



# ASPEN PARK

LOCAL AMENITIES



 REDROW



Stepping into The Regent Collection  
at Aspen Park is truly like

# COMING HOME

These attractive 2, 3 and 4 bedroom homes were designed with families in mind. With every necessity on your doorstep and modern interiors disguised with beautiful Georgian inspired exteriors, you can enjoy everything the area has to offer without sacrificing on comfort or convenience. Fantastic motorway connections and a train station a pleasantly short walk away, make your commute simple by road or rail. Outstanding schools within walking distance will give your children, current or future, the best start. Wherever you are in life, these homes will be the perfect fit.

## TRANSPORT

With East Garforth Station a brief walk away, the natural beauty and bustling market towns of the Yorkshire and Humber region are open to you. Within 13 minutes you can be in the heart of Leeds, or in 21 minutes visiting historic York, with the rest of the UK mere stops away. Excellent motorway links make travel to nearby towns trivial, with Castleford's Roman settlement just 6 miles away, Leeds's shops and theatres 9 miles away and country town York 19, giving you multiple options for an enjoyable trip with family and friends. Going further afield, the M1 is a mere 5-minute drive away with the M62 reachable in 12 minutes, giving you a direct road link to Liverpool, Hull, London, and anywhere in-between.

Whether for family holidays, or regular business trips, the Leeds Bradford Airport is just 17 miles away from home. From Alicante to Venice or elsewhere in Europe and beyond, the start of your trip will be as simple as you could wish.

## SHOPPING

Garforth Main Street boasts interesting shops throughout the year, plus an annual Christmas market. For a wider selection of goods outside the city, Crossgates Shopping Centre is reachable by train or car giving you maximum choice with minimum fuss.

Leeds itself is filled with quirky boutiques and big-name stores. From the beautifully maintained arcades of the Victoria Quarter, to the independent retailers within the culturally-iconic Corn Exchange, or the modern million sq ft Trinity Leeds shopping centre. World class shopping will be available from your doorstep.

## DINING

Pay-day treat or family dinner, you'll be spoilt for choice without leaving the village. A ten-minute walk will get you to over ten places to eat and drink, with highly rated gastropubs The Podger, Lord Gascoigne and The Briggate Wetherspoons being the closest. If you're in the mood for something more adventurous, you'll find Saffron and Aagrah serving Indian and Pakistani food, La Belle Vita dishing up Italian classics, and Miller & Carter providing perfectly-cooked steaks. Leeds and York also offer thousands of unique dining experiences.

## SPORT AND LEISURE

Garforth Squash and Leisure Centre will be right next door, offering activities such as squash, badminton and a gym, with classes such as Studio Cycling, Kettlebells and Legs Bum Tums. Garforth Golf Club sits just across the M1 for a relaxing afternoon outside. If you want to spectate instead, Leeds hosts everything from test and county cricket to rugby league at Headingley, and Championship football at Elland Road.

The city is also home to a choice of cinemas, plus a host of live entertainment including the Northern Ballet, the Grand Theatre, the West Yorkshire Playhouse and the Opera North. The famous Leeds Festival in Roundhay Park is a highlight of the musical year and most major concert tours include the First Direct Arena on their schedule.

## EDUCATION AND HEALTH CARE

Whether you have children now or are planning for the future, you'll be pleased to hear Roundwood is perfectly placed for children of all ages. Ninelands Primary is close enough for even little legs to walk, and highly rated by Ofsted as 'good with outstanding features'. St Benedict's Catholic Primary offers an alternative close by.

For older students, Garforth Academy is within walking distance and is one of the highest performing and most successful schools in the north of England. Rated 'outstanding' in all areas by Ofsted.

## AMENITIES

All daily essentials are covered with a One Stop convenience store, Tesco superstore, Sainsbury's and Co-op all within the village.

Hazelwood Avenue Surgery is available for registration and is a minute's drive away, with Garforth Medical Centre or Moorfield House Surgery providing alternatives. Garforth Dental is four minutes away by car.



NINELANDS LANE, LEEDS, WEST YORKSHIRE LS25 1LN

01132 234 316

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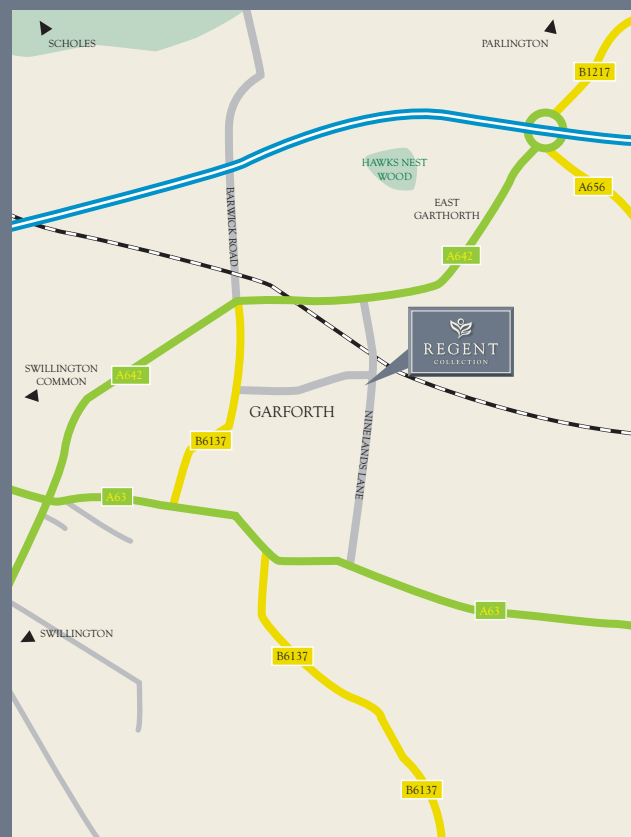
### Directions

#### From the M1 Junction 46

Exit the M1 at junction 46 and take the A6120/A63 exit to Leeds (East)/Leeds Airport/Selby. After 1 mile take the second exit to stay on the A63, and after 1.2 miles turn left onto Ninelands Lane. Continue for 800m and Aspen Park will be on your right.

#### From the M62 Junction 30

Exit the M62 at junction 30, taking the A642/Wakefield Road exit to Garforth. After 1.2 miles take the first exit at the roundabout to Leeds Road/A639. After 500m take the third exit on the roundabout to Calverley Road/A642. Continue for 3.3 miles to the roundabout, taking the third exit onto Selby Road/A63. After 1.2 miles turn left onto Ninelands Lane. Aspen Park will be on your right after 500m.



Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA & National Rail. May '18.



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\* 'Explore Finishing Touches' feature only available on selected developments and properties.

 **REDROW**  
A BETTER WAY TO LIVE





# ASPEN PARK

SPECIFICATION





Quality is never an accident;  
it is always the result  
of high intention, sincere  
effort, intelligent direction  
and skilful execution; it  
represents the wise choice  
of many alternatives



## Interior Features

**Walls** Dulux Almond White emulsion paint finish.

**Internal Doors** Cambridge 2 panel smooth.

### Internal Door Furniture

Carlisle Brass ZIN003, ZIN112, ZIN116 polished or satin chrome finish.

**Architrave** Torus profile MDF in satin white paint finish.  
69 x 14.5mm ground floor & 58 x 14.5mm first floor.

### Skirting boards

Torus profile MDF in satin white paint finish to match architrave.  
194 x 14.5mm ground floor & 119 x 14.5mm first floor.

### Staircase

Square plain spindles with square newels in satin white paint finish complete with light ash hardwood, or similar, handrail and newel caps with ball finished in clear varnish/lacquer.

### Ceilings

Flat skim finish with Dulux white emulsion paint decoration.

**Loft Access** Pre formed loft access.

**Woodwork** Dulux satinwood in white.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler to be fitted. Dual zone heating. Compensator programmer to be installed in order to increase the operating efficiency of the heating system.

**Radiators** Myson round top radiators.

**Fireplaces & Fires** Spur only to be provided in the lounge for future installation by others.

### Phone Point

Schneider fittings, finish to match electrical accessories in room (NB first point will be std BT box). Positions as indicated on drawings.

### TV Point

Schneider fittings, finish to match electrical accessories in room. Positions as indicated on drawings. Cabling to be provided to loft space for occupiers' future provision of aerial.

### Electrical Sockets / Switch Plates

Schneider white electrical switch and socket plates throughout.

### Consumer Unit

Split load RCD consumer unit by Legrand to be semi recessed. Please refer to drawing for location.

**Smoke Detectors** Mains operated with battery back-up.

**Ventilation** Envirovent intermittent fans as indicated on house plans.

## Kitchen & Utility Features

### Kitchen Styles

Moore's Kitchens. A range of quality kitchen styles available. Please see My Redrow or Sales Consultant for further details.

### Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback black glass or stainless steel.

### LED lights

To underside of kitchen wall units as shown on kitchen layout.

### Downlights

Please see Sales Consultant for further details.

### Upstand

100mm high matching upstand to match worktops.

### Sink

**Kitchen** Stainless steel one and a half bowl sink, with Monza chrome tap.

**Utility** (Where applicable) stainless steel single bowl with chrome mixer tap.

### Appliances

AEG Gas hob 60cm or 90cm (depending on house type)

AEG Double oven

Electrolux 60cm chimney style extract

Zanussi fridge freezer

## Bathroom & Cloakroom Features

**Bathroom, En-suite & Cloakroom Styles** Ideal Standard.

### Bath

Tempo Bath 700 wide by 1700mm long.

### Shower

Mira Coda Ev.

**Tray** Ideal Standard Simplicity.

**Shower Screen** Ideal Standard Connect radius bath screen to be fitted above the bath only where there is no shower enclosure within the bathroom.

### Sanitaryware

Ideal Standard in white finish.

**Bathroom & En-suite Basin** Sphere basin with 1 tap hole, semi pedestal & slotted click plug waste.

**WC** Concept close coupled back to wall pan with Arc dual flush cistern.

**Cloakroom Basin** Sphere basin with chrome tap or Concept Arc Corner basin (please refer to drawing to confirm basin design).

All have click plug waste.

**Bath Panel** Unilux front bath panel.

### Brassware

**Sink** Ideal Standard Tempo monoblock tap with single lever control complete with click plug waste.

**Bath** Ideal Standard Tempo single lever bath filler complete with click plug waste.

**Shower over Bath** Shower valve and screen to be provided above the bath where there is no separate shower enclosure within the bathroom. Thermostatic shower valve above bath including bath screen.

### Wall Tiles

To bathroom, wetroom, cloakroom and en-suite. Tiles to be HR Johnson as indicated on drawings. Please see My Redrow or Sales Consultant for more details.

**Towel Warmer** Chrome effect to bathroom and en-suite.

**Shaver Socket** One socket per house located in the bathroom.

**MOORES**  
FURNITURE GROUP

**AEG**

**GOODING**

*Ideal  
Standard*

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details and for optional upgrade options. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification and optional upgrades available on your chosen plot.





## Exterior Features

### External Lights

**Front** Low Energy lantern to front entrance with solar sensor.

**Door Bell** Chrome effect bell push with transformer.

### Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

### Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

### Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and bathroom windows. French windows to be fitted where indicated on drawings.

### External Doors

**Front** GRP door with patterned glass.

Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Please refer to the External Finishing Schedule to confirm the external finish selected for each property.

Door complete with lever handle furniture, sleeved letterplate, viewer and door chain.

**Rear** Steel door with patterned glass. Style of door to be D06

pattern, finished internally and externally in white. Frame to be uPVC.

**Security** Multi point locking system to front and rear doors of house.

### House Numeral

House number to front of property on numeral plaque to match the colour of the front door, except when white then numeral to be black.

### Garage

**Door**

Ilkley style steel up and over with window panels to top finish to match front door colour.

**Power**

**Detached** To garage for light and power.

**Integral** Double socket point and lighting pendant.

**Paving** Pressed concrete flags as indicated on drawing.

**Driveway** Please refer to drawing for driveway finish.

### External Fencing

**Rear** Vertical boarding 1.8m high.

**Sides** Post and rail.

### Turfing

**Front** Good standard turfing to front garden.

Refer to layout for landscaping details.

**Rear** Topsoil in accord with NHBC requirements.



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