



H O L R O Y D
H O M E S

External Specification

Feel assured that every home at Broad Lane Farm will be finished to the highest standard using only the best, high quality materials throughout. Our attention to detail in both the design and construction means this is no ordinary new build, it's your home and one you can be truly proud of.

Upper Croft

- Tumbled and dyed natural stone walls with natural stone headers, sills, jambs and mullions.
- Marley Eternit Edgemere Riven roofing tiles.
- Contemporary anthracite grey woodgrain uPVC windows and doors with satin chrome ironmongery.
- Anthracite grey sectional garage doors (automation available).
- Black uPVC guttering and downpipes.
- Brushed stainless steel exterior lighting.
- Tumbled block paving to house driveways.
- Hit and miss privacy fencing to gardens.
- Turfed rear gardens.
- Sandstone effect riven paving to paths and patio.
- Low level hedging to front gardens.
- Native feature trees to front and rear gardens.

The Farmhouses

- Original stonework to be reused and pointed in natural lime mortar.
- Reconstituted sandstone roofing slates.
- Black cast aluminium guttering and downpipes.
- Vertical boarded oak entrance door with satin chrome ironmongery.
- Hardwood timber windows painted in heritage off white with satin chrome ironmongery.
- Brushed stainless steel exterior lighting.
- Resin bound sandstone gravel to private access drive.
- Tumbled block paving to house driveways.
- Drystone walling and hit and miss privacy fencing to boundaries.
- Turfed rear gardens.
- Sandstone effect riven paving to paths and patio.
- Native feature trees to front and rear gardens.

The Studio
14 Park Drive (rear of)
Huddersfield HD1 4EB

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Internal Specification

Kitchen

- Stunning contemporary Siematic kitchens incorporating soft close drawer system.
- Solid quartz worktops and upstands.
- Neff 4 zone induction hob and extractor.
- Neff integrated stainless steel multifunction oven.
- Neff built-in combination microwave oven.
- Zanussi integrated fridge freezer and dishwasher.
- Integrated under counter wine cooler.
- Under unit LED lighting.

Bathrooms and WC

- High quality, cutting edge NU sanitaryware throughout supplied by the local experts; Easy Bathrooms.
- Contemporary NOVA freestanding bath with floor standing chrome mixer tap (plot dependant).
- CARA illuminated demister LED mirror to house bathroom.
- Striking grey metallic heated towel rails to house bathroom and ensuite.
- The latest luxury porcelain tiles to walls (half height as standard) and floors.
- Walk-in shower units (plot dependant) featuring chrome TORINO thermostatic overhead shower.

Heating & Electrics

- High efficiency gas fired boiler and central heating throughout.
- Thermally efficient, mains pressure high capacity hot water cylinder.
- Television cabling and sockets to all bedrooms, kitchen and lounge.
- CAT 6 cabling throughout allowing for seamless data distribution.
- Security alarm, mains smoke and carbon monoxide detectors and wired front door bell all as standard.
- Satin chrome socket and switch covers throughout (white plastic socket covers to bedrooms).
- All downlights in brushed chrome.

Finishes & Fittings

- Contemporary ash staircase with glass balustrading.
- Stylish white oak veneered internal doors with satin chrome ironmongery.
- Quality carpets to all stairs, lounge and bedrooms.
- Engineered timber flooring to entrance halls.
- Stylish porcelain floor tiles to family kitchens.
- Heritage off-white emulsion to all internal walls.

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Siematic

Warranty

All homes come with LABC 10 year structural warranty as standard for complete piece of mind.



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Customisation & Upgrades

We want your home to be just right and a true reflection of you and your family. We'd therefore love you to get involved and put your unique stamp on things.

We offer the following customisations as standard with all our homes*:

- Wall tiles
- Floor tiles
- Carpet colour
- Kitchen colour and choice of worktop
- Internal doors
- Engineered wood flooring (where included)

We also offer a number of upgrades to tailor your home to your exact requirements**:

- Automation and remote control of garage doors
- Bifolding doors off kitchen in lieu of patio doors
- Blinds to bifold doors
- Fitted wardrobes
- Balanced flue gas fire to lounge
- Fully tiled bathroom
- Additional integrated appliances to kitchen
- Bulkhead extractor fan to kitchen

For further information please contact Wm Sykes to find out how we can assist in making your dream home a reality.

*build stage dependant

**build stage dependant and subject to additional cost

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