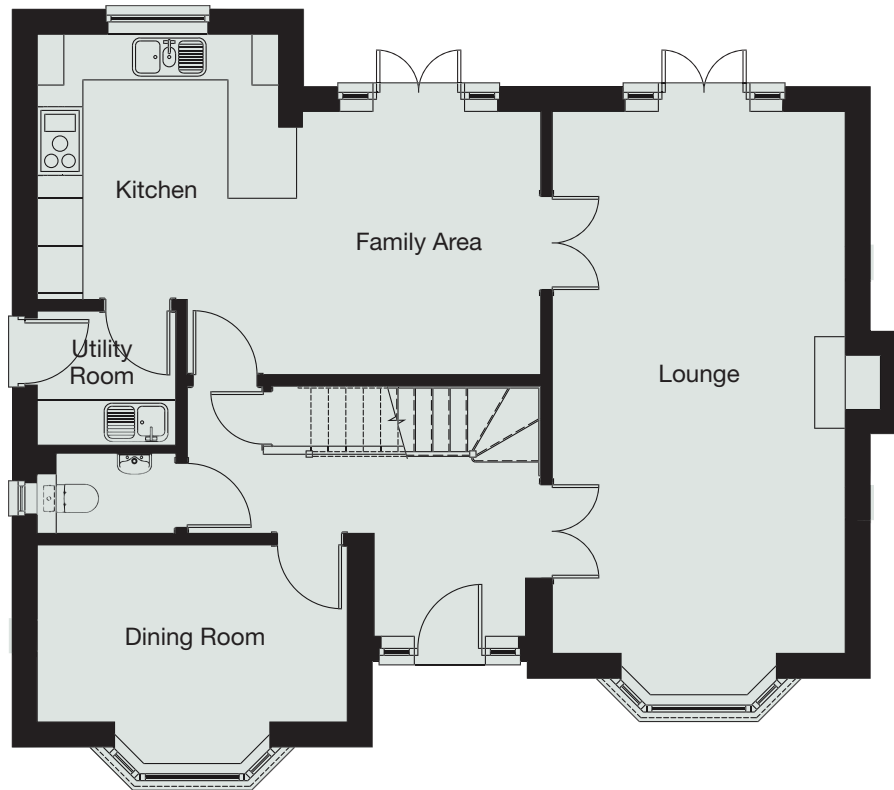


Front cover shows a photograph of Horsforth Hall Park.

# PLOT 1

## GROUND FLOOR

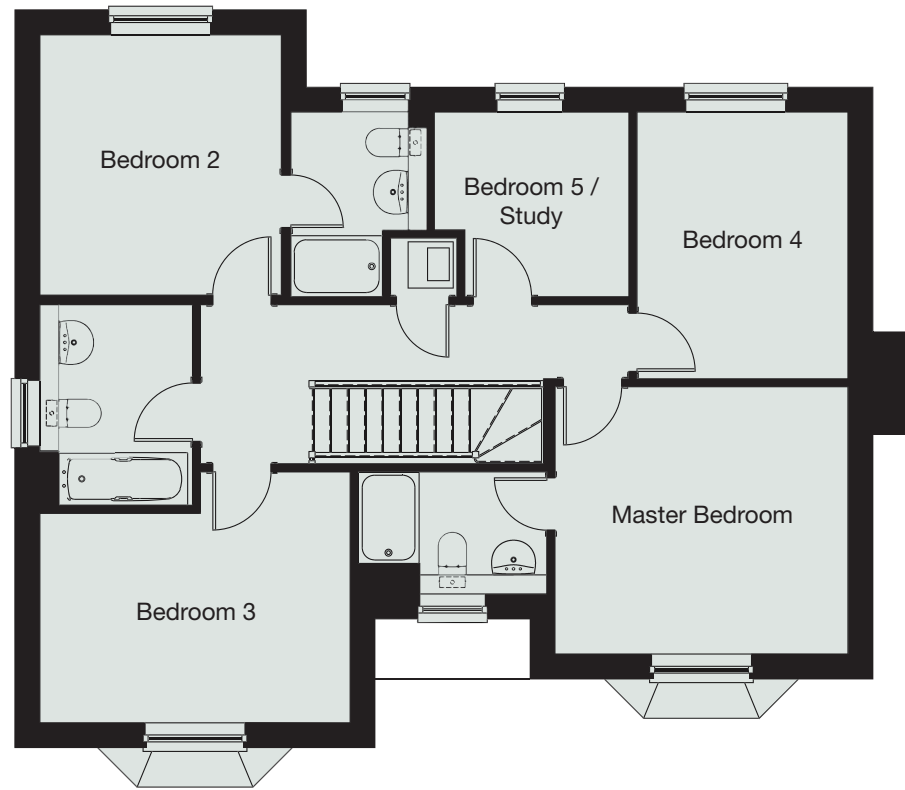
<b>Lounge</b>	7.100 x 3.840 min.	23' 4" x 12' 7" min.
<b>Dining Room</b>	4.065 x 2.320 min.	13' 4" x 7' 7" min.
<b>Kitchen</b>	3.475 x 3.165 min.	11' 5" x 10' 5" min.
<b>Family Area</b>	3.450 x 3.410	11' 4" x 11' 2"
<b>Utility Room</b>	1.820 x 1.750	6' 0" x 5' 9"



GROUND FLOOR

## FIRST FLOOR

<b>Master Bedroom</b> (Plus en-suite shower room)	3.830 x 3.490	12' 7" x 11' 5"
<b>Bedroom 2</b> (Plus en-suite shower room)	3.400 x 3.155	11' 2" x 10' 4"
<b>Bedroom 3</b>	4.055 x 2.735 min.	13' 4" x 9' 0" min.
<b>Bedroom 4</b>	3.485 x 2.755	11' 5" x 9' 0"
<b>Bedroom 5 / Study</b>	2.530 x 2.410 max.	8' 4" x 7' 11" max.



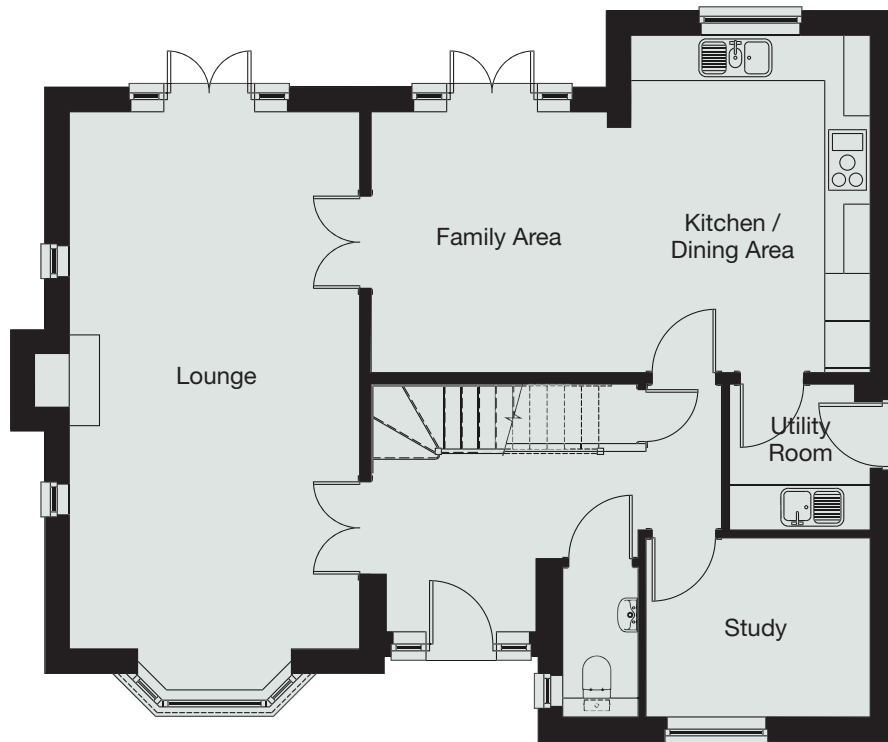
FIRST FLOOR



# PLOT 2

## GROUND FLOOR

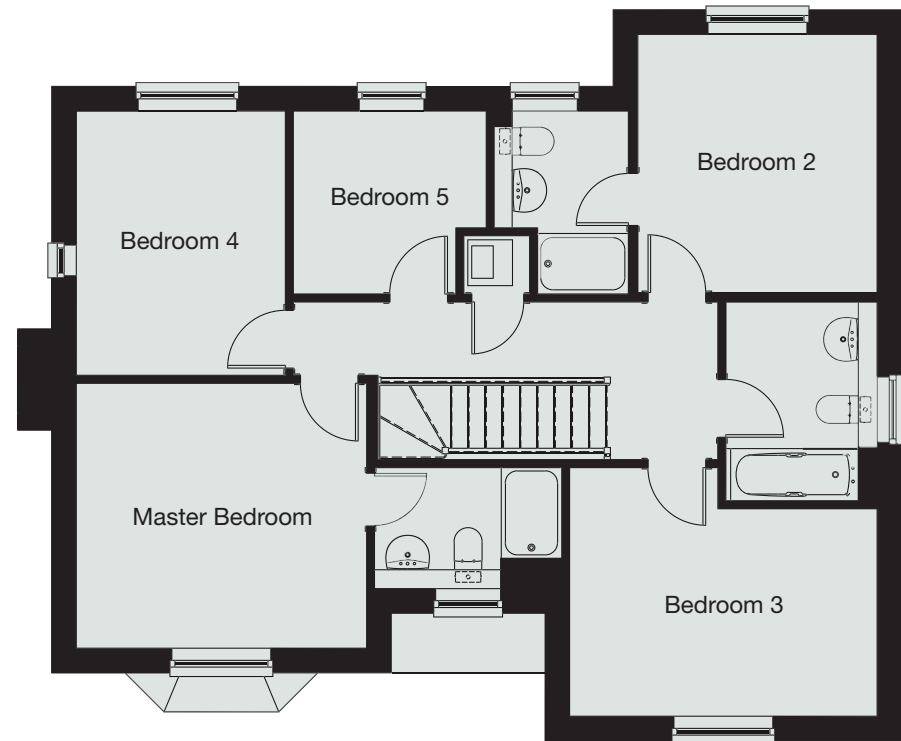
<b>Lounge</b>	7.100 x 3.840 min.	23' 4" x 12' 7" min.
<b>Kitchen/Dining Area</b>	4.460 x 3.165	14' 8" x 10' 5"
<b>Family Area</b>	3.450 x 3.410	11' 4" x 11' 2"
<b>Study</b>	2.950 x 2.355	9' 8" x 7' 9"
<b>Utility Room</b>	1.920 x 1.850	6' 4" x 6' 1"



GROUND FLOOR

## FIRST FLOOR

<b>Master Bedroom</b> (Plus en-suite shower room)	3.830 x 3.490	12' 7" x 11' 5"
<b>Bedroom 2</b> (Plus en-suite shower room)	3.400 x 3.155	11' 2" x 10' 4"
<b>Bedroom 3</b>	4.055 x 2.730 min.	13' 4" x 8' 11" min.
<b>Bedroom 4</b>	3.485 x 2.755	11' 5" x 9' 0"
<b>Bedroom 5</b>	2.530 x 2.410 max.	8' 4" x 7' 11" max.



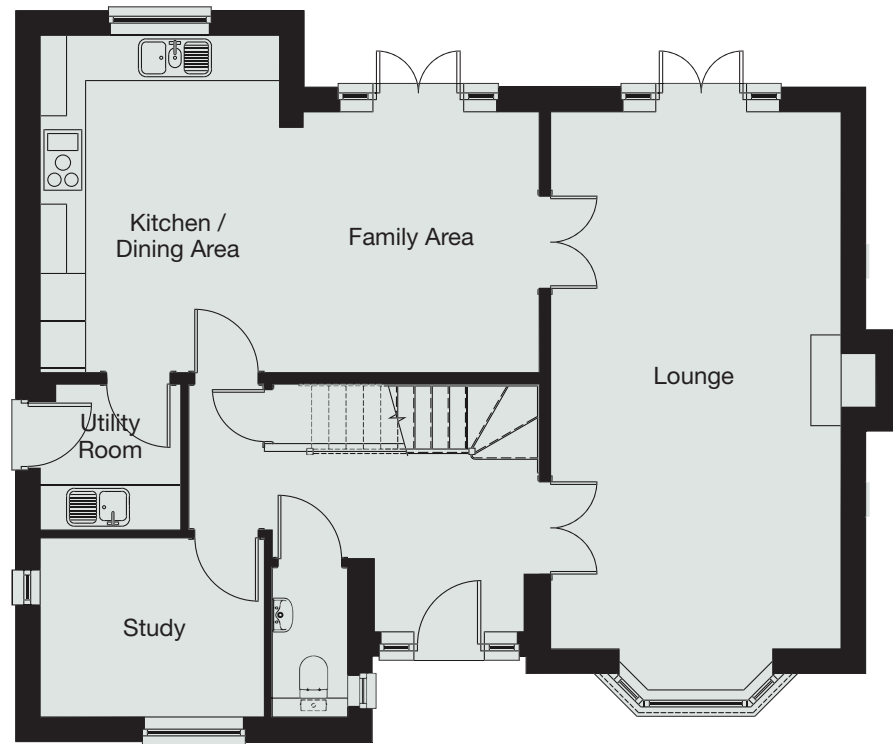
FIRST FLOOR



# PLOT 3

## GROUND FLOOR

<b>Lounge</b>	7.100 x 3.840 min.	23' 4" x 12' 7" min.
<b>Kitchen/Dining Area</b>	4.460 x 3.165	14' 8" x 10' 5"
<b>Family Area</b>	3.450 x 3.410	11' 4" x 11' 2"
<b>Study</b>	2.950 x 2.355	9' 8" x 7' 9"
<b>Utility Room</b>	1.920 x 1.850	6' 4" x 6' 1"



GROUND FLOOR

## FIRST FLOOR

<b>Master Bedroom</b> (Plus en-suite shower room)	3.830 x 3.490	12' 7" x 11' 5"
<b>Bedroom 2</b> (Plus en-suite shower room)	3.400 x 3.155	11' 2" x 10' 4"
<b>Bedroom 3</b>	4.055 x 2.730 min.	13' 4" x 8' 11" min.
<b>Bedroom 4</b>	3.485 x 2.755	11' 5" x 9' 0"
<b>Bedroom 5</b>	2.530 x 2.410 max.	8' 4" x 7' 11" max.



FIRST FLOOR

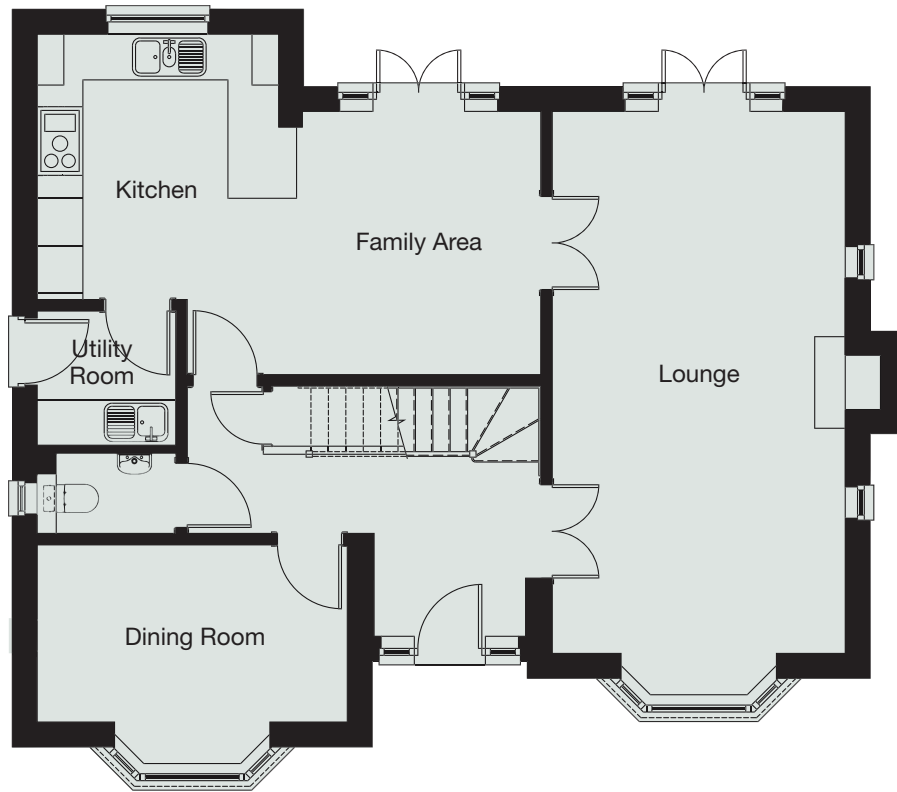




# PLOT 4

## GROUND FLOOR

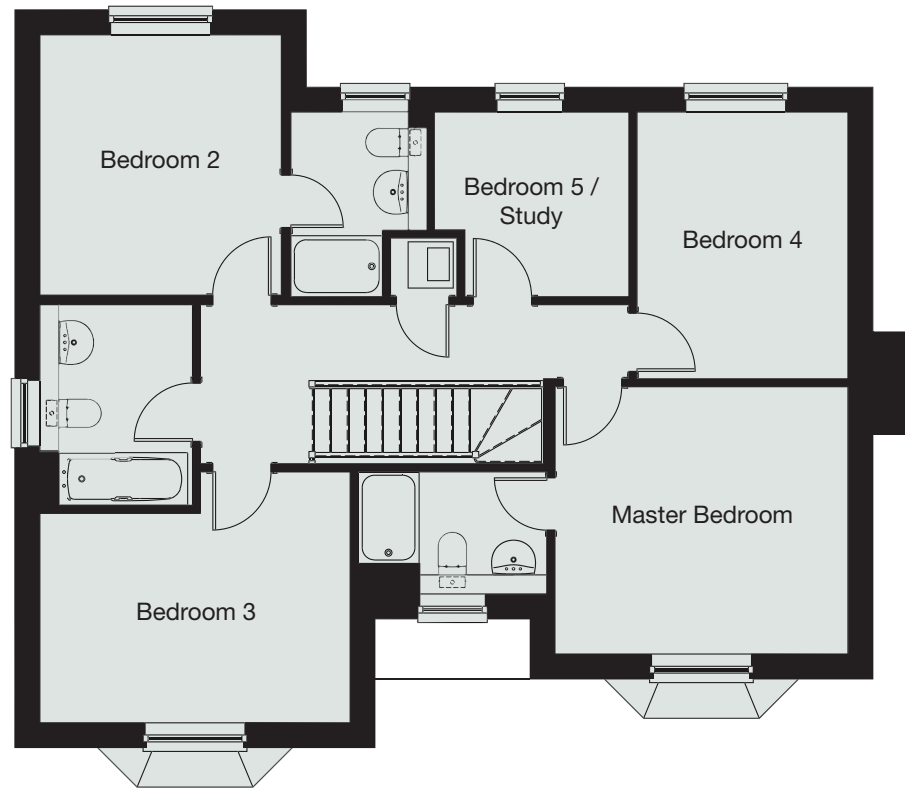
<b>Lounge</b>	7.100 x 3.840 min.	23' 4" x 12' 7" min.
<b>Dining Room</b>	4.065 x 2.320 min.	13' 4" x 7' 7" min.
<b>Kitchen</b>	3.475 x 3.165 min.	11' 5" x 10' 5" min.
<b>Family Area</b>	3.450 x 3.410	11' 4" x 11' 2"
<b>Utility Room</b>	1.820 x 1.750	6' 0" x 5' 9"



GROUND FLOOR

## FIRST FLOOR

<b>Master Bedroom</b> (Plus en-suite shower room)	3.830 x 3.490	12' 7" x 11' 5"
<b>Bedroom 2</b> (Plus en-suite shower room)	3.400 x 3.155	11' 2" x 10' 4"
<b>Bedroom 3</b>	4.055 x 2.735 min.	13' 4" x 9' 0" min.
<b>Bedroom 4</b>	3.485 x 2.755	11' 5" x 9' 0"
<b>Bedroom 5 / Study</b>	2.530 x 2.410 max.	8' 4" x 7' 11" max.



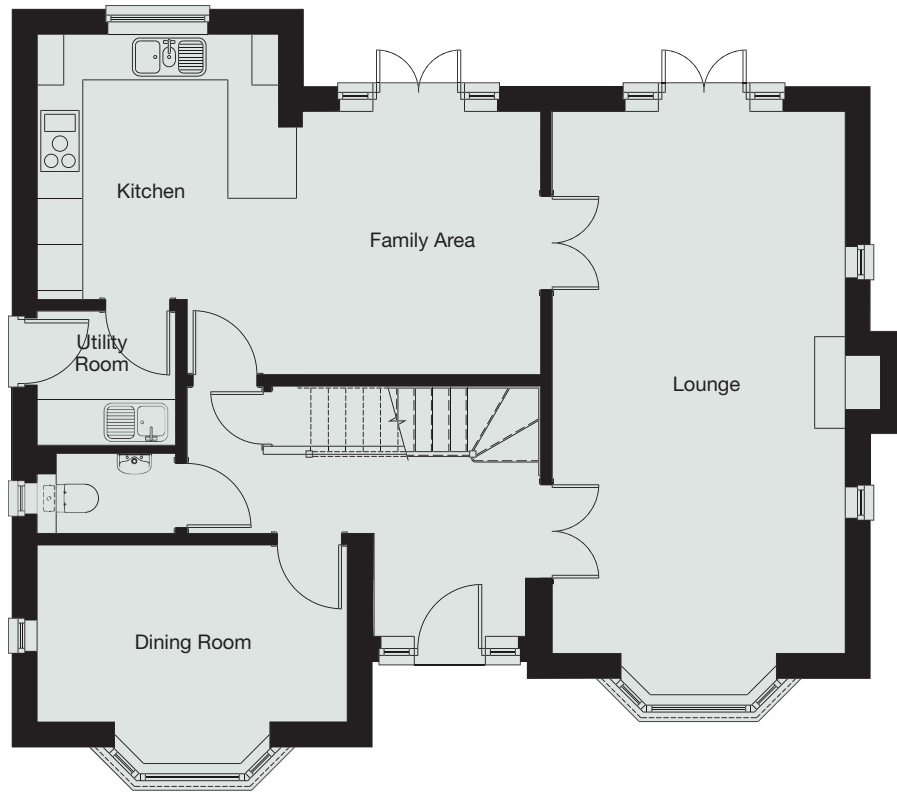
FIRST FLOOR



# PLOT 5

## GROUND FLOOR

<b>Lounge</b>	7.100 x 3.840 min.	23' 4" x 12' 7" min.
<b>Dining Room</b>	4.065 x 2.320 min.	13' 4" x 7' 7" min.
<b>Kitchen</b>	3.475 x 3.165 min.	11' 5" x 10' 5" min.
<b>Family Area</b>	3.450 x 3.410	11' 4" x 11' 2"
<b>Utility Room</b>	1.820 x 1.750	6' 0" x 5' 9"



GROUND FLOOR

## FIRST FLOOR

<b>Master Bedroom</b> (Plus en-suite shower room)	3.830 x 3.490	12' 7" x 11' 5"
<b>Bedroom 2</b> (Plus en-suite shower room)	3.400 x 3.155	11' 2" x 10' 4"
<b>Bedroom 3</b>	4.055 x 2.735 min.	13' 4" x 9' 0" min.
<b>Bedroom 4</b>	3.485 x 2.755	11' 5" x 9' 0"
<b>Bedroom 5 / Study</b>	2.530 x 2.410 max.	8' 4" x 7' 11" max.



FIRST FLOOR



# SPECIFICATION

All homes to benefit from a 10 year NHBC Buildmark warranty



## KITCHEN

- Quality fitted kitchen with Silestone worktop and upstand
- Low energy pelmet lighting
- One and a half bowl stainless steel sink with mixer tap
- Porcelain floor tiles to kitchen or kitchen/dining area, family area and utility room
- All appliances by Bosch including:
  - Electric oven
  - Electric combination microwave/oven
  - Electric induction hob with angled extractor hood and glass splashback
  - Integrated combined fridge and freezer
  - Integrated dishwasher
- Separate utility room with spaces for washing machine and tumble dryer

## BATHROOM, EN-SUITES AND CLOAKROOM

- Quality fitted sanitaryware with chrome fittings and mirror
- Porcelain floor and wall tiles (full height to most walls in bathroom and en-suites)
- Bathroom and en-suites also to include:
  - Overhead shower and additional hand-held shower above bath in bathroom and in shower enclosures in en-suites
  - Thermostatically controlled electric underfloor heating
  - Dual fuel heated towel rail
  - Shaver point

## ENERGY SAVING FEATURES

- Sealed unit uPVC double glazed windows and French doors with satin chrome ironmongery
- Gas fired central heating system with energy efficient boiler and thermostatically controlled radiators
- LED downlighters to kitchen, bathroom and en-suites and light fittings with energy saving lightbulbs elsewhere

## ELECTRICAL

- Satin chrome electrical sockets and switches throughout ground floor and landing and white elsewhere
- 5 amp lamp circuit to lounge, dining room (where applicable) and family area
- Low level satellite/TV point to lounge, family area, master bedroom and bedroom 2 and low level TV point to other bedrooms with feed to high level TV point to all bedrooms
- Cat 6 wired data point to all TV points with separate additional data point to study or bedroom 5 connected to home hub in understairs cupboard
- Wiring for ceiling speakers to lounge, family area, dining room (where applicable), master bedroom, master bedroom en-suite and bathroom connected to home hub in understairs cupboard
- Telephone points to hallway, master bedroom and study or bedroom 5 with wiring for separate telephone line to study or bedroom 5

## FINISHES

- Oak engineered wood flooring to hallway
- Oak veneer glazed or panelled doors with satin chrome levered handles and hinges throughout
- Softwood staircases with hardwood handrail and newel caps
- Deep skirting board and architrave throughout
- Smooth skimmed ceilings with cornice to lounge, dining room (where applicable), kitchen or kitchen/dining area, family area, study (where applicable), WC, hallway and landing
- Loft access with lighting for storage purposes

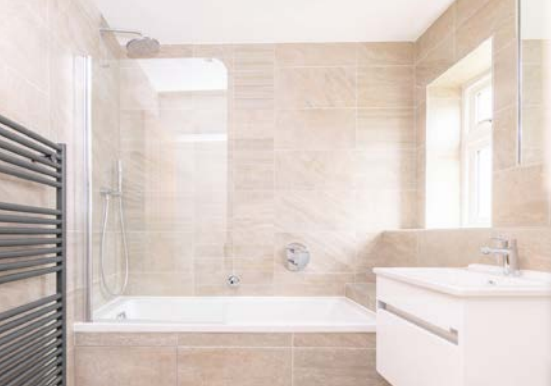
## SAFETY AND SECURITY

- Security alarm system
- Mains operated doorbell
- Mains operated smoke detectors to hallway and landing
- Mains operated heat detector to kitchen or kitchen/dining area

## EXTERNAL

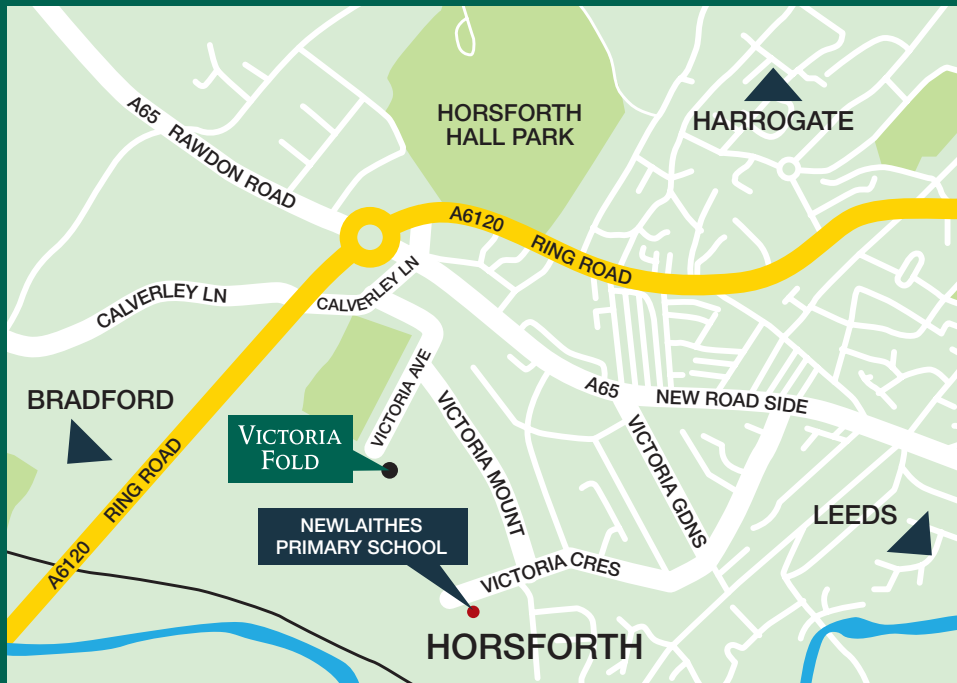
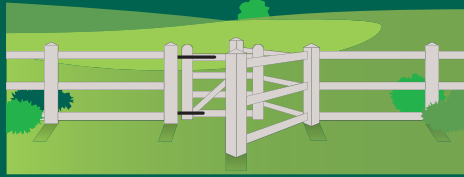
- Remote controlled up and over garage doors
- Tarmac driveway
- Up/down external lighting to front and rear of property
- Turfed and/or planted front garden and turfed or seeded rear garden
- Paths and patios to be stone paved
- External tap and electrical socket

Please note that this specification is provided for guidance only and is subject to change without prior notice. The interior photographs shown on the opposite page are taken from one of Amberstone's previous developments and do not represent the finished interiors of the houses at Victoria Fold.



# VICTORIA FOLD

## HORSFORTH



Victoria Fold is superbly located close to a number of excellent schools, including Newlaithes Primary School, the independent Frobelian School and highly regarded Horsforth School. Horsforth is also home to Leeds Trinity University.

There is an excellent range of both national and local independent retailers close at hand on New Road Side together with a good selection of pubs and places to eat. The ever-popular Horsforth Hall Park is also just a 5 minute walk away.

For commuters, Horsforth train station and the recently opened Kirkstall Forge train station offer regular services to Leeds, Harrogate, York and Bradford and ready access to the A6120 Leeds outer ring road and A65 provide main road links to the region's major commercial centres.

Leeds Bradford International Airport is only a short drive away for those travelling further afield.

**Satellite navigation LS18 4PY**

A development by:



4 Park Place, Leeds LS1 2RU

T: 0113 242 3932

E: [mail@amberstonedevelopments.co.uk](mailto:mail@amberstonedevelopments.co.uk)

[www.amberstonedevelopments.co.uk](http://www.amberstonedevelopments.co.uk)



All enquiries to:



Suite 2 First Floor, Crossgates House,  
Station Road, Leeds LS15 8EU

T: 0113 487 8787

E: [Inh@prestonbaker.co.uk](mailto:Inh@prestonbaker.co.uk)

[www.prestonbaker.co.uk](http://www.prestonbaker.co.uk)

The information contained in this marketing brochure is for guidance purposes only and does not constitute a contract, part of a contract or warranty. The computer generated images shown are indicative only and may not be representative of the finished product in every respect. In particular, actual material colours and landscaping details may vary from those shown. The room dimensions given in the brochure are subject to minor variations and are not intended to be relied upon for carpet sizes, appliance sizes or items of furniture.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)