

SCHOLARS WAY
School Lane Colton
Leeds LS15



Towngate Homes Ltd



Photographs of the developments

SCHOLARS WAY School Lane Colton Leeds

Scholars Way is a small, select development of 5 family homes, located on the fringe of the village of Colton, overlooking green belt countryside and yet only 2 minutes from Junction 46 of the M1.

Set in generous plots with landscaped garden areas and quality sett paving to the driveways, each property comprises a minimum of 4 bedrooms, 3 en-suite bathrooms/shower rooms, plus play room and family room (or bedrooms 5 & 6), spacious reception room, sun lounge, double garage with twin electrically operated garage doors and fully fitted luxury kitchen with quality appliances and granite worktops.

Allowances for kitchen, bathrooms, tiles, fireplace, and wardrobes ensure homes are tailor-made to individual customer requirements.



Towngate Homes Ltd



Plot 4 School Lane



Plot 4 School Lane



View across green belt

SCHOLARS WAY School Lane Colton

PLOT 1

4/5 bedroomed property with kitchen/dining room, family room, playroom/bed 6, sun room and double garage.

PLOT 2

4/5 bedroomed property with kitchen/dining room, family room, playroom/bed 6, sun room and double garage.

PLOT 3

4/5 bedroomed property with kitchen/dining room, family room, sun room, playroom/bed 6 and double garage.

PLOT 4

4/5 bedroomed property with kitchen/dining room, family room, playroom/bed 6, sun room, and double garage.

PLOT 5

4/5 bedroomed property with kitchen/dining room, family room, playroom/bed 6, sun room and double garage.





Scholars Way - Show Home

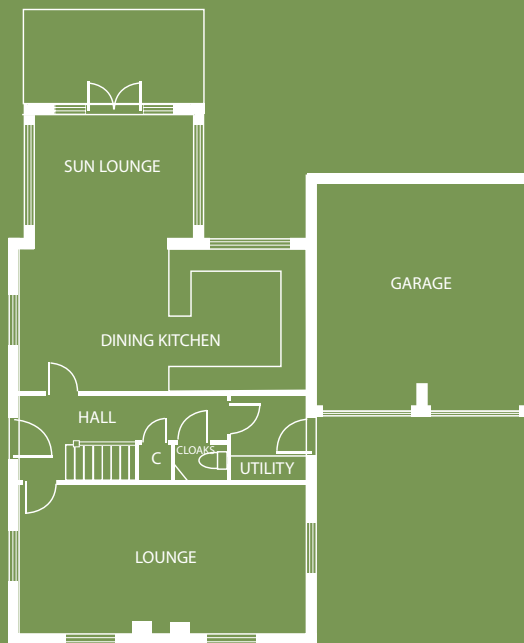
SCHOLARS WAY - PLOT 1

A good sized plot with a part walled garden backing on to the adjacent school playing field. A feature patio is to be laid outside the sun lounge. The rear boundary will be walled or fenced to give complete privacy. A 6 foot high fence separates Plot 1 from Plot 2.

The lounge enjoys long distance views and the front elevation is screened with boundary walls, pillars with stone caps and wrought ironwork.



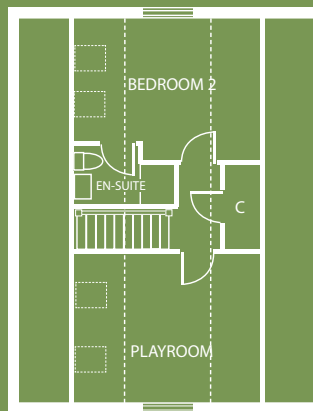
Plot 1 front elevation



Ground Floor



First Floor



Second Floor

Ground Floor

Lounge	7250mm x 3600mm	23'9" x 11'10"
Sun Lounge	4000mm x 3000mm	13'1" x 9'10"
Dining / Kitchen	7250mm x 3550mm	23'9" x 11'7"
Utility Room	2100mm x 1700mm	6'11" x 5'7"
Cloaks	1600mm x 900mm	5'3" x 3'0"
Garage	5500mm x 5425mm	18'1" x 17'10"

First Floor

Bedroom 1	4600mm x 3600mm	15'1" x 11'10"
En Suite	2200mm x 2100mm	7'3" x 6'11"
Bedroom 3	3550mm x 3800mm (max)	11'8" x 12'6"
Ensuite	2450mm (max) x 1350mm (max)	8'0" x 4'5"
Bedroom 4	3600mm x 2550mm	11'10" x 8'5"
Family Bathroom	2500mm x 2450mm (max)	8'2" x 8'0"
Family Room	5425mm (max) x 4150mm	17'10" X 13'7"

Second Floor

Play room	4500mm x 3600mm	14'9" x 11'10"
Bedroom 2	4500mm x 3450mm (max)	14'9" x 11'4"
En Suite	2450mm x 1350mm (max)	8'0" x 4'5"



Scholars Way - Show Home

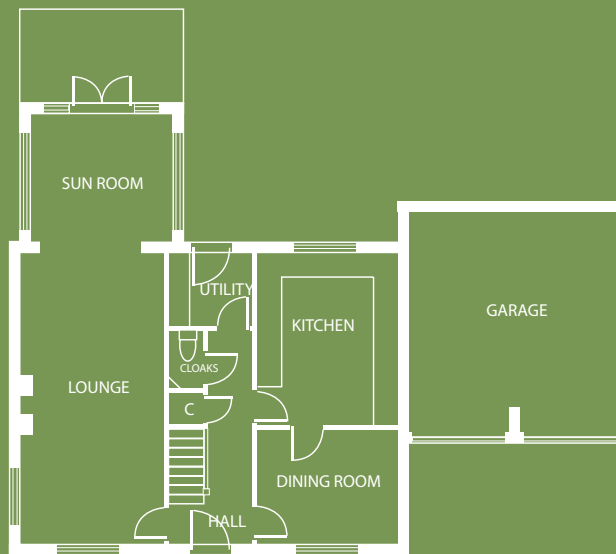
SCHOLARS WAY- PLOT 2

Plot 2 is the largest plot on the development with a most attractive part walled garden which extends to the side and rear of the property. A feature patio is to be laid outside the Sun Lounge. The rear boundary to the school will be fenced, walled or planted as required.

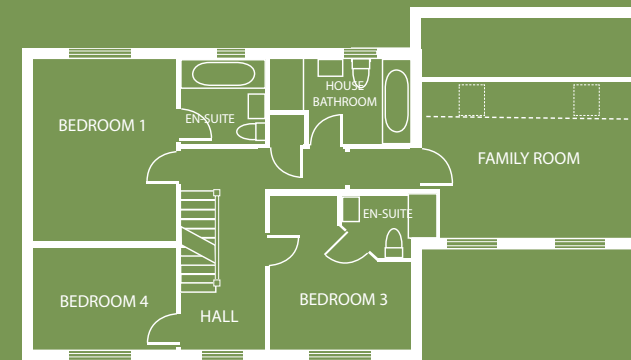
The lounge in the property enjoys long distance views between Plots 3 and 4, plus the house has a pleasant outlook over the gardens of the adjacent listed cottages. The front elevation is screened with boundary walls, pillars with stone caps and wrought ironwork. This plot has a separate Dining Room.



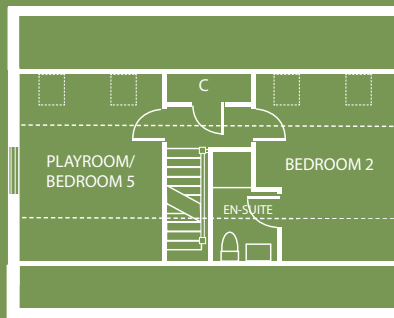
Plot 2 front elevation



Ground Floor



First Floor



Second Floor

Ground Floor

Lounge	7250mm x 3600mm	23'9" x 11'10"
Sun Lounge	3450mm x 3000mm	11'4" x 9'10"
Dining Room	3550mm x 3150mm	11'7" x 10'4"
Kitchen	4000mm x 3550mm	13'1" x 11'7"
Utility Room	2100mm x 1700mm	6'11" x 5'7"
Cloaks	1600mm x 900mm	5'3" x 3'0"
Garage	5500mm x 5425mm	18'1" x 17'10"

First Floor

Bedroom 1	4600mm x 3600mm	15'1" x 11'10"
En Suite	2100mm x 2050mm	6'11" x 6'9"
Bedroom 3	3550mm x 3800mm (max)	11'8" x 12'6"
En suite	2350mm (max) x 1600mm (max)	7'8" x 5'3"
Bedroom 4	3600mm x 2550mm	11'10" x 8'5"
Family Bathroom	3550mm (max) x 2050mm (max)	8'0" x 6'9"
Family Room	5425mm (max) x 4150mm	17'10" x 13'7"

Second Floor

Play room	4500mm x 3600mm	14'9" x 11'10"
Bedroom 2	4500mm x 3450mm (max)	14'9" x 11'4"
En Suite	2450mm x 1350mm (max)	8'0" x 4'5"



Scholars Way - Show Home

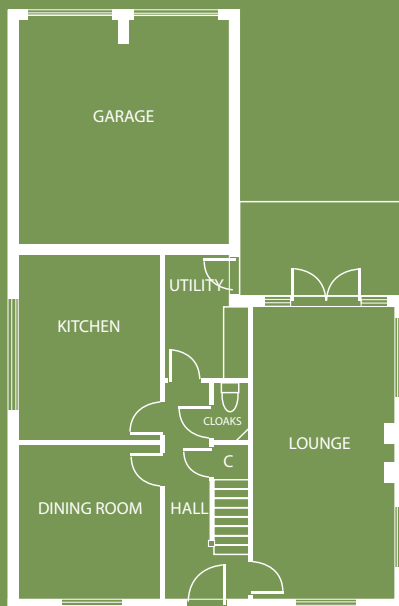
SCHOLARS WAY - PLOT 3

Enjoying long distance south facing views over green belt, this plot has a good sized garden looking over the adjacent cottage gardens, plus it has a practical back garden overlooked by the kitchen.

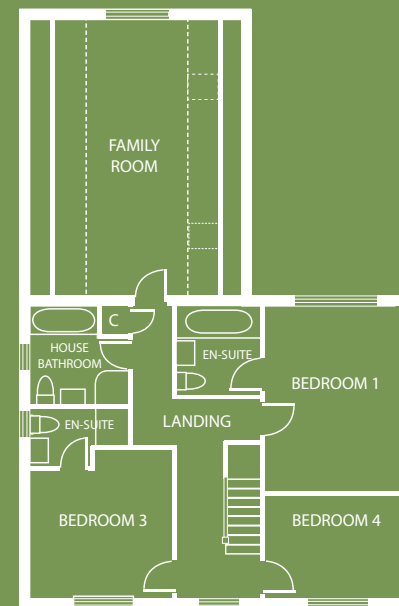
The property is accessed via a gated wall with feature brick pillars. The front elevation on Colton Road is screened with boundary walls, pillars with stone caps and wrought iron work. This will ensure that long distances views are enjoyed from the property whilst privacy and security is maintained from the road. This plot also has a separate Dining Room.



Plot 3 front elevation



Ground Floor



First Floor

Ground Floor

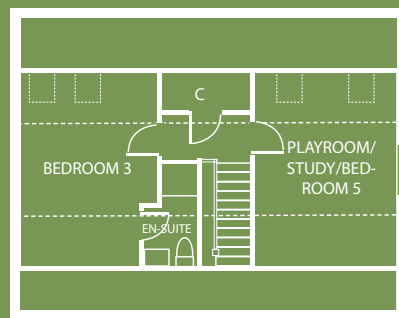
Lounge	7250mm x 3600mm	23'9" x 11'10"
Dining Room	3850mm x 3550mm	12'7" x 11'7"
Kitchen	4575mm x 3550mm	15'0" x 11'7"
Utility Room	2975mm x 2100mm (max)	9'9" x 6'11"
Cloaks	1600mm x 900mm	5'3" x 3'0"
Garage	5500mm x 5425mm	18'1" x 17'10"

First Floor

Bedroom 1	4600mm x 3600mm	15'1" x 11'10"
En Suite	2200mm x 2100mm	7'3" x 6'11"
Bedroom 3	3550mm x 3800mm (max)	11'8" x 12'6"
Ensuite	2450mm (max) x 1350mm (max)	8'0" x 4'5"
Bedroom 4	3600mm x 2550mm	11'10" x 8'
Family Bathroom	2500mm x 2450mm (max)	8'2" x 8'0"
Family Room	6775mm x 4300mm	22'3" x 14'2"

Second Floor

Play room	4500mm x 3600mm	14'9" x 11'10"
Bedroom 2	4500mm x 3500mm (max)	14'9" x 11'4"
En Suite	2450mm x 1350mm (max)	8'0" x 4'5"



Second Floor



Previous Towngate Homes developments

SCHOLARS WAY - PLOT 4 [\(Show Home\)](#)

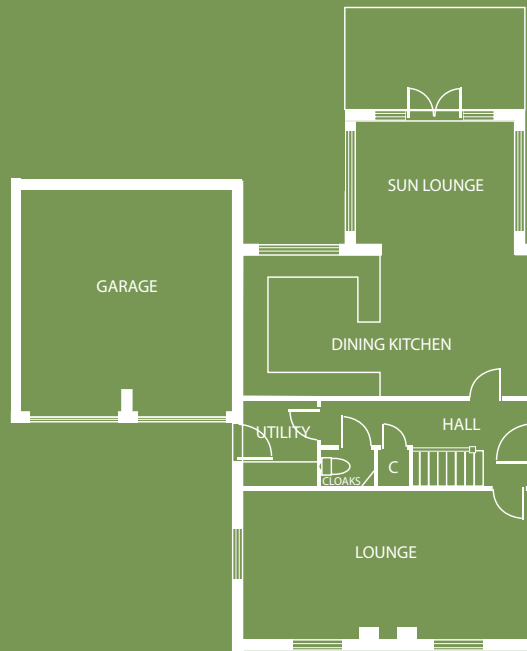
Also enjoying long distance south facing views, this plot has attractive gardens, which include 'morning' and 'afternoon' patios outside the sun lounge and under the tree situated in the south west corner of the garden.

This plot has its own private gated entrance. Similar treatment to the frontage of Plot 3, with brickwork walls, piers with stone caps and wrought ironwork, compliments an impressive front elevation to the plot.

The private drive is fitted with timber gates that can be electrically operated.



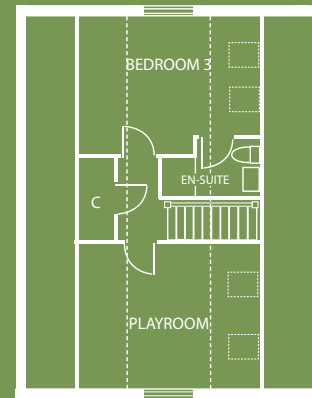
Plot 4 front elevation



Ground Floor



First Floor



Second Floor

Ground Floor

Lounge	7250mm x 3600mm	23'9" x 11'10"
Sun Lounge	4000mm x 3000mm	13'1" x 9'10"
Dining Kitchen	7250mm x 3550mm	23'9" x 11'7"
Utility Room	2100mm x 1700mm	6'11" x 5'7"
Cloaks	1600mm x 900mm	5'3" x 3'0"
Garage	5500mm x 5425mm	18'1" x 17'10"

First Floor

Bedroom 1	4600mm x 3600mm	15'1" x 11'10"
En Suite	2200mm x 2100mm	7'3" x 6'11"
Bedroom 3	3550 x 3800 (max)	11'8" x 12'6"
Ensuite	2450(max) x 1350 (max)	8'0" x 4'5"
Bedroom 4	3600mm x 2550mm	11'10" x 8'5"
Family Bathroom	2500mm x 2450mm (max)	8'2" x 8'0"
Family Room	5425mm x 4150mm	17'10" x 13'7"

Second Floor

Play room	4500mm x 3600mm	14'9" x 11'10"
Bedroom 2	4500mm x 3450 (max)	14'9" x 11'4"
En Suite	2450mm x 1350mm (max)	8'0" x 4'5"



Previous Towngate Homes developments

SCHOLARS WAY - PLOT 5

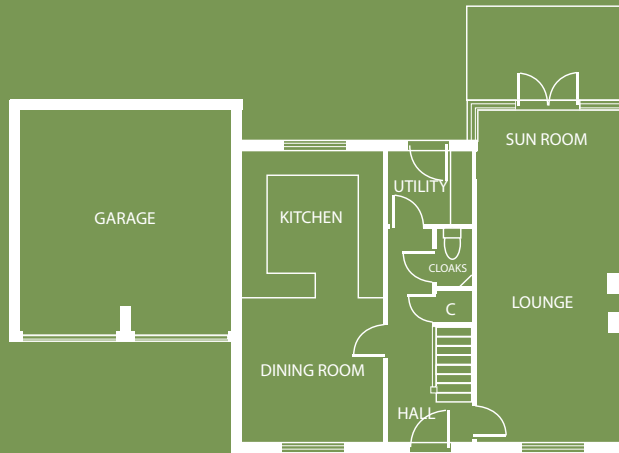
Screened from School Lane with a 6 foot high boundary wall, this plot has a large walled garden, which will benefit from year round afternoon and evening sun.

There is a most attractive outlook from the kitchen and sun lounge over the good sized rear garden with the lounge enjoying long distance views.

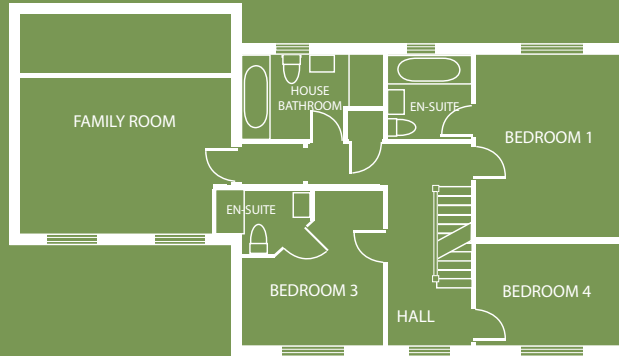
Boundary walls and fences complete the privacy and security of this plot. A feature patio is to be laid near the tree fronting School Lane.



Plot 5 front elevation



Ground Floor



First Floor



Second Floor

Ground Floor

Lounge	8600mm x 3800mm	28'3" x 12'6"
Dining Kitchen	7250mm x 3550mm	23'9" x 11'7"
Utility Room	2100mm x 1700mm (max)	6'11" x 5'7"
Cloaks	1600mm x 900mm	5'3" x 3'0"
Garage	5500mm x 5425mm	18'1" x 17'1"

First Floor

Bedroom 1	4600mm x 3600mm	15'1" x 11'10"
En Suite	2100mm x 2050mm	6'1" x 6'9"
Bedroom 3	3550mm x 3800mm (max)	11'8" x 12'6"
Ensuite	2350mm (max) x 1600mm (max)	7'8" x 5'3"
Bedroom 4	3600mm x 2550mm	11'10" x 6'9"
Family Bathroom	3550mm x 2050mm (max)	8'0" x 8'0"
Family Room	5425mm (max) x 4150mm	17'10" x 13'7"

Second Floor

Play room	4500mm x 3600mm	14'9" x 11'10"
Bedroom 2	4500mm x 3500mm (max)	14'9" x 11'4"
En Suite	2450mm x 1350mm (max)	8'0" x 4'5"



Previous Towngate Homes developments

GENERAL SPECIFICATION

All the properties will be sold with Freehold Tenure and all are covered by a Zurich Municipal 10 year warranty.

A local Authority Completion Certificate is issued in conjunction with issuance of the Zurich certificate.

External Walls

Cavity walls will be formed using Falstaff Antique range facing bricks with 'Kingspan' or similar cavity wall insulation and blockwork.

Stone heads and sills to door and window frames will be in natural stone.

Roof

Dark grey concrete roof tiles will be fitted on traditional timber roof construction or attic style roof trusses.

Rainwater Goods

Gutters and rainwater pipes will be in upvc with a black finish.

Insulation

250mm thick fibreglass insulation will be fitted to loft areas with 'Jablite' or similar insulation under the ground floor.

Windows

Pvc-u windows in a cream colour finish will be fitted with lockable gold coloured handles.

Glazing

Sealed double glazed units with 'K' glass will be fitted throughout with oak obscure glass to bathroom windows or where applicable.

External Doors

Front and rear doors will be partly glazed in softwood either painted or finished in a wood stain.

Double glazed units to doors will be in obscure glass or patterned/coloured glass, where available, may be chosen at an extra cost.

French doors where applicable will be in a matching pvc-u cream colour finish.

Heating System

Comprehensive gas fired central heating comprising condensing boiler, pressurised cylinder and panel radiators.

A radiator will be fitted to the airing cupboard.

The design is individual to each house type and system control is by room thermostat and thermostatic radiator valves.

Burglar Alarm

The standard security alarm comprises infra-red detectors, single keypad and external alarm box. This can be extended as required for additional security.

Garage Door

Wessex or similar timber effect garage doors will be fitted, finished in a colour to blend in with the external doors.

An electric door operator will be fitted to each door.

Kitchen

A PC allowance of £11,000 is included for the design and supply of the kitchen. The allowance includes a double oven, hob, extractor, dishwasher and fridge/freezer. A choice of doors, worktops and tiling is available.

Wardrobes

A PC allowance of £3,250 is included for the design, supply and fitting of wardrobes to the purchasers choice.

Internal Doors

The internal doors will be 4 panel light oak veneered doors.

Brass door furniture will be fitted as standard.

Fire and Fireplace

A PC allowance of £1,250 is included for the supply and fitting of a fire and fireplace to be chosen from any showroom.

A class 2 flue is fitted to the lounge. We can recommend suppliers if required

Sanitary-ware

The cloakroom and bathrooms will be fitted out with sanitary-ware, in a white finish with chrome tap and shower fittings.

Wall Tiling/Floor Finishes

Walls will be half tiled in the cloakroom, house bathroom and ensuite shower rooms with shower areas being fully tiled. A PC allowance of £17.50 per square metre is included for the purchase of wall tiles to bathrooms and a PC allowance of £25.00 per square metre is included for the purchase of kitchen wall tiles.

Wall tiling between the worktop and underside of wall units is included in the kitchen, with a splash-back being fitted above the utility room worktops.

Ceramic floor tiles will be fitted to the cloakroom, kitchen/breakfast room, utility and bathroom/ensuite floors. A PC sum allowance of £17.50 per square metre is included for the purchase of floor tiles.

Electrical Installation

Ample provision is made for lighting and socket outlets throughout the property with telecom and TV aerial points to the lounge, family room, dining/ kitchen and master bedroom, and shaver points provided in the bathrooms.

Decoration Work

Walls will be finished in 2 coats of matt emulsion in Imperial Cream, ceilings will be finished with 2 coats of matt white emulsion paint. Gyproc coving is fitted to the entrance hall, lounge, dining room and landing. Internal woodwork will be finished in either a cream egg-shell or gloss paint. Stair strings, newel posts, balusters and handrails will be finished with a woodstain and satin varnish. External woodwork will be finished with a cream gloss finish.

This specification has been prepared to indicate the materials and fittings proposed to be used in the construction of the dwelling and associated works.

Due to our commitment continuous improvement, and subject to availability, we reserve the right to change design, method of construction, materials and fittings included in the works from time to time.

Any PC allowances indicated are net trade prices and include any VAT payable due under Government legislation.



Fountains Abbey



Harewood House



Royal Armouries



York Minster



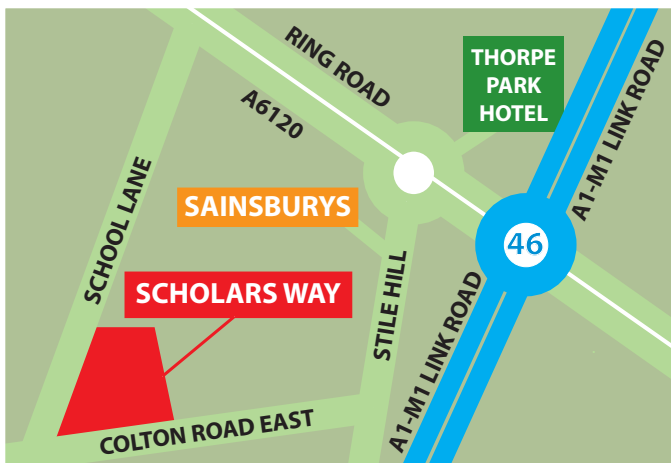
National Railway Museum

LOCAL AMENITIES

Colton is a small village on the fringe of Leeds, which still maintains its rural qualities, being situated adjacent to green belt countryside and the Temple Newsam Estate.

The site's excellent position includes being within 2 minutes drive of junction 46 of the M1, and adjacent to the Colton Retail Centre, including Sainsbury's, Next, Boots and Argos.

It is well placed to access both the cultural and entertainment amenities of the vibrant city centre of Leeds and the historic medieval City of York.



Schools

Colton Primary School
School Lane,
Colton,
Leeds.
LS15 9AL
Tel: 0113 264 7514

High Schools

Garforth Community College
Lidgett Lane,
Garforth,
Leeds.
LS25 1LJ

Temple Moor
High School Science College,
Field End Grove,
Temple Newsam,
Leeds.
LS15 0PT

Boston Spa School
Clifford Moor Road,
Boston Spa,
Wetherby.
LS23 6RW

Hotels

The Thorpe Park Hotel & Spa
1150 Century Way,
Thorpe Park,
Leeds.,
LS15 8ZB
Tel:0113 264 1000

Travelodge Leeds East Colton
Stile Hill Way,
Colton,
Leeds.

Nursery

Busy Bees Nursery
At Colton Mill,
Stile Hill Way,
Leeds.
LS15 9JB
Tel:0113 264 8617

Supermarkets

Sainsburys Supermarket
Selby Road,
Colton,
Leeds.
LS15 9JA
Tel:0113 2328151

Pharmacy

Sainsbury's Supermarket
Selby Road,
Colton,
Leeds.
LS15 9JA
Tel:0113 2328151

Boots The Chemist
Unit 1,
Colton Park,
Style Way,
Leeds.
LS15 9JB
Tel:0113 2608035

Opticians

Specsavers Opticians
10 Crossgates Centre,
Crossgates,
Leeds.
LS15 8ET

S McNicholas Opticians
20 Crossgates Centre,
Crossgates,
Leeds.,LS15 8ET

Dentists

Crossgate Dental Centre
2 Manston Lane,
Crossgates,
Leeds.
LS15 8hHZ

Cailfield
16a Station Road,
Leeds.
LS15 7JX

Golf

Garforth Golf Club
Long Lane,
Garforth,
Leeds.
LS25 2DS

Temple Newsam Golf Club
Temple Newsam Road,
Leeds.
Tel:0113 264 7362

Shopping

Victoria Quarter
Leeds.
LS1 6AZ
Tel:0113 245 5333

Corn Exchange
Call Lane,
Leeds.
LS1 7BR

Places Of Interest

Temple Newsam House
And Grounds,
Temple Newsam,
Leeds.
LS15 0AD

Harewood House
Harewood,
Leeds.
LS17 9LG

Rounday Park/ Tropical World
Canal Gardens,
Roundhay Park,
Princes Avenue,
Leeds.
LS8 2ER
Tel:0113 266 1850

West Yorkshire Playhouse
Playhouse Square,
Quarry Hill,
Leeds.
LS2 7UP
Tel:0113 213 7242

Royal Armouries
Armouries Drive,
Leeds.
LS10 1LT
Tel:0113 220 1999

National Railway Museum
Leeman Road,
York.
YO26 4XJ
Tel:01904 621261

York Minster
Dean Gate,
York.
YO1 7HH
Tel:01904 557216

SCHOLARS WAY
School Lane Colton Leeds

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