

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



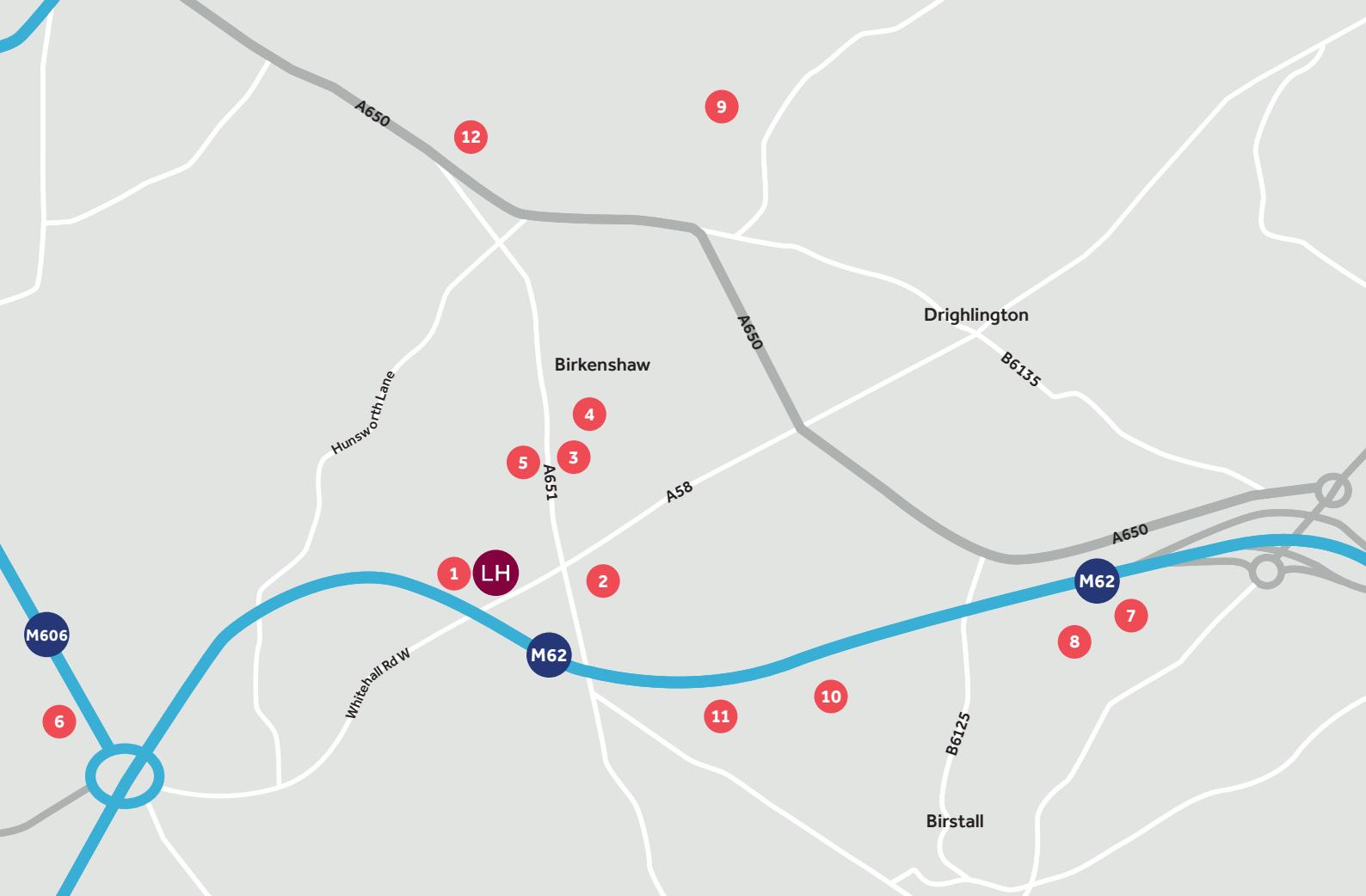
4 bedroom home
 ● The Goodridge
 ● The Mylne

3 bedroom home
 ● The Mountford
 ● The Bloomfield
 ● The Elmslie

Pre-sold homes/Shared Ownership
 ● 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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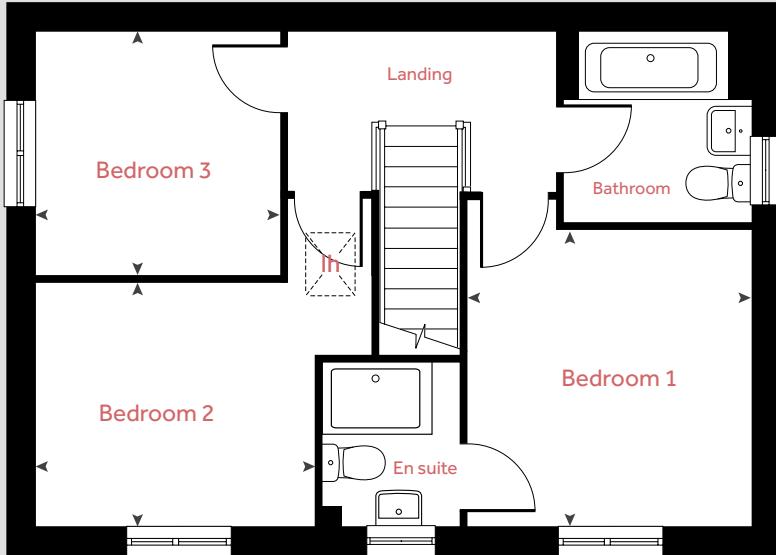
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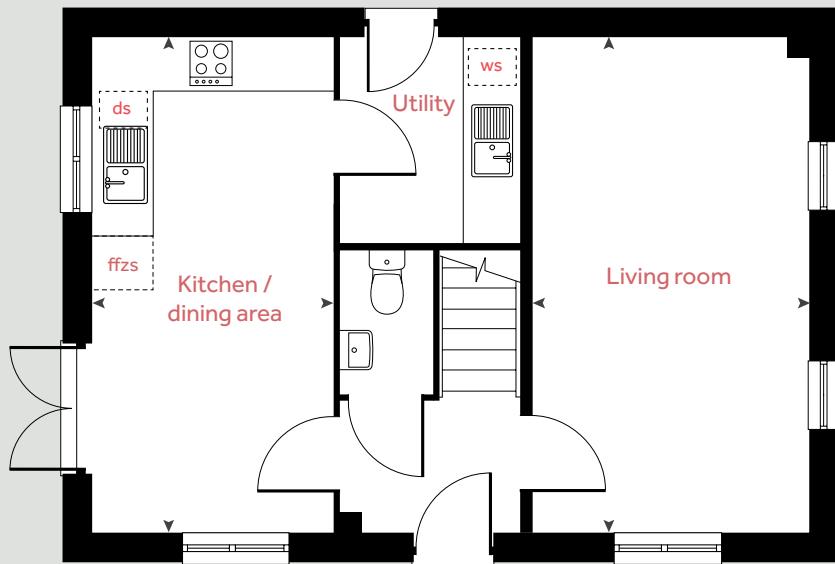
The Mountford

3 bedroom home

First floor



Ground floor



Ground floor

Living room

5.64m x 3.16m

Kitchen/dining area

5.64m x 2.74m

First floor

Bedroom 1

3.38m x 3.21m

Bedroom 2

3.16m x 2.78m

Bedroom 3

2.79m x 2.79m

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

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The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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The Mylne 4 bedroom home

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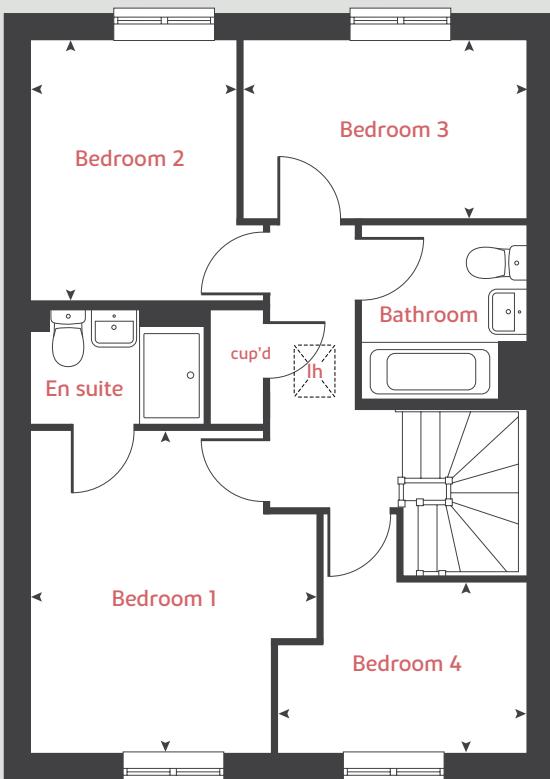
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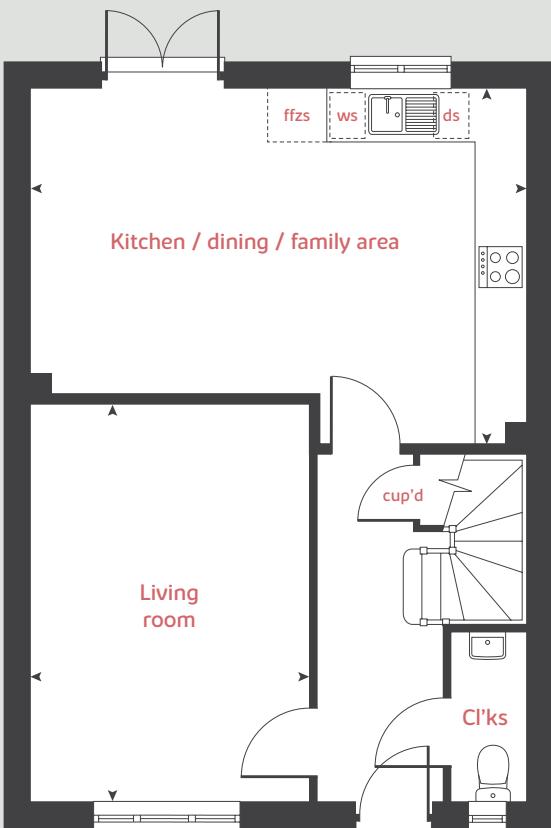
The Mylne

4 bedroom home

First floor



Ground floor



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"

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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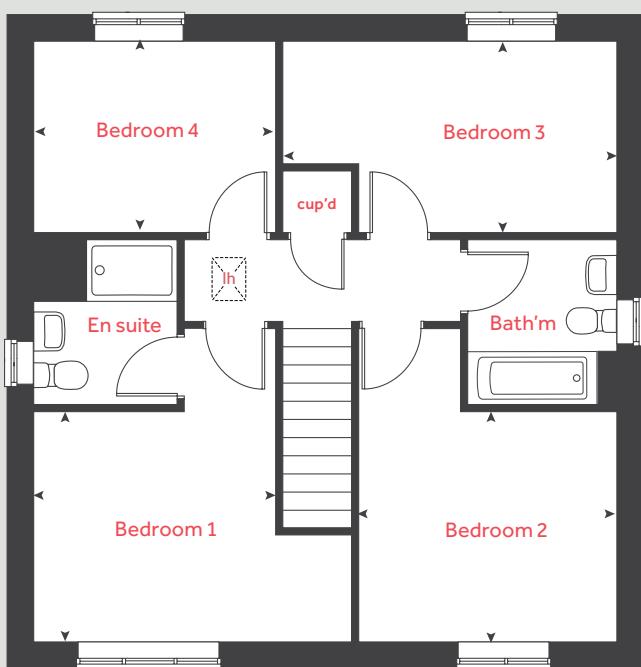
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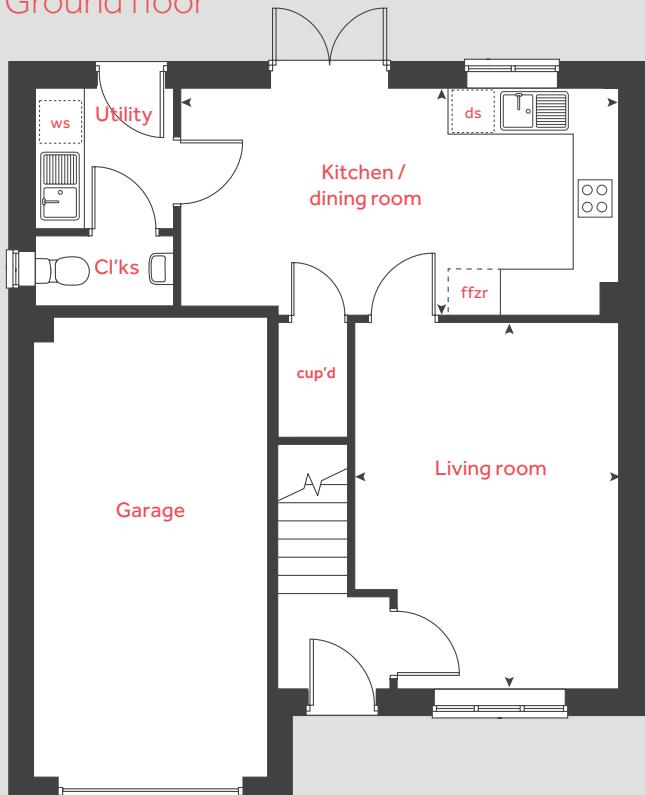
The Goodridge

4 bedroom home

First floor



Ground floor



Ground floor

Living room	15' 8" x 11' 8"
Kitchen/dining/family area	5.76m x 3.01m

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"

ffrz	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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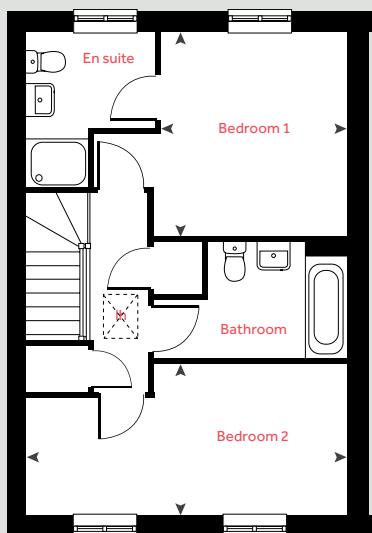
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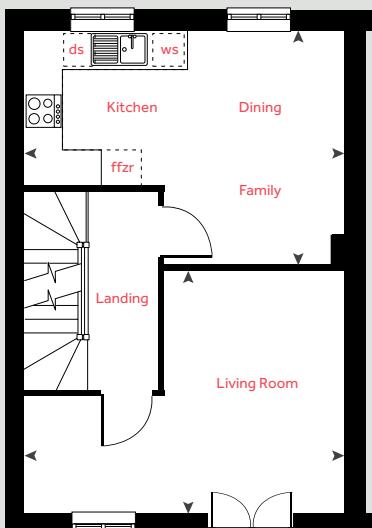
The Bloomfield

3 bedroom home

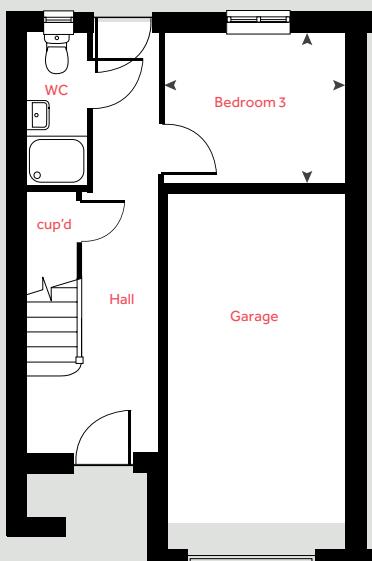
Second floor



First floor



Ground floor



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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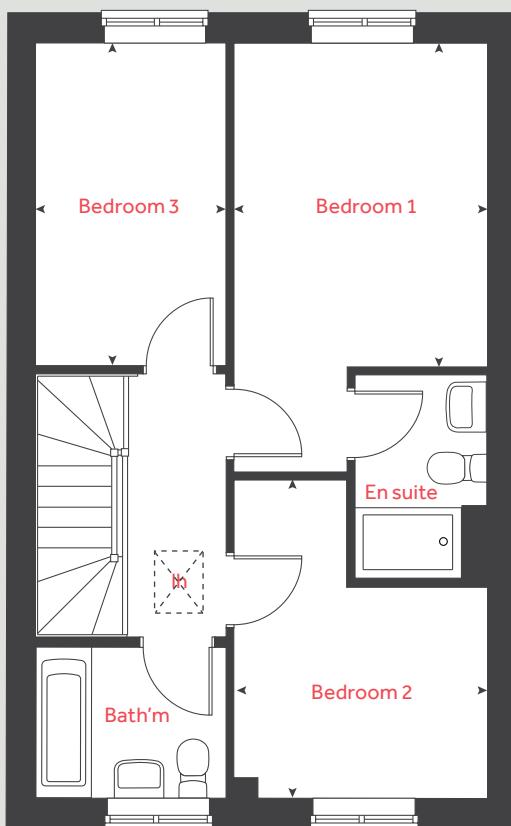
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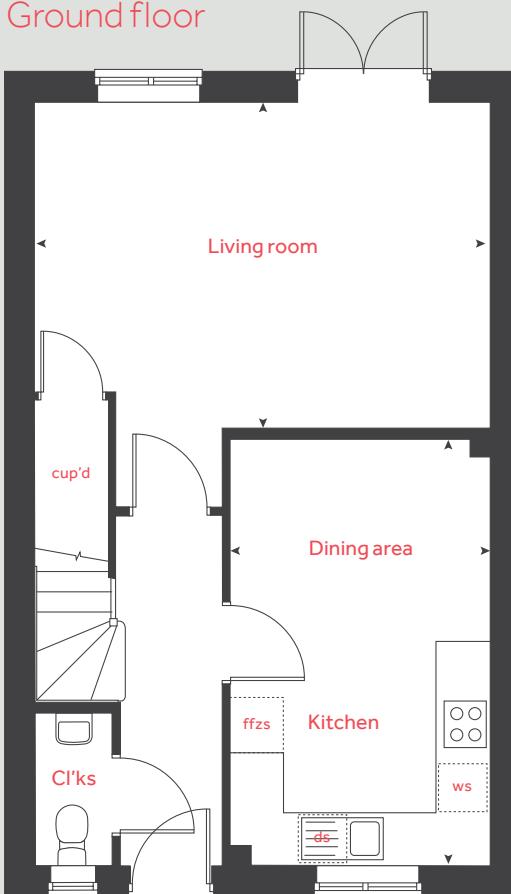
The Elmslie

3 bedroom home

First floor



Ground floor



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

3.69m 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

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Specification

We give you so much more

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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.

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3 bedroom
The Elmslie
The Mountford
The Bloomfield
4 bedroom
The Mlyne
The Goodridge

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