

Blue Birch Fields

Birkenshaw



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Blue Birch Fields Birkenshaw

A new collection of stylish 3 & 4 bedroom homes

Described as an island of its own, Birkenshaw is situated between Bradford, Leeds and Huddersfield, convenient for the M62 motorway. The village is a desirable location for families and individuals alike, and with its elevated position providing surrounding green views, it's easy to understand why.

The village itself offers a number of eatery and pub options as well as post office, convenience store and independent shops. A 10-minute drive from the village is Birstall Shopping Park boasting a wide selection of restaurants and high street retailers such as Next, Marks & Spencer, Boots to name a few, plus a Showcase Cinema, IKEA and a wide choice of restaurants.

For days out, Oakwell Hall is on your doorstep, with its country park and play area there's something for all the family to enjoy. The Peak District National Park and Yorkshire Dales National Park are equidistant from Birkenshaw and offer plenty of outdoor pursuits. Closer to home, the city of Leeds is just a 25-minute drive and hosts great shopping, nightlife and leisure activities.

Blue Birch Fields

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Development layout



4 bedroom home

- The Goodridge
- The Mylne

3 bedroom home

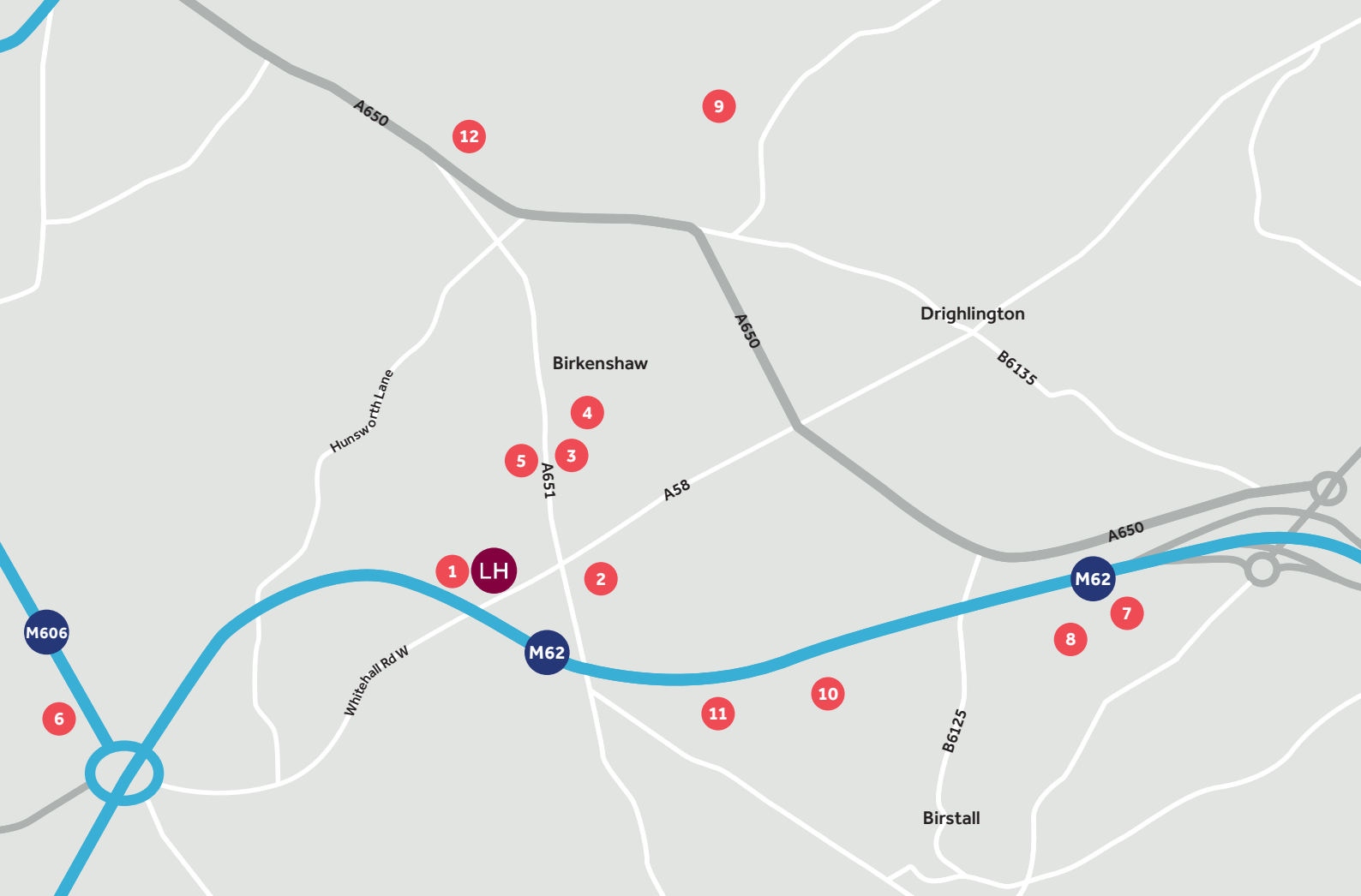
- The Mountford
- The Bloomfield
- The Elmslie

Pre-sold homes

- 2 bedroom
- 3 bedroom
- 4 bedroom

BC	bin collection point	PS	pumping station
SS	sub station	V	visitor parking space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

- | | | | | | |
|---|------------------------------|---|------------------------|----|-------------------------|
| 1 | Blue Hills Farm Shop | 5 | Co-op Supermarket | 9 | Tong Garden Centre |
| 2 | BBG Academy | 6 | Cleckheaton Golf Club | 10 | Oakwell Hall |
| 3 | Birkenshaw Health Centre | 7 | Birstall Shopping Park | 11 | Gomersal Park Hotel |
| 4 | Birkenshaw CE Primary School | 8 | IKEA | 12 | Tong Leadership Academy |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).



The Mountford 3 bedroom home

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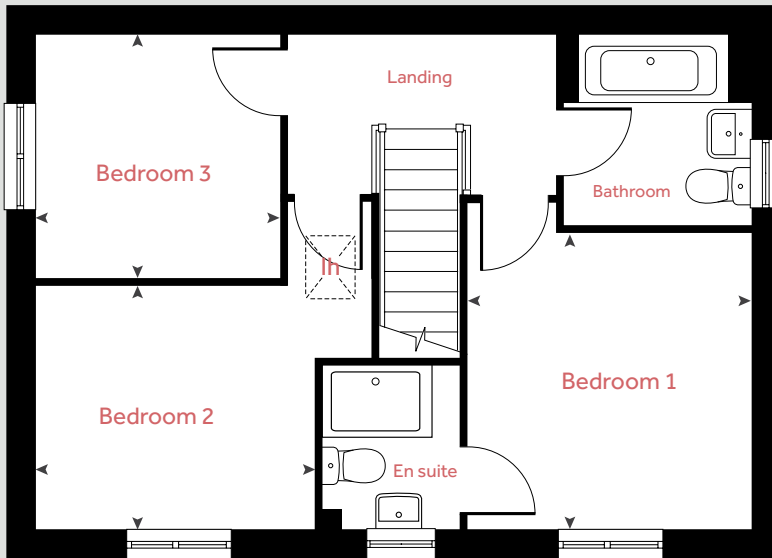
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The Mountford

3 bedroom home

First floor



Ground floor

Living room

5.64m x 3.16m 18'6" x 10'4"

Kitchen/dining area

5.64m x 2.74m 18'6" x 8'11"

First floor

Bedroom 1

3.38m x 3.21m 11'1" x 10'6"

Bedroom 2

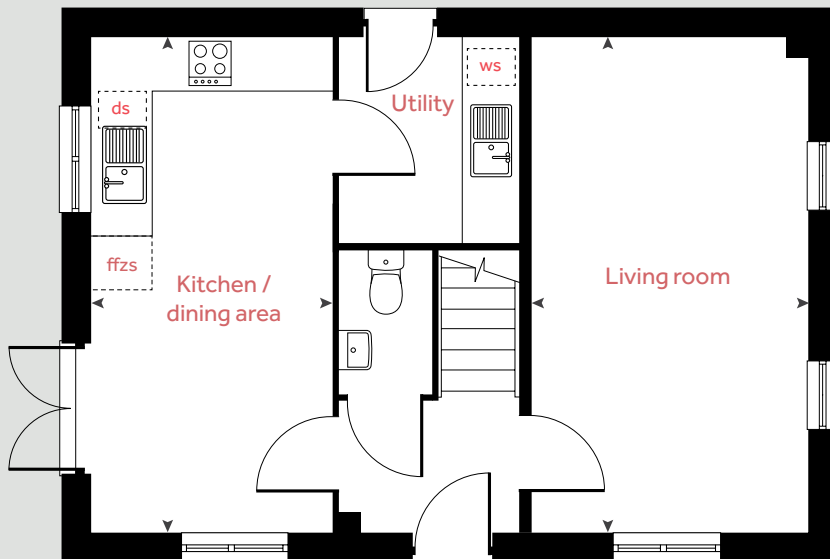
3.16m x 2.78m 10'4" x 9'1"

Bedroom 3

2.79m x 2.79m 9'1" x 9'1"

lh	loft hatch	ws	washing machine space
ffzs	fridge freezer space	ds	dishwasher space
◀ ▶ measuring points			

Ground floor



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The Mylne 4 bedroom home

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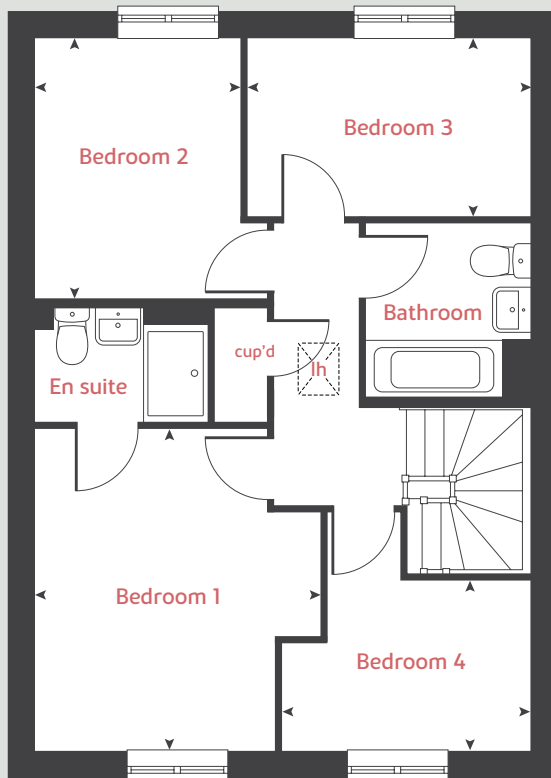
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The Mylne

4 bedroom home

First floor



Ground floor

Living room

4.89m x 3.43m

16' 0" x 11' 3"

Kitchen/dining/family area

6.09m x 4.42m

19' 11" x 14' 6"

First floor

Bedroom 1

3.97m x 3.49m

13' 0" x 11' 5"

Bedroom 2

3.25m x 2.54m

10' 7" x 8' 4"

Bedroom 3

3.48m x 2.22m

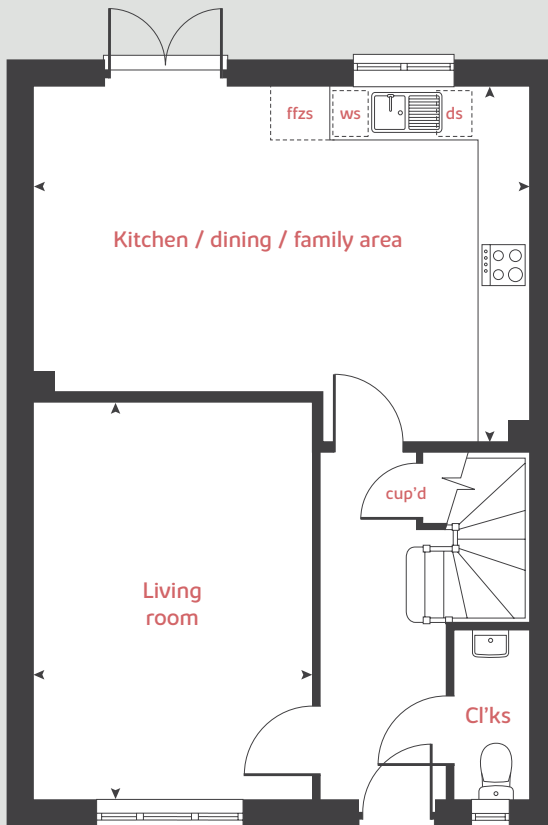
11' 5" x 7' 3"

Bedroom 4

3.13m x 2.12m

10' 3" x 6' 11"

Ground floor



lh	loft hatch	ws	washing machine space
ffzs	fridge freezer space	ds	dishwasher space
< >	measuring points	cup'd	cupboard

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The Goodridge 4 bedroom home

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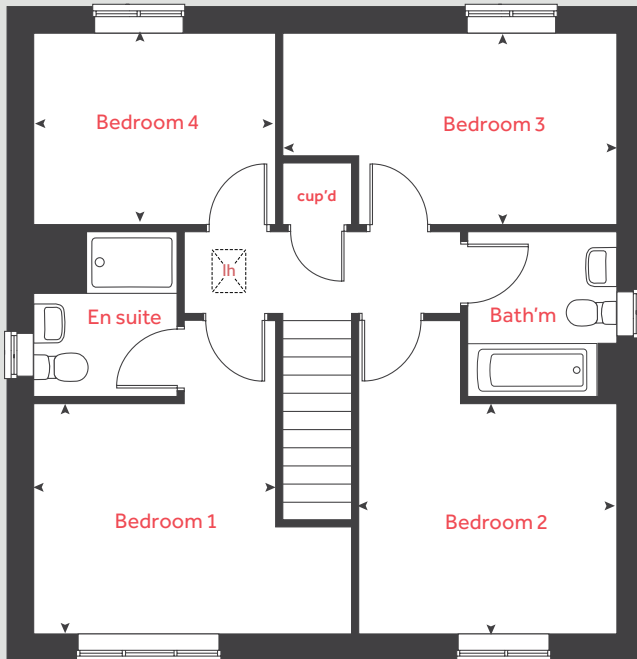
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The Goodridge

4 bedroom home

First floor



Ground floor

Living room

4.78m x 3.56m

15' 8" x 11' 8"

Kitchen/dining/family area

5.76m x 3.01m

18' 10" x 9' 10"

First floor

Bedroom 1

4.10 x 3.02m

13' 5" x 9' 10"

Bedroom 2

3.50m x 3.02m

11' 5" x 9' 10"

Bedroom 3

4.39m x 2.54m

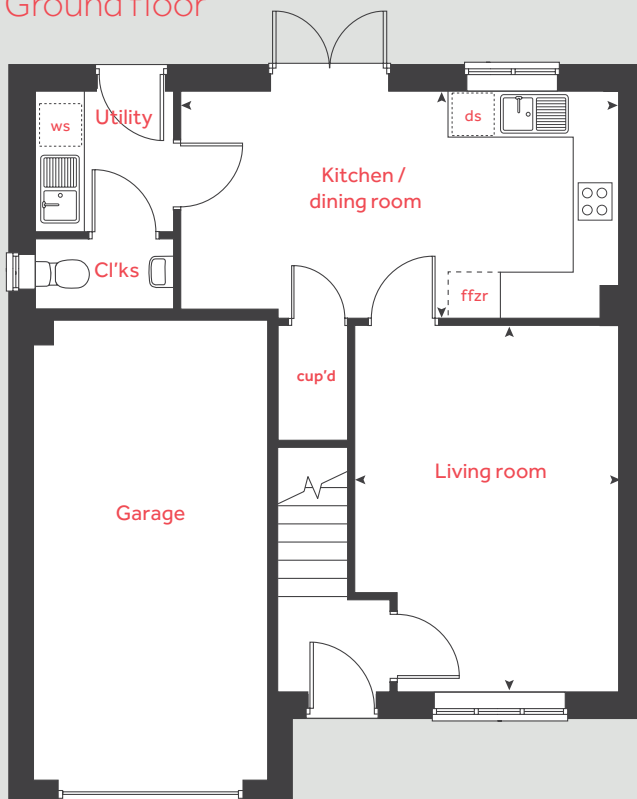
14' 4" x 8' 4"

Bedroom 4

3.21m x 2.54m

10' 6" x 8' 4"

Ground floor



ffzr	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space	lh	loft hatch

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The Bloomfield 3 bedroom home

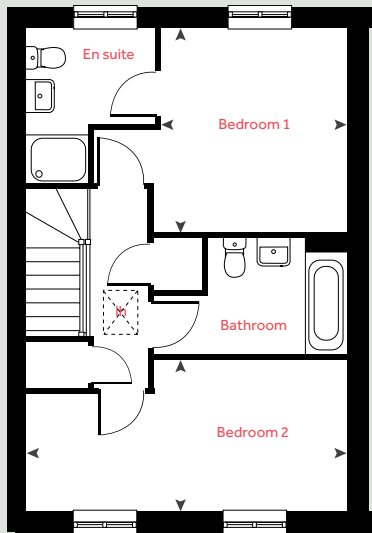
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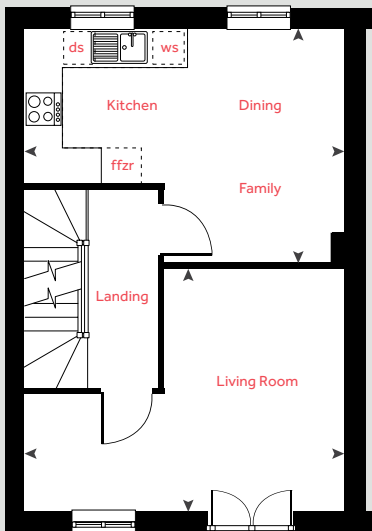
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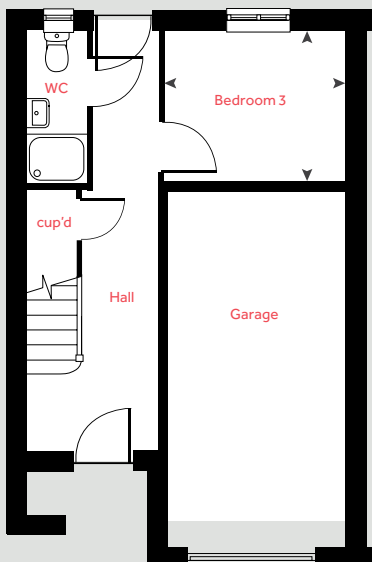
Second floor



First floor



Ground floor



The Bloomfield

3 bedroom home

Ground floor

Bedroom 3

3.06m x 2.56m

10' 0" x 8' 4"

First floor

Kitchen / family / dining area

5.37m x 3.94m

17' 7" x 12' 11"

Living room

5.37m x 4.10m

17' 7" x 13' 5"

Second floor

Bedroom 1

3.44 x 3.15m

11' 3" x 10' 4"

Bedroom 2

5.37m x 2.56m

17' 7" x 8' 4"

ffzr	fridge freezer space	lh	loft hatch
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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The Elmslie 3 bedroom home

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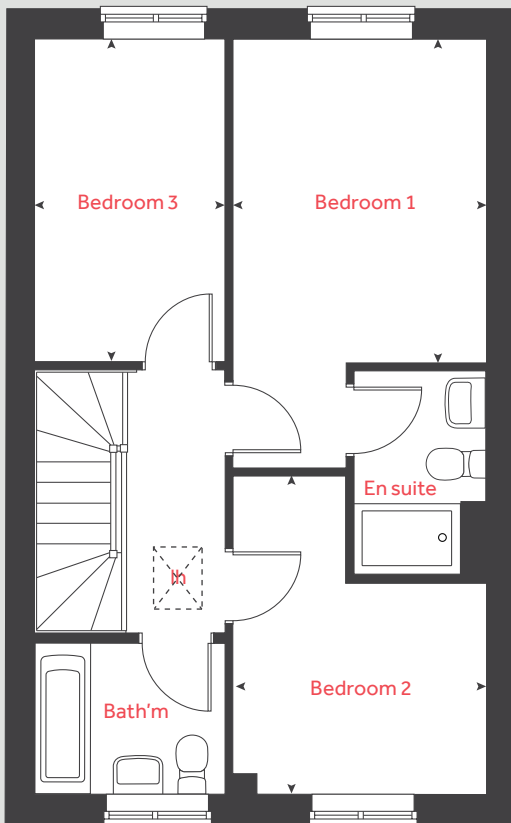
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The Elmslie

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.81m x 2.95m 15' 9" x 9' 8"

Living room

5.14m x 3.68m 16' 10" x 12' 0"

First floor

Bedroom 1

3.69 x 2.89m 12' 1" x 9' 5"

Bedroom 2

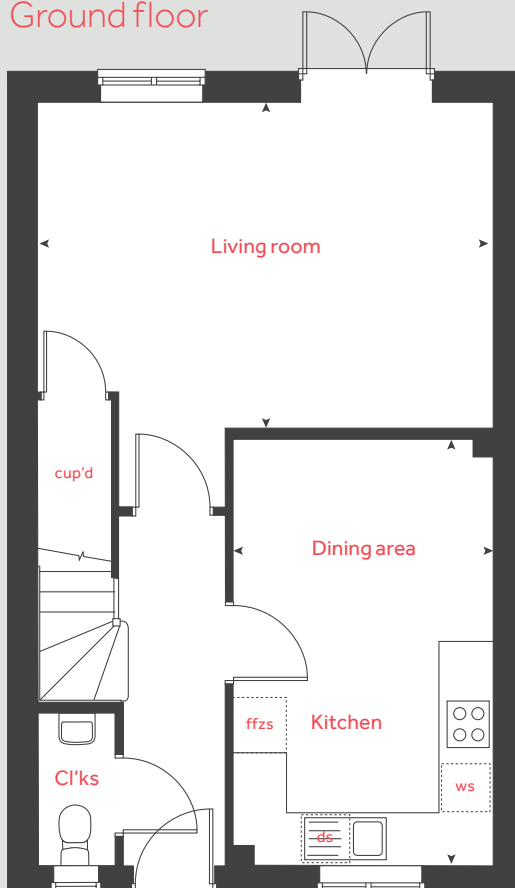
3.63m x 2.89m 11' 10" x 9' 5"

Bedroom 3

3.68m x 2.18m 12' 0" x 7' 1"

lh	loft hatch	ws	washing machine space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

Ground floor



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Specification

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Specification

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Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	3 bedroom The Elmslie The Mountford The Bloomfield	4 bedroom The Mlyne The Goodridge
Kitchen		
Symphony Konzept range kitchen with laminate worktop	■ ■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■ ■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■ ■ ■	
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood.		■ ■
White pendant light holder	■ ■ ■	■ ■
Fridge/ freezer space	■ ■ ■	■ ■
Space for integrated dishwasher with plumbing and electrics	■ ■ ■	■ ■
Space for washing machine with plumbing and electrics in kitchen	■ ■ ■	■
Space for washing machine with plumbing and electrics in utility		■
Bathroom, en suite(s)		
Contemporary white sanitaryware	■ ■ ■	■ ■
Close coupled WC to cloakroom	■ ■ ■	■ ■
Low profile shower tray with glass enclosure in ensuite	■ ■ ■	■ ■
Handheld hair wash attachment in bathroom	■ ■ ■	■ ■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■ ■ ■	■ ■
White batten light holder	■ ■ ■	■ ■
Doors & Windows		
Front door with multi-point security locking system and security chain	■ ■ ■	■ ■
PVCu double glazing to windows	■ ■ ■	■ ■
Double glazed PVCu French doors	■ ■ ■	■ ■
Internal ladder door style pre-primed with Brass Satin finish handles	■ ■ ■	■ ■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■ ■ ■	■ ■
Other		
PV Solar Panels	■ ■ ■	■ ■
EV Charging Point	■ ■ ■	■ ■
White painted walls and smooth white ceilings	■ ■ ■	■ ■
TV point to lounge and family room (where applicable)	■ ■ ■	■ ■
Master telephone socket to lounge and study where applicable	■ ■ ■	■ ■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■ ■ ■	■ ■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■ ■ ■	■ ■
Contemporary lantern to front door and wiring only to the rear door	■ ■ ■	■ ■
Mains wired smoke detectors with battery back-up	■ ■ ■	■ ■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■ ■ ■	■ ■
Power and lighting to garage (where in curtilage of the plot)	■ ■ ■	■ ■
Enclosed fenced rear garden, and garden gate (where applicable).	■ ■ ■	■ ■
NHBC Buildmark cover	■ ■ ■	■ ■
First two years' customer service support from Linden Homes	■ ■ ■	■ ■