



WHITLEY WILLOWS

Tailored Luxury Living



A Ronan Development



Ronan Developments Ltd, are an award winning family run, local development company who specialise in creating bespoke properties which are as individual as their owners.

They have completed a number of similar developments in the West and South Yorkshire area and their luxurious properties are highly sought after.



The Ronan Developments Ltd name has become synonymous with design excellence, style and sophistication, making their developments the considered choice for home buyers seeking a better quality of living.

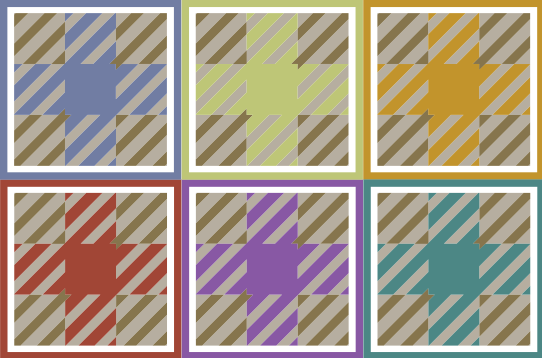


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WHITLEY WILLOWS

Tailored Luxury Living

Whitley Willows is an inspirational luxury housing development consisting of individual, architect designed, detached houses, situated within the countryside of one of West Yorkshire's prime locations. With the main routes to Manchester, Leeds and Huddersfield only minutes away, this exclusive, gated development provides a new, elegant, approach to the highest standards of living in the West Riding of Yorkshire.

Each unique, characterful dwelling is designed to fit in with the natural vernacular and mature landscape of the already partially developed site. With surrounding lawned gardens and impressive landscaping features, Whitley Willows combines bespoke craftsmanship and quality construction to create a sympathetically designed and beautifully presented place in which to live.

Location

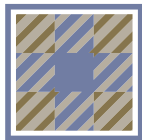
Whitley Willows nestles within the countryside surrounding Huddersfield. It is within easy access of the M1 and M62 (for Leeds 35 mins and Manchester, 50mins). It is also within easy reach of a number of prestigious golf clubs, a local cricket club, and other cultural facilities such as The Yorkshire Sculpture Park. It is within the catchment area for many highly reputable schools and private schools, such as Wakefield Girls' High School, Queen Elizabeth Grammar School in Wakefield, and Huddersfield Grammar School, amongst others.





Tailored Luxury Living

Each home is individually designed with distinctive features aimed at enhancing your lifestyle with a touch of elegance, splendour, and effortless opulence. In amongst the contemporary interiors and modern building methods and materials, Whitley Willows contains a wealth of architectural character. With picturesque countryside views, this exclusive gated community provides an ideal home for everything that goes with family life, entertaining and relaxing.



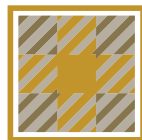
FIRTH HOUSE

Firth House has a vast private lawned garden which wraps around the property. It has an impressive facade with large full height windows.



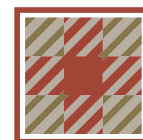
GLEDHILL

Gledhill has an impressive south facing facade, with full height windows and patio doors allowing natural daylight to flood into the stunning entrance lobby.



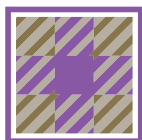
GLADSTONE

Gladstones sits within a generous lawned garden and the private driveway leads to a detached triple garage with a spacious private office, bathroom and store above.



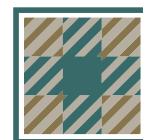
BEAUMONT HOUSE

With its classical facade to the front and bespoke oak framed garden room extending the family area to the rear, Beaumont House is perhaps the most traditional residence.



HINCHCLIFFE

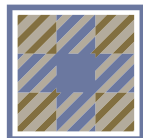
One of the larger properties on this desirable development, Hinchcliffe involves a characterful approach to modern family living.



RODS BECK VIEW

Rod's Beck boasts a generous lounge with feature fireplace and double height entrance space, with beautiful views of the Rod's Beck.





FIRTH HOUSE



Magnificent Contemporary Home

Firth House has an impressive south facing facade, with full height windows and patio doors allowing natural daylight to flood into the stunning entrance lobby, lounge, and expansive kitchen and family space. To the rear, there is a second private porched entrance into the kitchen space, that is perfectly positioned when parking on the private drive.

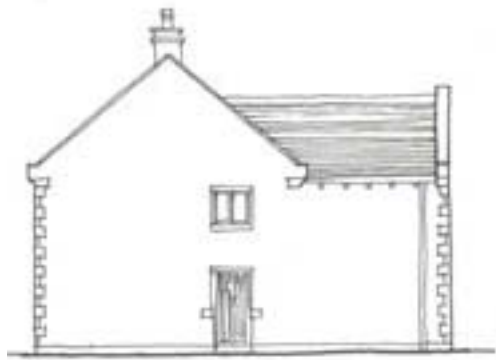
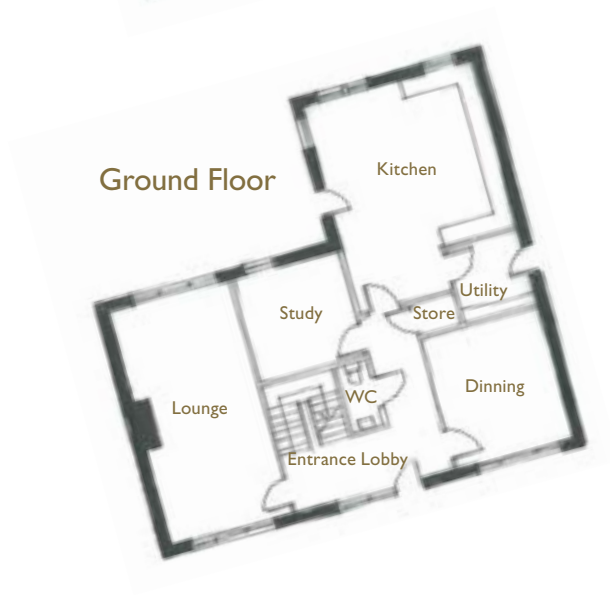
The bespoke oak stairs rise to the first floor to reveal a landing which leads to a private master bedroom (with en-suite and dressing room) and three double bedrooms, one with en-suite bathroom and dressing area.

Firth House also has a detached double garage at the end of a private gated driveway. The full height glass panels and patio doors offer views of the surrounding countryside from every aspect. With a vast lawned garden stretching to the boundary between the Whitley Willows development and the open countryside, Firth House is a magnificent contemporary home.

Features

- Impressive kitchen
- Detached garage
- Private porched entrance
- Four double Bedrooms
- Private gated driveway
- Patio area to rear
- See Specification for more details







GLEDHILL



Thoughtfully Designed

On initial approach to Gledhill you will notice the thoughtfully designed double height entrance space; an impressive welcome to the property, where light can stream in through the full height feature window.

From the entrance hall, there is direct access to the spacious living room, formal dining room, private study, and a large open plan family and kitchen area, making this a superb family home. From the ground floor entrance hall, the bespoke oak staircase lands into a generous circulation space which leads to the impressive master suite with en-suite and dressing room, and three further double bedrooms, one with en-suite bathroom.

With a detached double garage and views of the natural landscape to the rear aspect, this property embodies an elegant response to the necessities of contemporary family life.

Features

- Generous Lounge with feature fireplace
- Double height entrance space
- Separate dining room
- Four double bedrooms
- Detached double garage
- Private Patio area to the rear
- See specification for further details





First Floor



Ground Floor



Site Map



South Elevation



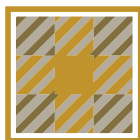
West Elevation



North Elevation



East Elevation



GLADSTONE



Modern Family Living

Gladstone sits within a wonderfully generous lawned garden and the private driveway leads to a detached triple garage with a spacious private office, bathroom and store above.

The ground floor of this characterful property features a large lounge with feature fireplace, separate formal dining room and study, utility, WC. It has a delightfully large kitchen with generous space for a large kitchen table, with an attached family room within a bespoke oak framed glazed space with direct access to the private garden. The stairs lead up to the first floor that comprises four double bedrooms, with two en-suite bathrooms, a family bathroom and two separate dressing areas. There is also has a private patio area nestled to the rear of the house, ideal for entertaining. The house is accessed by a main entrance on the traditional front facade, and by separate private access to the rear. Gladstone perfectly combines work, family life and entertaining.

Features

- Entrance through separate lobby area with storage
- Bespoke oak framed garden room to the rear (south facing)
- Four double bedrooms
- Bespoke oak staircase
- Private office above garage
- Detached triple garage
- Gated driveway
- See specification for further details





First Floor



Ground Floor



Site Map



North Elevation



East Elevation



South Elevation



West Elevation



BEAUMONT HOUSE



Luxury as standard

Beaumont House has a paddock sized lawned private garden which wraps around the property. It has an impressive facade with large full height windows which can be admired from the approach to Whitley Willows.

There is a porched entrance onto a double height entrance lobby. The impressive full height windows to the south east facade allow light to flood into the kitchen and family area, formal dining room and lounge. As well as being accessed off the entrance lobby, the generous study has a separate entrance from the outside. The first floor comprises a master bedroom with en-suite and dressing room, four further double bedrooms, (two with en-suite), a family bathroom and separate storage. There is an attached double garage off the private, gated driveway. The layout could be altered so the garage can be accessed from the house.

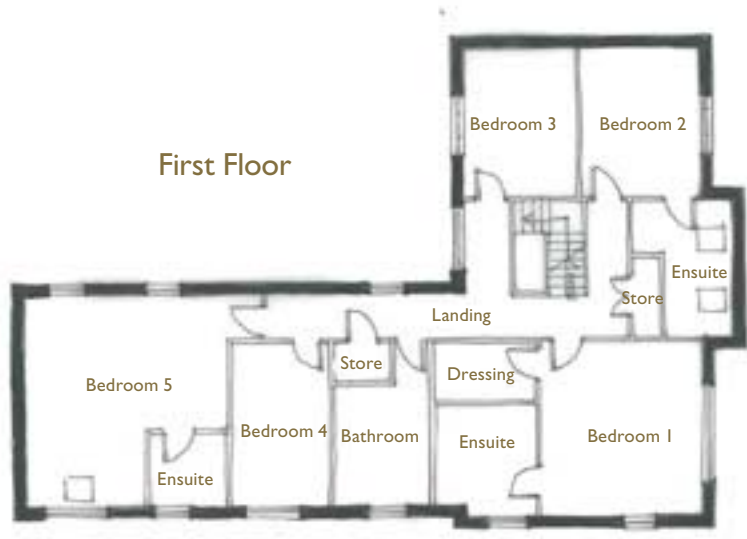
Features

- Five double bedrooms with three en-suite bathrooms
- Attached double garage
- Private, gated driveway
- Patio area to rear
- Porched entrance
- Lawned garden which stretches to Rod's Beck
- See specification for further details

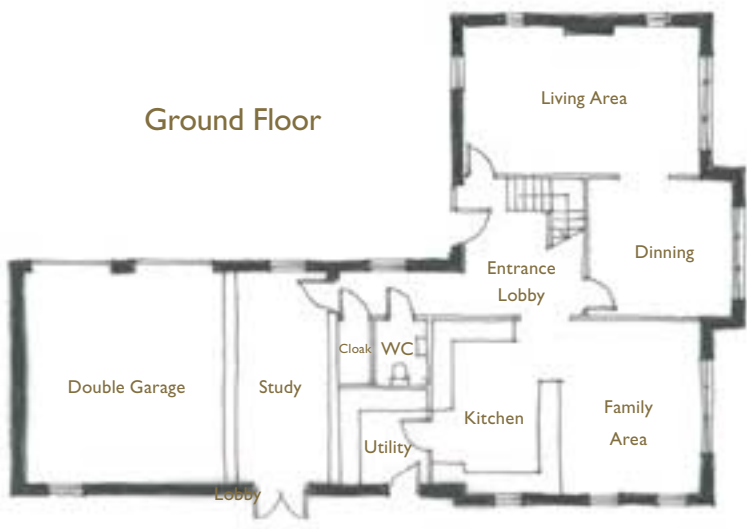




First Floor



Ground Floor



Site Map



North East Elevation



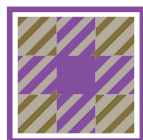
South East Elevation



South West Elevation



North West Elevation



HINCHCLIFFE



Modern Family Living

A wonderful larger property on this desirable development, Hinchcliffe enjoys a characterful approach to modern family living.

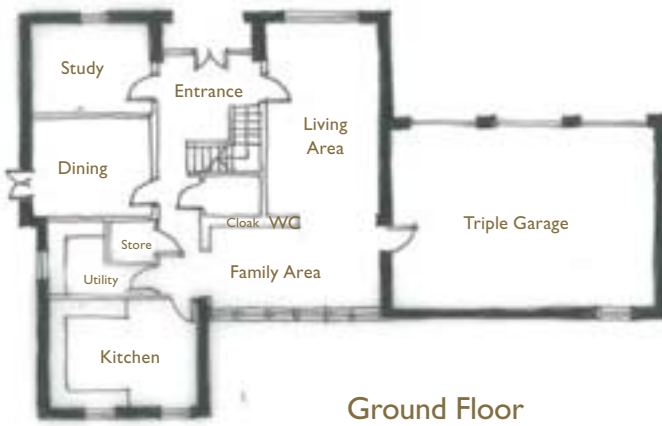
With a recessed entrance space that opens onto a stunning entrance hall, the locally crafted oak staircase weaves its way to the first floor. The ground floor comprises a generous living space that filters through into a glazed south facing, open plan family space, kitchen, formal dining room, study, utility and downstairs bathroom.

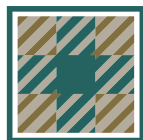
On the first floor there are two beautifully proportioned bedroom suites, both with en-suite bathrooms and dressing rooms, and three further double bedrooms; one with an en-suite bathroom, and a further family bathroom. There is a private office space with a separate entrance above the triple garage.

Features

- Five double bedrooms with three en-suites
- South facing sun room
- Attached triple garage
- Privately accessed office above garage
- Recessed entrance
- See specification for further details







RODS BECK VIEW



A Traditional Classic

With its classical facade to the front and bespoke oak framed garden room extending the family area to the rear, Rods Beck View is perhaps the most traditional residence of the six, with the accommodation spread over three floors.

On the ground floor is the formal lounge, formal dining room, a generous study to the front of the house, and a spacious kitchen with attached family space.

On the first floor is the master suite with spacious en-suite and dressing rooms. There are two further large double bedrooms on this floor with a luxurious family bathroom and useful storage off the hall. The second floor in the roof space houses a further two large bedrooms with skylights, and a shared bathroom. The detached double garage building includes a private office with a Separate entrance staircase.

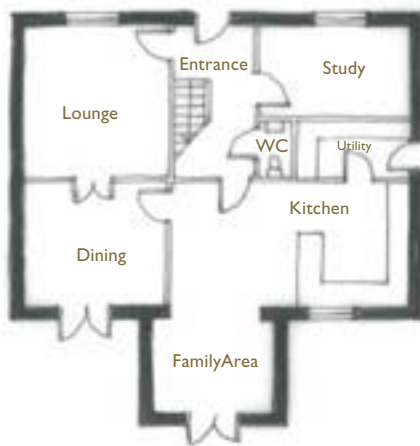
Features

- Five double bedrooms
- Detached double garage with private office above
- Bespoke oak framed garden room to the rear (south facing)
- Velux roof lights at second floor
- Private patio to rear
- See Specification for more details





First Floor



Ground Floor



Site Map



North East Elevation



North West Elevation



South West Elevation



South East Elevation



Specification

Exterior Detail

Elevational treatment

- Natural regular coursed stone walling.
- Natural slate effect roofs.
- Attractive coach lights to the front and rear doors.
- Natural ashlar stonework

External Doors

- High quality timber doors with glazed vision panel to complement the existing properties at Whitley Willows.
- Garage doors to be Hormann automatic doors.

Windows

- High quality timber double glazed windows.
- Velux roof lights (where applicable)

Car parking

- Each property has a double or triple garage with additional car parking places on a cobbled effect block paved drive.

External Finishing Touches

- Outside tap to the property, location to be finalised.
- Landscaping
- Turfed rear gardens with gravel and sleeper walkway to paved seating area.
- Natural stone flagged walkway to rear of properties.

Interior Detail

Kitchens

- Wide choice of quality kitchens with granite worktops.
- Choice of tiling splash back.
- Integrated fridge freezer.
- Integrated dishwasher.
- Under pelmet lighting.
- Range cooker.

Utility Area

- Plumbing and drainage for washing machine.
- Sink with drainer.
- Choice of tiling.
- Granite worktops

Bathrooms and WC

(also see individual layouts)

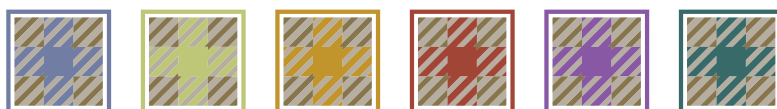
- Wide choice of quality sanitary ware.
- Extensive choice of tiles from with half wall tiling to bathrooms and ensuite (2.1M in shower areas).
- Cloakrooms fitted with quality wash hand basin with tiled splash back and low level flush WC.
- Thermostatic showers with high quality enclosures and low level shower trays.
- Shaver point to bathrooms.
- Bathrooms and WCs to be fitted with downlights.

Internal Doors

- Oak internal doors.

Flooring

- Choice of tiling to hallway, kitchen, W/C, family bathroom and en-suite bathrooms



Finishing Touches

Finishing Touches

Each home will have individual architectural features, including some or all of the following:

- Internal natural stone walls, exposed timber beams, columns and internal windows from circulation areas to living areas. Details of these can be obtained by speaking to the Sales Advisor.
- Natural stone window sills.
- Choice of ironmongery (contemporary satin anodized aluminium, polished brass or blackened country style).
- Architraves and skirting boards with plinth block detail finished in white gloss paint.
- Oak staircase and handrail with balustrades.
- Internal walls to be finished with three coats of warm cream emulsion paint with ceilings to be painted in classic white emulsion.

Electrical

- TV points installed to lounge, cinema room (where applicable), kitchen and all bedrooms.
- Wiring for Nuvo Grand Concerto music system.
- Telephone points to hallway, lounge and study.
- A suitable number of sockets to each room.
- Power and light to the garage.
- Energy efficient light fittings to hall and landings.
- Wiring for wall lights in lounge and dining room.

Heating

- Geothermal ground source heat pump system.
- Fully zoned underfloor heating system.
- High quality pressurized hot water system.

Security

- Intruder Alarm system.
- Smoke detectors installed in accordance Building Regulations.
- External doors to have multi lock system.
- Window locks fitted to all windows (except escape windows).
- Internal door to the garage to be 30 minutes fire rated.

Additional Packages

Accessibility Package To suit purchases requirements, for example,

- External handrails
- Internal platform lift or stair lift
- Suitable kitchen fitting and sanitary ware
- Grab rails
- Wider doors and suitable door furniture
- Additional price upon application following consultation.

Guarantees

- Architects' Certificate.

For further enquiries contact

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*This specification was correct at the time of going to press. Ronan Developments Ltd is continually reviewing and updating the specification in line with improving Building Regulations and legislation, and so reserves the right to change any detail. All specifications are subject to build stage.



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