

Heather View

Hade Edge, Holmfirth



JONES
HOMES



Live the luxury lifestyle



Luxury living is about having it all

Experience life in an abundance of luxury, set in the idyllic surroundings of the Holme Valley countryside.

Nestled in the beautiful village of Hade Edge, Heather View is an exclusive collection of luxury 3, 4 and 5 bedroom homes, all built in natural stone. Built to traditionally high standards and designed with modern living in mind, these homes provide light and airy interiors that offer plenty of space to work, play and relax in style.

Surrounded by the stunning Holme Valley countryside, Heather View benefits from a picturesque location whilst offering easy access to an extensive range of local amenities in the neighbouring town of Holmfirth.

Heather View is the perfect location to enjoy modern life in an idyllic setting.

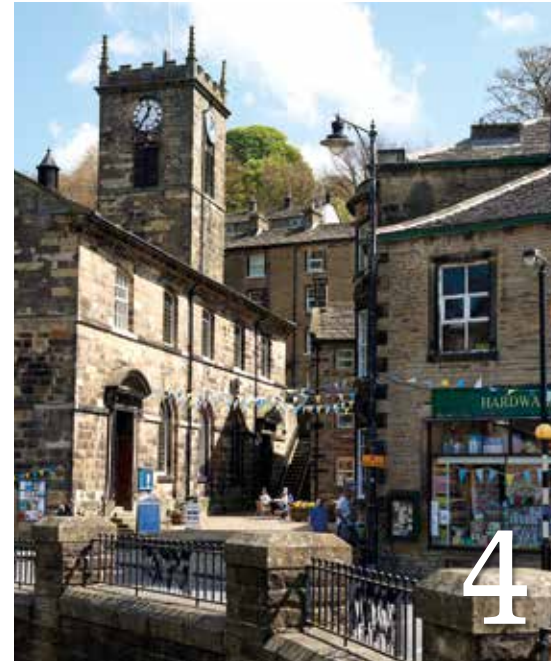
Perfecting every last detail

Each and every Jones home is highly designed and specified throughout.

You'll find a contemporary kitchen with integrated appliances, and modern bathrooms with Aqualisa showers, low profile shower trays and a choice of stunning Porcelanosa tiles.

Many more quality fixtures and fittings that you wouldn't expect are also included as standard. From the LED downlights to the polished chrome door handles, we consider every last detail to be important. And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around Heather View to help preserve and improve the natural environment.





1. Hade Edge School
2. Local walks in the surrounding area
3. Holmfirth local shops
4. Holmfirth town centre
5. Views of Hade Edge and Boshaw Whams Reservoir

Jones Homes, building quality homes

Heather View is perfectly placed amidst picturesque undulating countryside, an extraordinary setting with a profusion of amenities close by.

Encompassed by the wide-open countryside of the Holme Valley, the quaint village of Hade Edge provides the tranquillity and serenity of a rural setting making it perfect for walks straight from your door.

Heather View is an idyllic haven offering the experience of the great outdoors from cycling the rolling hills of the Holme Valley to sailing across Boshaw Whams Reservoir at the local sailing club.

Hade Edge is suitably located near to the bustling town of Holmfirth, which offers a range of amenities from vibrant bars, cafés and restaurants to an eclectic

collection of independent shops and supermarkets. Holmfirth is also home to the Picturedrome, the North's most intimate venue for film, theatre and music.

For families, there are well-regarded schools close by and for the professional commuter the cities of Sheffield and Manchester are under 25 miles away, Leeds under 30 miles, and the towns of Huddersfield and Barnsley even more accessible within 15 miles.

The tranquil rural setting of Heather View, makes it the perfect place for growing families and country-loving commuters alike.



Homes built with pride

With over 55 years' experience building individual houses in locations as desirable as Hade Edge, you can trust Jones Homes to create your perfect new home.

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well-considered layouts, every new

development is the best it can possibly be. It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.

Heather View

- The Beverley

3 bedroom semi-detached home
- The Holcombe A

4 bedroom detached home
- The Holcombe B

4 bedroom detached home
- The Banbury


4 bedroom detached home
- The Northwood

4 bedroom detached home
- The Bentley

4 bedroom detached home
- The Stratton II

5 bedroom detached home
- The Latchford II

5 bedroom detached home

 Shows variation in ground level, please ask Sales Advisor for details.

*Affordable homes – Ask Sales Advisor for details

These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

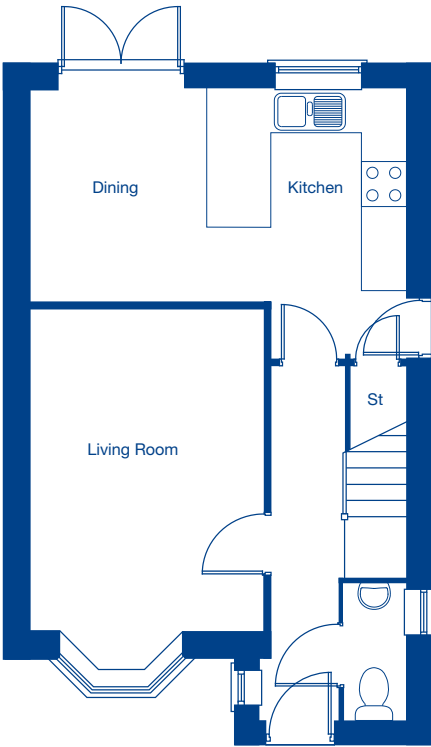


Specification

General	The Beverley	The Holcombe A	The Holcombe B	The Banbury	The Northwood	The Bentley	The Stratton II	The Latchford II
Choice of fitted wardrobes to bedroom 1*	•	•	•	•	•	•	•	•
Smooth plastered ceiling throughout in white	•	•	•	•	•	•	•	•
White gloss architrave and skirting	•	•	•	•	•	•	•	•
Choice of three paint colours*	•	•	•	•	•	•	•	•
White gloss painted 2 panel doors with polished chrome furniture		•	•	•	•	•	•	•
White gloss painted 6 panel doors with polished chrome furniture	•							
Oak handrail in satin finish with newel posts and spindles painted in white gloss to stairs		•	•	•	•	•	•	•
Handrail in medium oak finish with newel posts and spindles painted in white gloss to stairs	•							
Decorative screwless polished chrome light switches throughout		•	•	•	•	•	•	•
Decorative screwless polished chrome power points to kitchen, hall, stairs and landing		•	•	•	•	•	•	•
White moulded power points and light switches throughout	•							
TV point to living room, family/dining area, garden room and all bedrooms	•	•	•	•	•	•	•	•
Telephone point to kitchen, hall cupboard, living room and bedroom 1		•	•	•	•	•	•	•
Telephone point to kitchen, hall cupboard and bedroom 1	•							
TV point and telephone point to study		•	•		•			
Gas point to living room		•	•	•	•	•	•	•
Gas fired central heating with energy efficient boiler	•	•	•	•	•	•	•	•
Thermostatic controlled radiator valves ⁺	•	•	•	•	•	•	•	•
Energy saving insulation to cavity walls and roof space	•	•	•	•	•	•	•	•
Mains powered smoke detectors with battery back up to all floors	•	•	•	•	•	•	•	•
Battery operated carbon monoxide detector	•	•	•	•	•	•	•	•
White double glazed PVCu windows throughout with easy clean hinges to upper floors	•	•	•	•	•	•	•	•
White PVCu French doors to paved area ⁺	•	•	•	•				
White aluminium bi-fold doors to paved area ⁺						•	•	•
Composite insulated coloured** front door with white internal face and polished chrome furniture	•	•	•	•	•	•	•	•
Polished chrome wired door bell	•	•	•	•	•	•	•	•
Texecom wired burglar alarm system	•	•	•	•	•	•	•	•
Canopy downlight to front door				•	•	•	•	•
Coach light to front door	•	•	•					
Integral garage with colour coordinating garage door**, power, light, car charging point and cold water tap				•		•	•	•
Detached/attached garage with colour coordinating garage door**, power, light and car charging point	•	•		•				
External cold water tap	•	•		•				
Automated remote control garage door to double garage ⁺		•					•	•
NHBC Buildmark cover	•	•	•	•	•	•	•	•
External								
Turfed rear garden with paved area and landscaped front garden	•	•	•	•	•	•	•	•
Elevational treatment and finish as individual plot detailed drawings**	•	•	•	•	•	•	•	•
Block paved driveway	•	•	•	•	•	•	•	•
1800mm feather edge close-boarded boundary fencing to the rear garden with coordinating gate	•	•	•	•	•	•	•	•
Built in natural stone with natural grey slate to roof	•	•	•	•	•	•	•	•

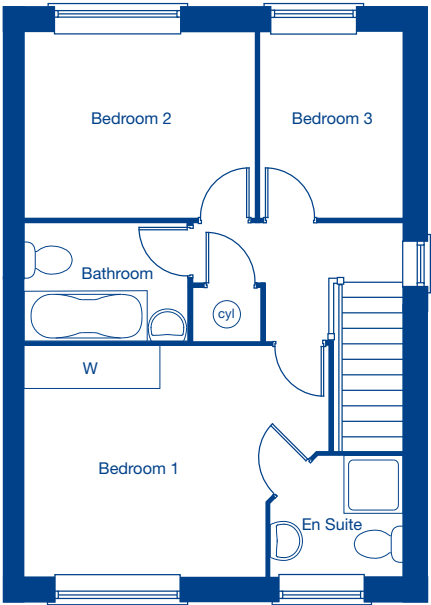
Kitchen	The Beverley	The Holcombe A	The Holcombe B	The Banbury	The Northwood	The Bentley	The Stratton II	The Latchford II
Choice of Symphony kitchen with quartz worktop*, upstands and breakfast bar	•	•	•	•	•	•	•	•
Reginox undermounted stainless steel 1 & ½ bowl sink with Hansgrohe taps		•	•	•	•	•	•	•
Reginox undermounted stainless steel single bowl sink with Hansgrohe taps	•							
Integrated NEFF fridge-freezer, dishwasher, stainless steel hob, oven and microwave		•	•	•	•	•		
Integrated NEFF fridge-freezer, dishwasher, 5 burner stainless steel hob, oven and microwave							•	•
Integrated Bosch fridge-freezer, dishwasher, stainless steel hob and oven	•							
Cooker hood with quartz splash back	•	•	•	•	•	•	•	•
Plumbing and power provided for washing machine	•							
LED lighting to kitchen wall units ⁺	•	•	•	•	•	•	•	•
LED ceiling downlighters to kitchen area in a choice of finish*	•	•	•	•	•	•	•	•
Utility room with Symphony units, quartz worktop and upstand to match kitchen and Reginox stainless steel single square sink with Hansgrohe taps		•	•	•	•	•	•	•
Utility room with plumbing and power provided for washing machine		•	•	•	•	•	•	•
Bathroom/En Suite								
Modern bathroom suite in white with Villeroy & Boch sanitaryware with chrome fittings and Hansgrohe taps		•	•	•	•	•	•	•
Modern bathroom suite in white with Twyfords sanitaryware with chrome fittings and Hansgrohe taps	•							
Aqualisa Dream shower cubicle to bathroom and en suite		•	•	•	•	•		
Aqualisa digital shower with remote switch to bathroom and en suites ⁺							•	•
Aqualisa shower over bath to bathroom and Aqualisa Dream shower cubicle to en suite	•							
Mirrored illuminated cabinet including shaver point to en suite only with a shaver point to bathroom	•							
Mirrored illuminated cabinet including shaver point to bathroom and en suite/s		•	•					•
Mirrored illuminated cabinet including shaver point to bathroom and en suite 1 only with a shaver point to en suite 2							•	
Mirrored illuminated cabinet including shaver point to bathroom				•	•	•		
Vanity unit to wash hand basin recess with choice of worktop* and fitted mirror behind basin to en suite				•	•	•		
Chrome heated ladder towel rail to bathroom and en suite/s		•	•	•	•	•	•	•
Chrome heated ladder towel rail to bathroom	•							
Polished chrome single towel rail to en suite	•							
Polished chrome accessories to bathroom and en suite	•	•	•	•	•	•	•	•
Fully tiled floors in a choice of tiles from Porcelanosa*		•	•	•	•	•	•	•
Fully tiled walls in a choice of tiles, with feature wall tile ⁺ from Porcelanosa*	•	•	•	•	•	•	•	•
LED ceiling downlighters in a choice of finish*	•	•	•	•	•	•	•	•

*Where applicable, please refer to working drawings. *Where a choice is stated it will be from our standard range and will be subject to the build stage of your chosen plot. **As per street scene. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Elevational treatments are indicative and not plot specific. Please ask Sales Advisor for more details.



Ground Floor

Living Room	4.50m x 3.26m	14'9" x 10'8"
Kitchen/Dining	5.27m x 2.95m	17'3" x 9'8"

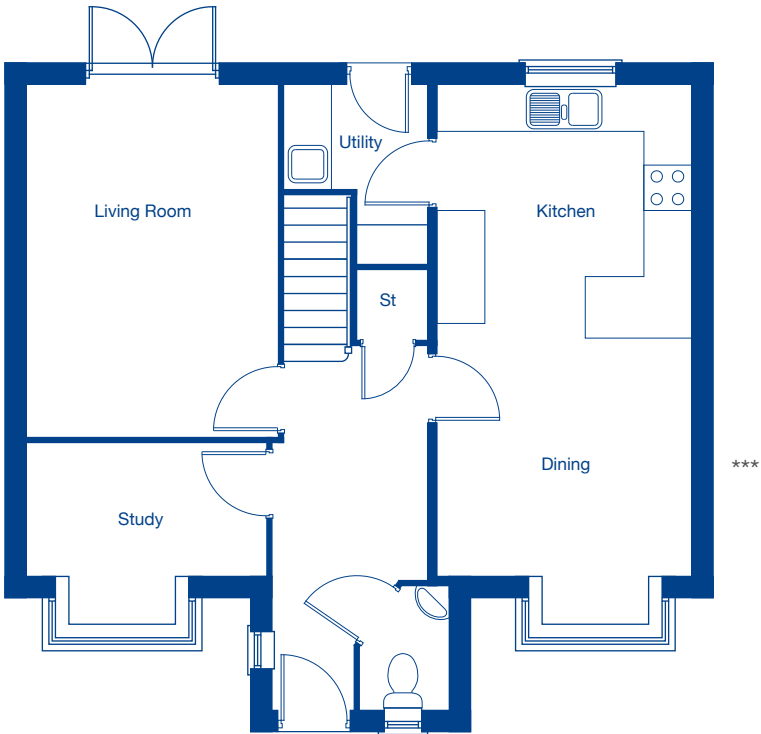


First Floor

Bedroom 1	4.24m x 3.21m	13'11" x 10'6"
Bedroom 2	3.20m x 2.58m	10'6" x 8'6"
Bedroom 3	2.58m x 1.97m	8'6" x 6'6"

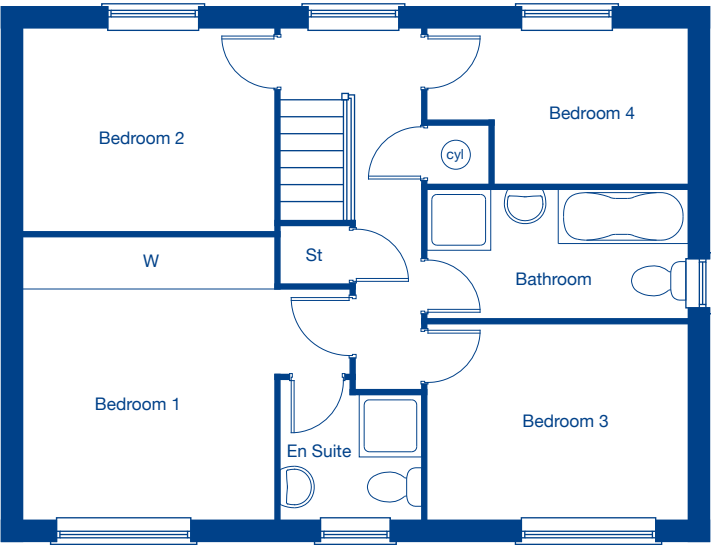


The Holcombe A – 4 bedroom detached home



Ground Floor

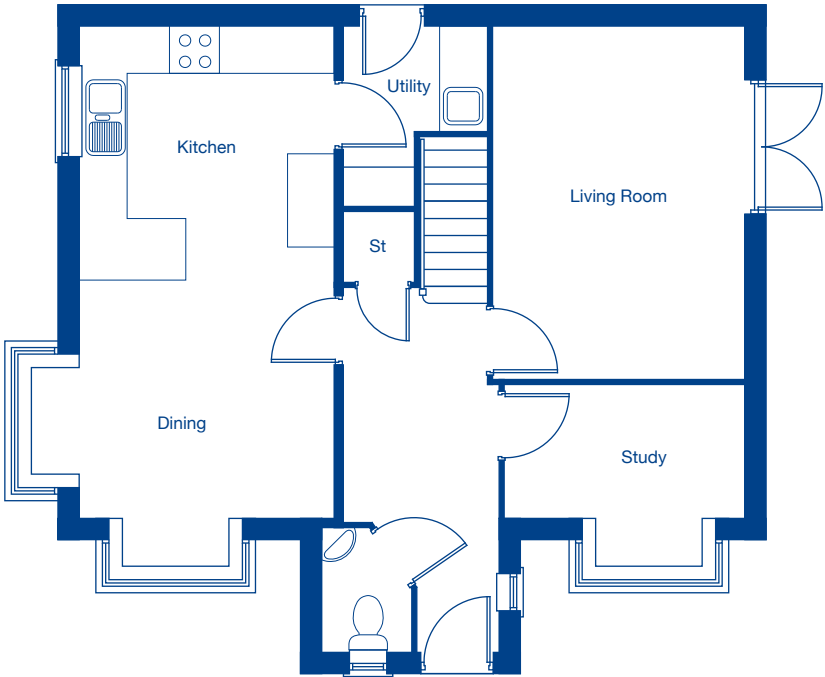
Living Room	4.61m x 3.27m	15'2" x 10'9"
Kitchen/Dining	7.04m x 3.30m	23'1" x 10'10"
Study	3.12m x 2.34m	10'3" x 7'8"
Detached Single Garage*	5.63m x 2.62m	18'6" x 8'7"
Attached Double Garage**	5.63m x 5.75m	18'6" x 18'10"



First Floor

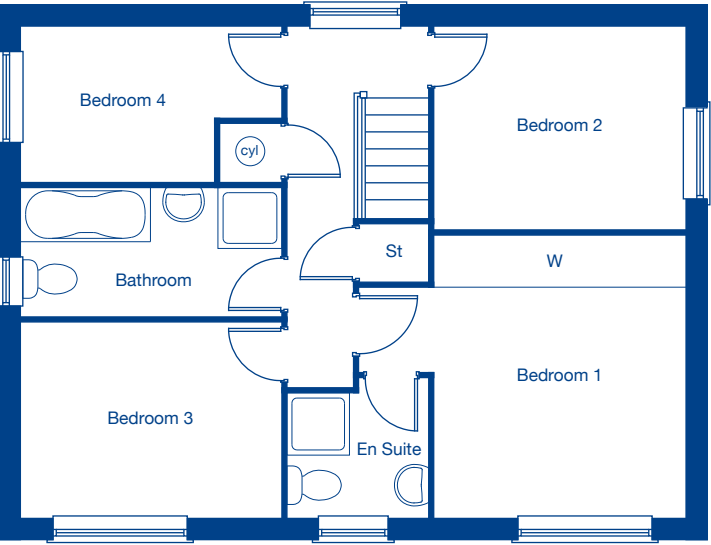
Bedroom 1	3.68m x 3.27m	12'1" x 10'9"
Bedroom 2	3.27m x 2.65m	10'9" x 8'8"
Bedroom 3	3.41m x 2.52m	11'2" x 8'3"
Bedroom 4	3.41m x 2.03m	11'2" x 6'8"

The Holcombe B – 4 bedroom detached home



Ground Floor

Living Room	4.61m x 3.27m	15'2" x 10'9"
Kitchen/Dining	7.04m x 3.30m	23'1" x 10'10"
Study	3.12m x 2.34m	10'3" x 7'8"
Attached Single Garage	5.63m x 2.62m	18'6" x 8'7"

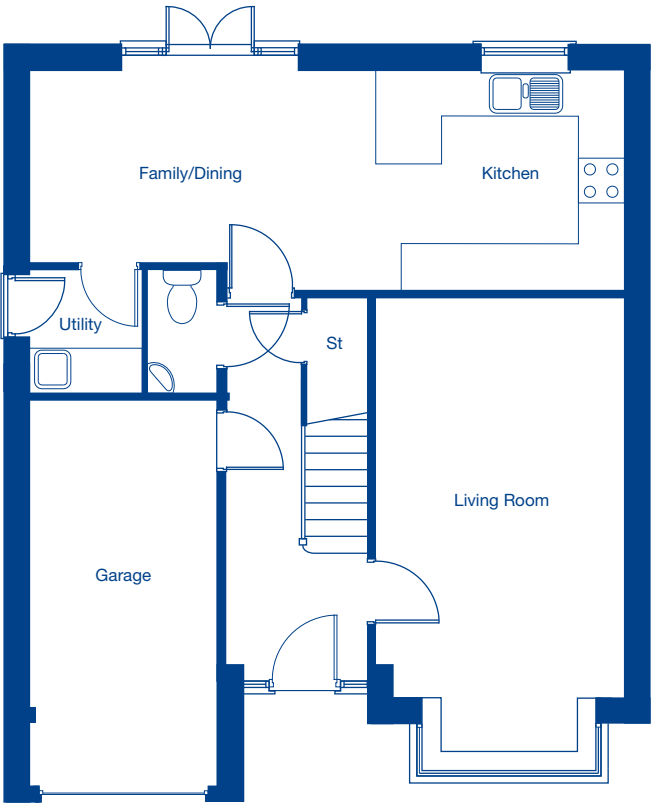


First Floor

Bedroom 1	3.68m x 3.27m	12'1" x 10'8"
Bedroom 2	3.27m x 2.65m	10'9" x 8'8"
Bedroom 3	3.41m x 2.52m	11'2" x 8'3"
Bedroom 4	3.41m x 2.03m	11'2" x 6'8"

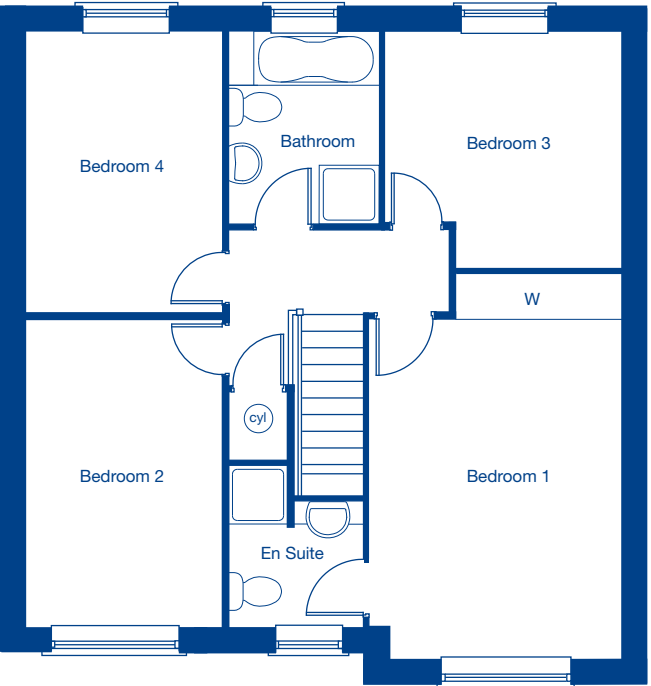
*Detached Single Garage to Plots 18, 51 & 53.
**Attached Double Garage to Plots 4 & 58.
***Plots 4 & 58 subject to an additional bay window.

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Ground Floor

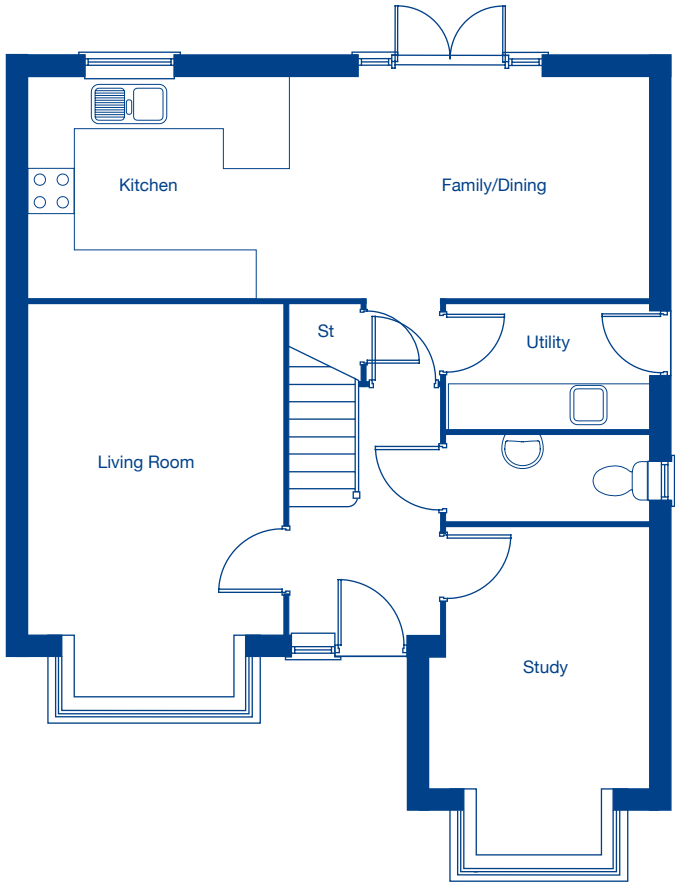
Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 2.94m	26'11" x 9'8"
Garage	5.37m x 2.67m	17'7" x 8'9"



First Floor

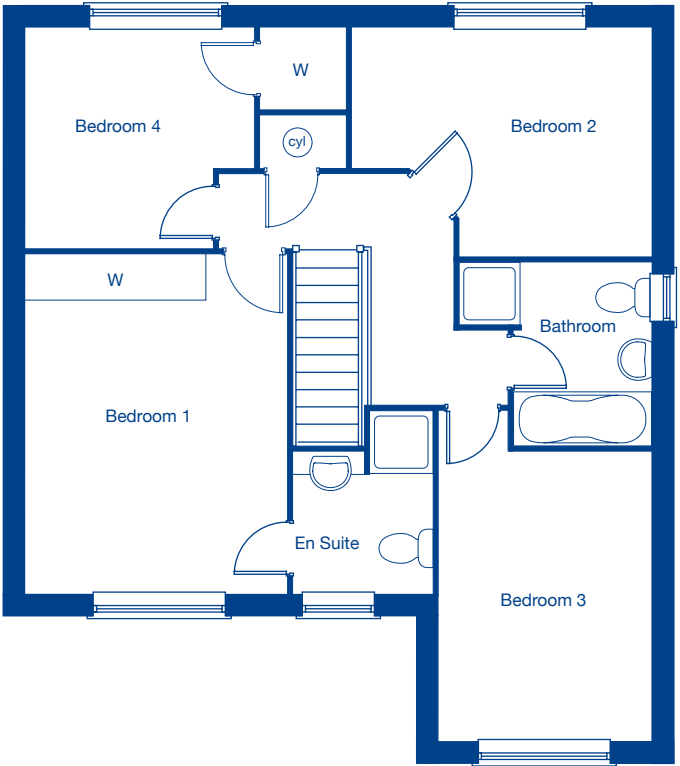
Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.79m	13'8" x 9'2"
Bedroom 3	3.20m x 3.19m	10'6" x 10'5"
Bedroom 4	2.79m x 3.80m	9'2" x 12'6"

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Ground Floor

Living Room	4.96m x 3.27m	16'3" x 10'9"
Kitchen/Family/Dining	7.98m x 2.79m	26'2" x 9'2"
Study	4.06m x 2.67m	13'4" x 8'9"
Single Garage*	5.63m x 2.62m	18'6" x 8'7"
Double Garage**	5.63m x 5.64m	18'6" x 18'6"



First Floor

Bedroom 1	4.28m x 3.34m	14'0" x 10'11"
Bedroom 2	3.80m x 2.86m	12'6" x 9'5"
Bedroom 3	3.57m x 2.67m	11'9" x 8'9"
Bedroom 4	2.90m x 2.78m	9'6" x 9'1"

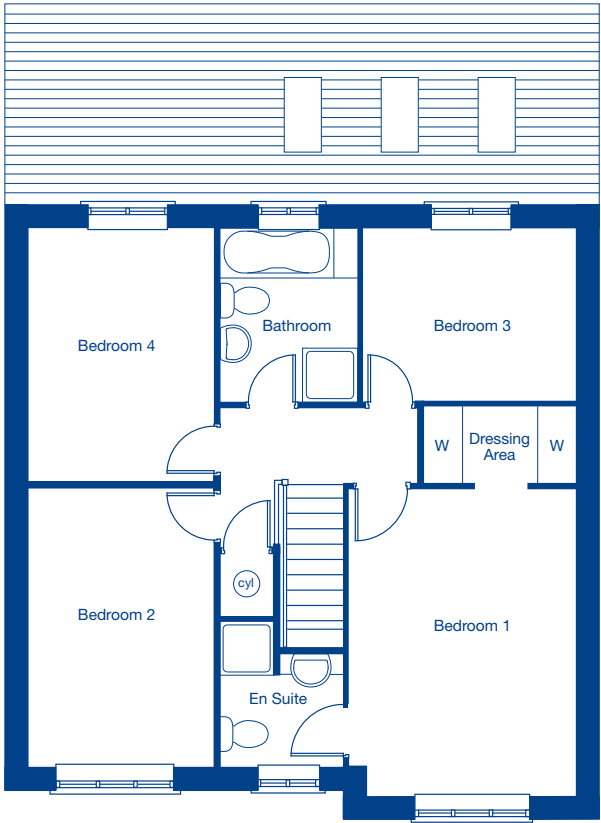
*Detached Single Garage to Plots 3, 28 & 50. Attached Single Garage to Plots 5 & 57.
**Detached Double Garage to Plots 48 & 52.

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 5.94m	26'11" x 19'6"
Garage	5.36m x 2.66m	17'7" x 8'9"

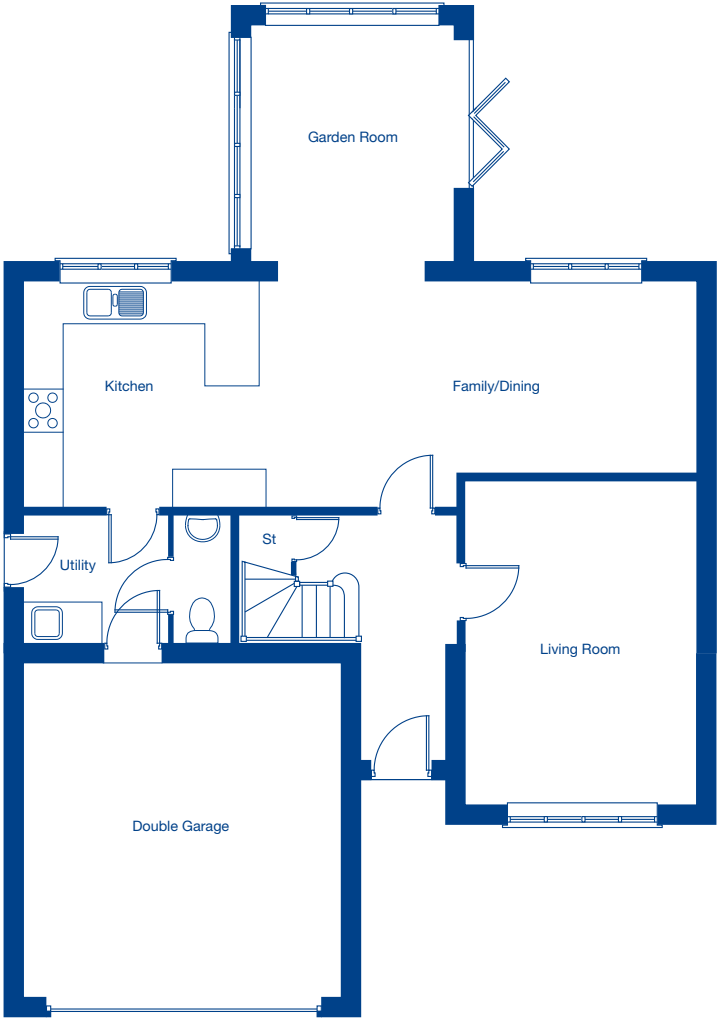


First Floor

Bedroom 1	4.57m x 3.40m	15'0" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.18m x 2.56m	10'5" x 8'5"
Bedroom 4	3.79m x 2.79m	12'6" x 9'2"

----- Skylight

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Ground Floor

Living Room	5.10m x 3.63m	16'9" x 11'11"
Kitchen/Family/Dining	10.67m x 3.53m	35'0" x 11'7"
Garden Room	3.69m x 3.14m	12'1" x 10'4"
Double Garage	5.05m x 5.29m	16'7" x 17'4"



First Floor

Bedroom 1	4.99m x 3.63m	16'4" x 11'11"
Bedroom 2	3.58m x 5.23m	11'9" x 17'2"
Bedroom 3	3.29m x 2.48m	10'9" x 8'2"
Bedroom 4	3.03m x 2.48m	9'11" x 8'2"
Bedroom 5	2.56m x 2.48m	8'5" x 8'2"

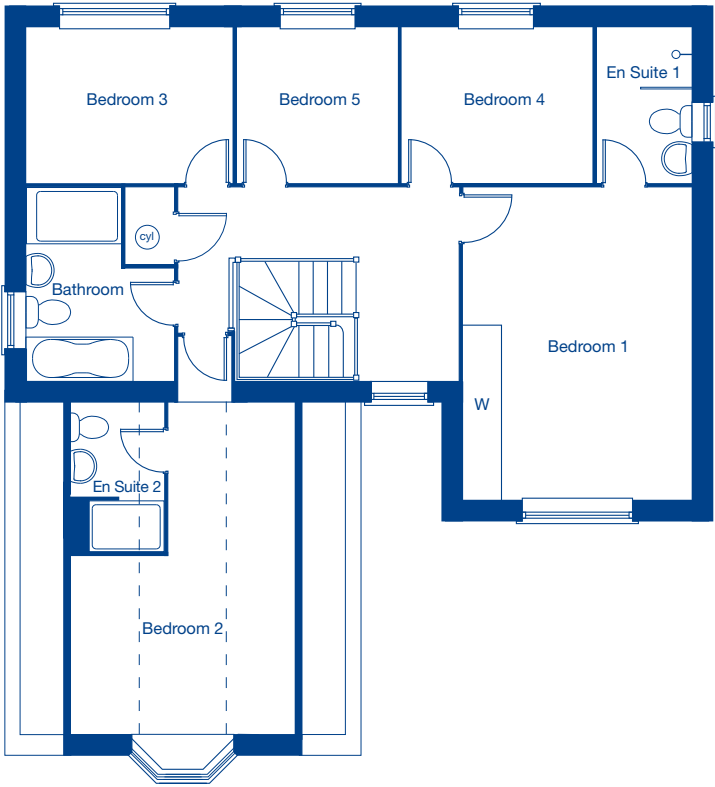
--- Restricted ceiling height

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Ground Floor

Living Room	5.10m x 3.63m	16'9" x 11'11"
Kitchen/Family/Dining	10.67m x 3.53m	35'0" x 11'7"
Double Garage	5.05m x 5.29m	16'7" x 17'4"

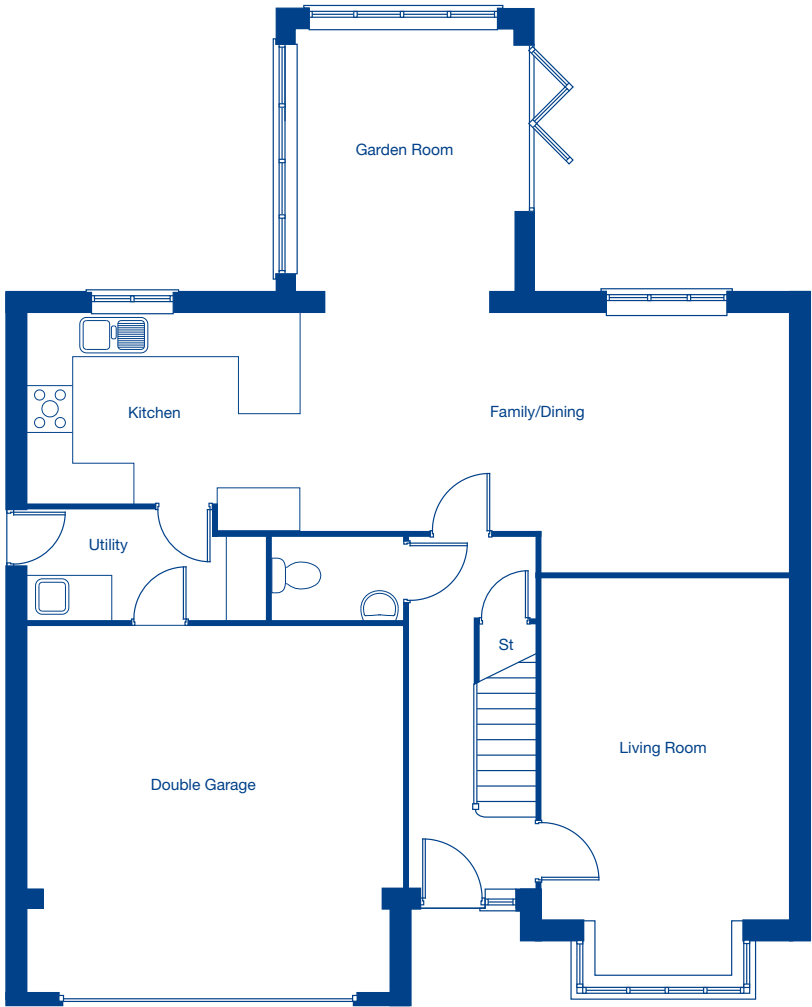


First Floor

Bedroom 1	4.99m x 3.63m	16'4" x 11'11"
Bedroom 2	3.58m x 5.23m	11'9" x 17'2"
Bedroom 3	3.29m x 2.48m	10'9" x 8'2"
Bedroom 4	3.03m x 2.48m	9'11" x 8'2"
Bedroom 5	2.56m x 2.48m	8'5" x 8'2"

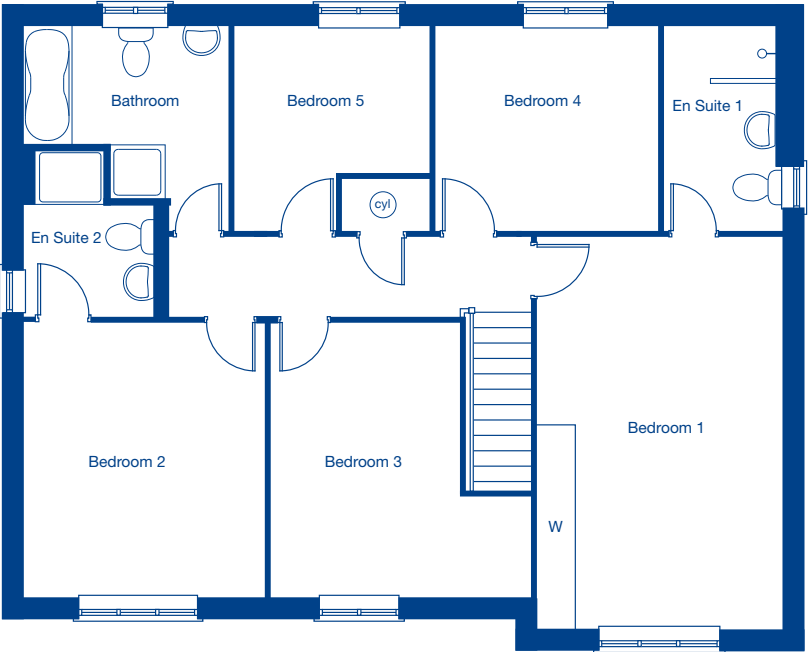
- - - Restricted ceiling height

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Ground Floor

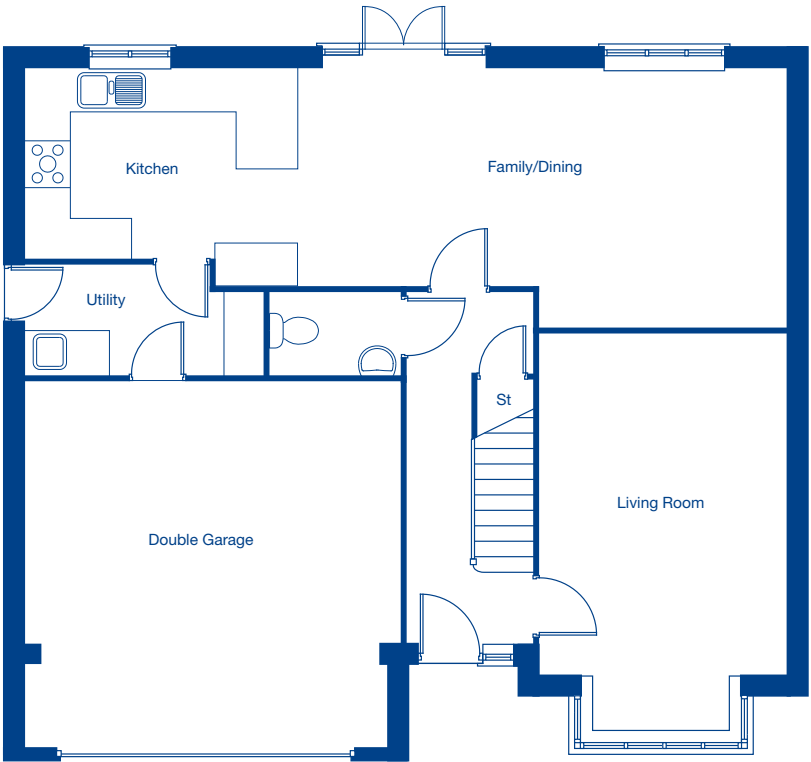
Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	11.11m x 3.74m	36'6" x 12'3"
Garden Room	3.69m x 3.14m	12'1" x 10'4"
Double Garage	5.51m x 5.38m	18'1" x 17'8"



First Floor

Bedroom 1	5.74m x 3.54m	18'10" x 11'7"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
Bedroom 3	4.02m x 3.78m	13'2" x 12'5"
Bedroom 4	3.26m x 2.98m	10'8" x 9'10"
Bedroom 5	2.98m x 2.85m	9'10" x 9'5"

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Ground Floor

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	11.11m x 3.74m	36'6" x 12'3"
Double Garage	5.51m x 5.38m	18'1" x 17'8"



First Floor

Bedroom 1	5.74m x 3.54m	18'10" x 11'7"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
Bedroom 3	4.02m x 3.78m	13'2" x 12'5"
Bedroom 4	3.26m x 2.98m	10'8" x 9'10"
Bedroom 5	2.98m x 2.85m	9'10" x 9'5"

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.

Buying a Jones home is easier than you think

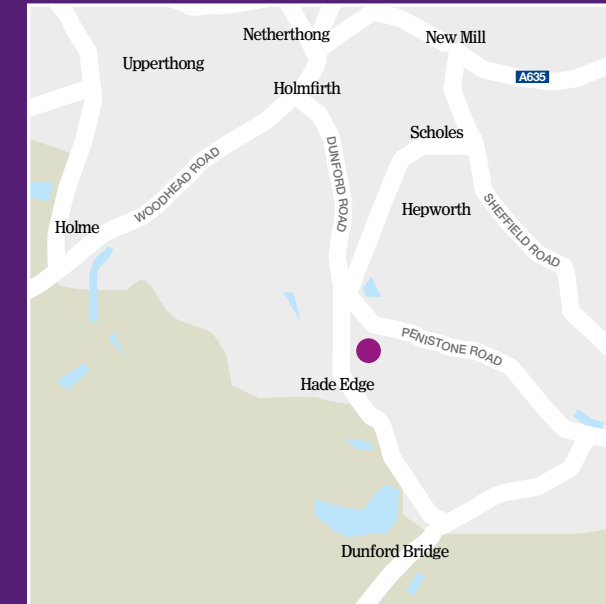
It's time to take a closer look at Heather View. Just call 01274 852700 to book an appointment to view or visit jones-homes.co.uk for more information. Once you've decided which house is perfect for you, you're ready to buy your new home.

- 1** Reserve your new home
As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.
- 2** Apply for a mortgage
An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.
- 3** Appoint a solicitor
Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our sales advisors.
- 4** Personalise your new home
By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate. (Subject to build stage).
- 5** Exchange and complete
Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.
- 6** Move in
Following legal completion you can collect your keys from the sales advisor and site manager who will accompany you to your new home.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Heather View Dunford Road, Hade Edge, Holmfirth, West Yorkshire HD9 2RT



Regional Office:
Green Bank House, Green Bank, Cleckheaton, West Yorkshire BD19 5LQ
Telephone: 01274 852700

jones-homes.co.uk

Details correct at time of going to print. Images representative only. Internal photography may show upgraded specification. Ask Sales Advisor for details. JHY6134/January 2021.

**JONES
HOMES**