

Stylish new homes brought to you by

# OrionHomes<sup>o</sup>

Four decades of quality  
house-building in Yorkshire

# Development Layout

A beautiful development of 2, 3 & 4 bedroom homes in Birkenshaw, West Yorkshire



- The Edinburgh**  
2 bedroom home
- The Paignton**  
3 bedroom home
- The Bamburgh**  
3 bedroom home
- The Jedburgh**  
3 bedroom home
- The Arundel**  
3 bedroom home
- The Wharfedale**  
4 bedroom home
- The Gosford**  
4 bedroom home
- The Rothbury**  
4 bedroom home
- The Cheltenham**  
4 bedroom home
- \* First Homes**
- Discounted Market Sale**



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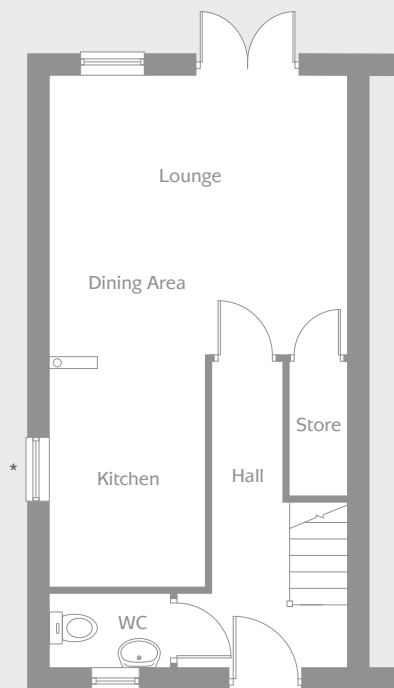
# The Edinburgh

2 bedroom home



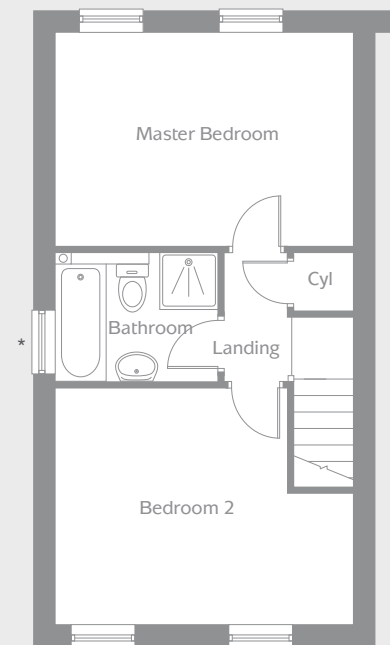
The Edinburgh is a modern two bedroom home ideal for couples or young families

- Open plan kitchen with dining area and lounge with French doors to the garden
- Two generous bedrooms
- Stylish family bathroom



GROUND FLOOR

Lounge/Dining Area	4.34m x 4.02m	14'2" x 13'1"
Kitchen	2.24m x 3.13m	7'3" x 10'2"
WC	1.76m x 1.14m	5'7" x 3'7"



FIRST FLOOR

Master Bedroom	4.34m x 3.10m	14'2" x 10'1"
Bedroom 2	4.34m x 3.40m	14'2" x 11'1"
Bathroom	2.30m x 1.88m	7'5" x 6'1"

**Note:**

\*Plot specific. Windows only fitted to end properties - See our Sales Advisor for details.

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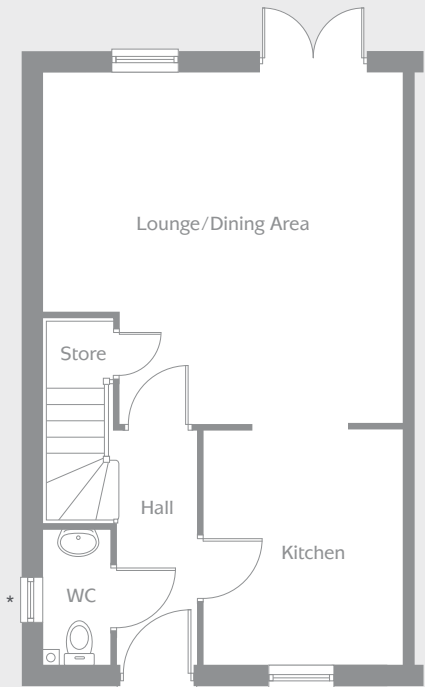
# The Paignton

3 bedroom home

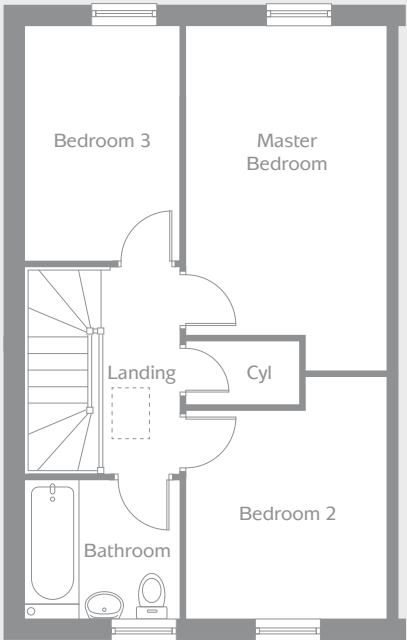


The Paignton is a beautiful three bedroom home with a modern, open-plan layout.

- Open-plan lounge and dining area with French doors out to the rear garden
- Stunning kitchen overlooking the front of the home
- Well-proportioned master bedroom
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge/Dining Area	5.13m x 4.97m	16'8" x 16'3"
Kitchen	2.83m x 3.32m	9'2" x 10'8"
WC	0.95m x 1.94m	3'1" x 6'3"

Master Bedroom (max)	2.65m x 4.96m	8'6" x 16'2"
Bedroom 2	2.85m x 3.39m	9'3" x 11'1"
Bedroom 3	2.42m x 3.43m	7'9" x 11'2"
Bathroom	2.22m x 1.94m	7'2" x 6'3"

**Note:**  
 \*Plot specific. Windows only fitted to end properties - See our Sales Advisor for details.



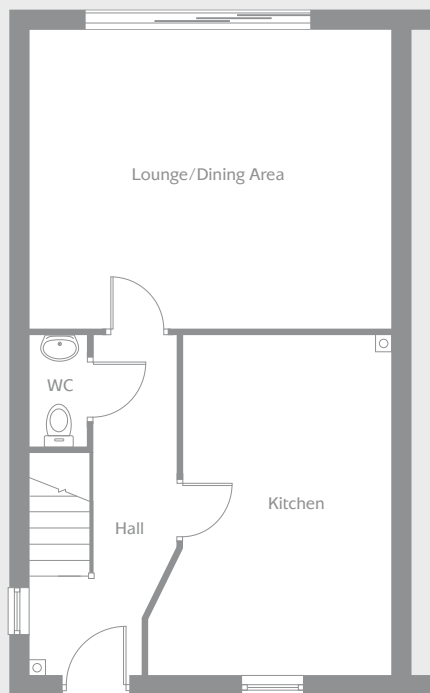
# The Bamburgh

3 bedroom home

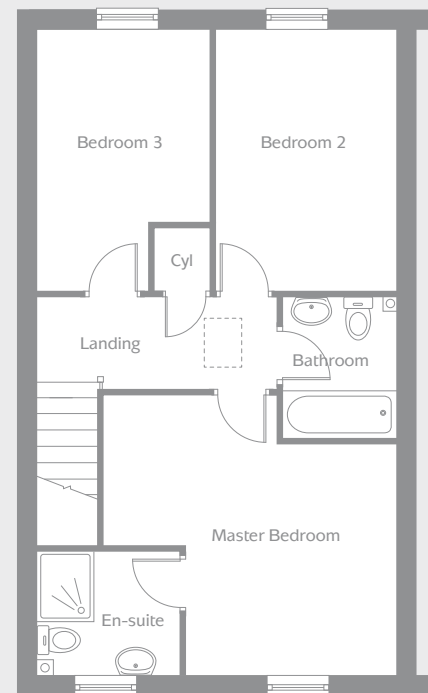


The Bamburgh is a spacious three bedroom home ideal for growing families

- Lounge with dining area and tri-sliding doors to the garden
- Generous kitchen overlooking the front of the home
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge/Dining Area	5.24m x 4.35m	17'1" x 14'2"
Kitchen	3.02m x 4.95m	9'9" x 16'2"
WC	0.89m x 1.68m	2'9" x 5'5"

Master Bedroom	4.30m x 3.35m	14'1" x 10'9"
En-suite	2.10m x 1.81m	6'8" x 5'9"
Bedroom 2	2.67m x 3.83m	8'7" x 12'5"
Bedroom 3	2.52m x 3.83m	8'3" x 12'5"
Bathroom	1.73m x 2.12m	5'6" x 6'9"

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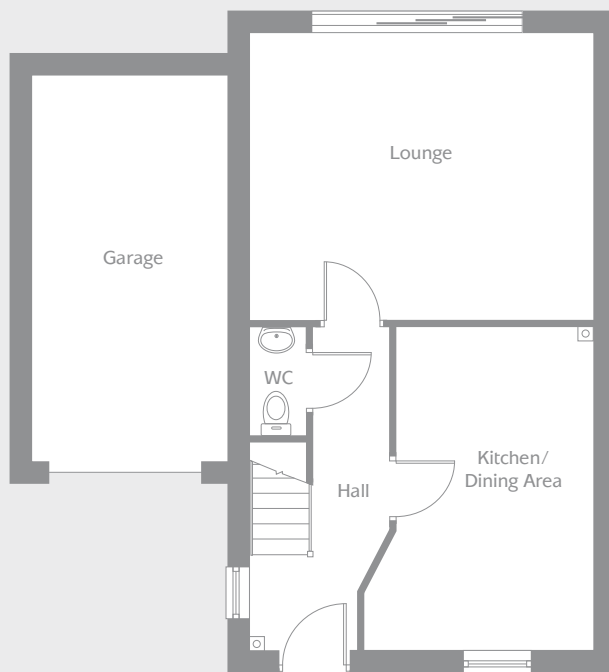
# The Jedburgh

3 bedroom home

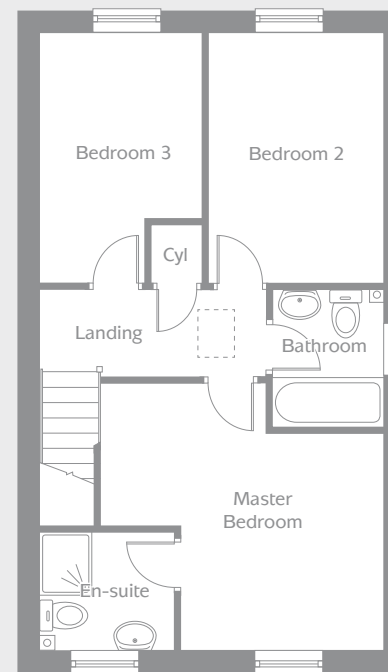


The Jedburgh is a superb three bedroom detached home that gives space and style in abundance.

- Spacious kitchen and dining area
- Stunning lounge with tri-slide doors out to the rear garden
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom
- Garage



GROUND FLOOR



FIRST FLOOR

Lounge	5.24m x 4.35m	17'1" x 14'2"
Kitchen/Dining Area	3.51m x 4.95m	11'5" x 16'2"
WC	0.95m x 1.68m	3'1" x 5'5"

Master Bedroom	4.30m x 3.35m	14'1" x 10'9"
En-suite	2.10m x 1.81m	6'8" x 5'9"
Bedroom 2	2.67m x 3.83m	8'7" x 12'5"
Bedroom 3	2.52m x 3.83m	8'2" x 12'5"
Bathroom	1.73m x 2.12m	5'6" x 6'9"

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# The Arundel

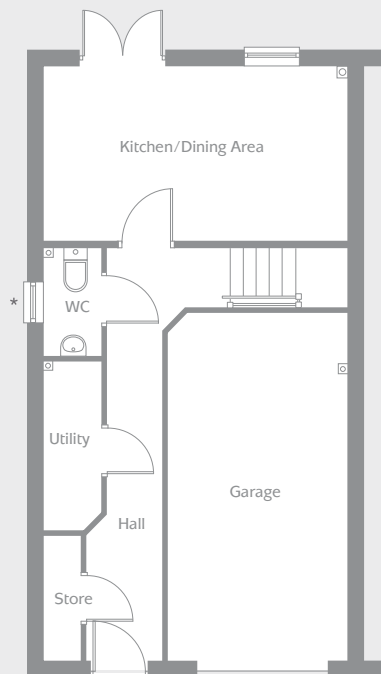
4 bedroom home



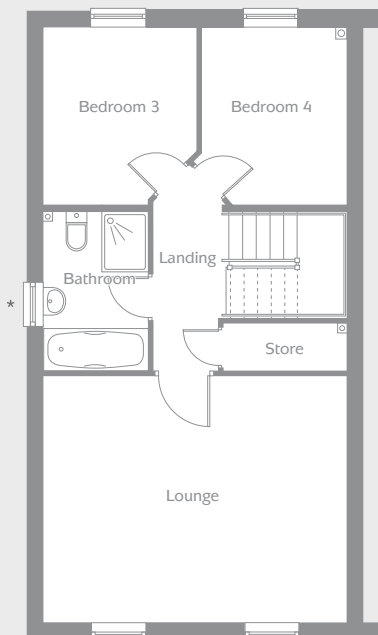


The Arundel is a modern four bedroom home well suited to families.

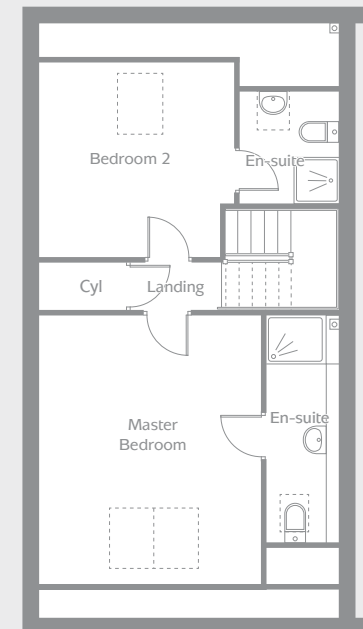
- Open plan kitchen and dining area with French doors leading to the rear garden
- Spacious lounge located on the first floor
- Two double bedrooms with en-suite shower rooms
- Two further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining Area	5.13m x 3.01m	16'8" x 9'8"
Utility	0.95m x 2.98m	3'1" x 9'7"
WC	0.95m x 1.81m	3'1" x 5'9"

Lounge	5.13m x 4.26m	16'8" x 13'9"
Bedroom 3	2.56m x 3.01m	8'3" x 9'8"
Bedroom 4	2.51m x 3.01m	8'2" x 9'8"
Bathroom	1.77m x 2.76m	5'8" x 9'0"

Master Bedroom	3.79m x 4.64m	12'4" x 15'2"
En-suite	1.28m x 4.00m	4'1" x 13'1"
Bedroom 2	3.42m x 3.38m	11'2" x 11'0"
En-suite	1.65m x 2.09m	5'4" x 6'8"

\*Plot specific windows only fitted to end or semi-detached properties – See our Sales Advisor for details.

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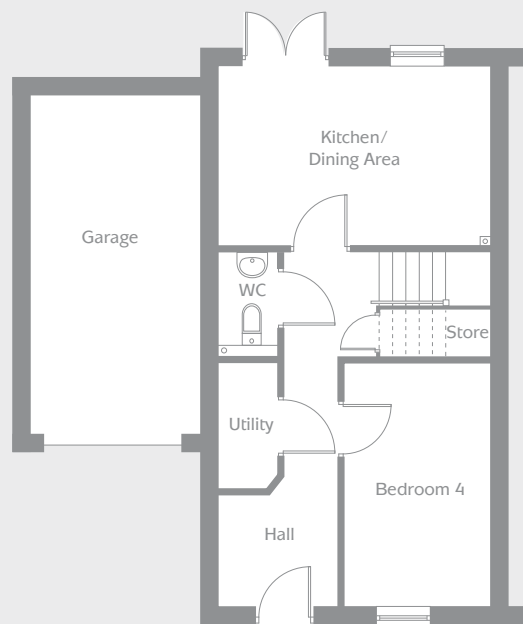
# The Wharfedale

4 bedroom home



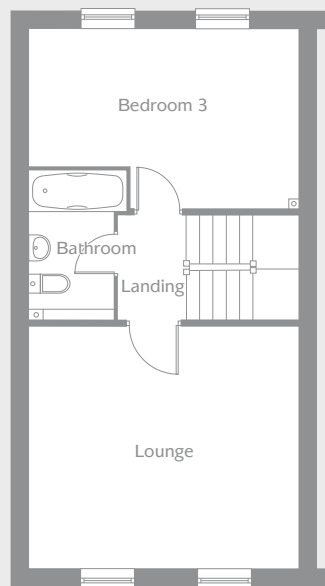
The Wharfedale is a contemporary four bedroom home perfect for couples and families alike.

- Open plan kitchen and dining area with a separate utility room and French doors leading to the rear garden
- Well proportioned fourth bedroom
- Spacious lounge located on the first floor
- Two double bedrooms with en-suite shower rooms
- A further bedroom and a family bathroom



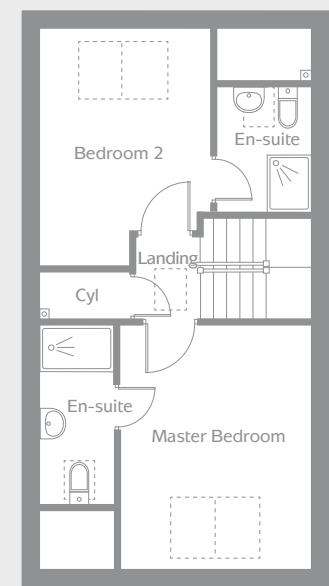
GROUND FLOOR

Kitchen/Dining Area	4.79m x 3.16m	15'7" x 10'3"
Utility	1.09m x 2.20m	3'5" x 7'2"
Bedroom 4	2.64m x 4.24m	8'6" x 13'9"
WC	1.09m x 1.80m	3'5" x 5'9"



FIRST FLOOR

Lounge	4.79m x 4.24m	15'7" x 13'9"
Bedroom 3	4.79m x 3.16m	15'7" x 10'3"
Bathroom	1.50m x 2.60m	4'9" x 8'5"



SECOND FLOOR

Master Bedroom	4.38m x 4.28m	14'3" x 14'0"
En-suite	1.31m x 3.21m	4'2" x 10'5"
Bedroom 2	3.02m x 4.18m	9'9" x 13'7"
En-suite	1.71m x 2.26m	5'6" x 7'4"

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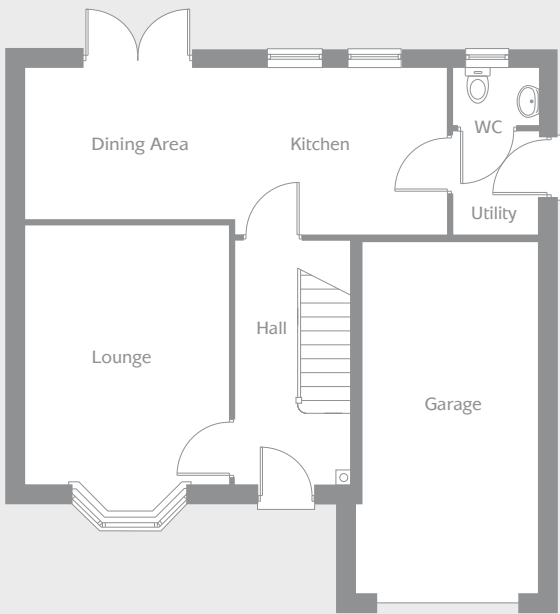
# The Gosford

4 bedroom home

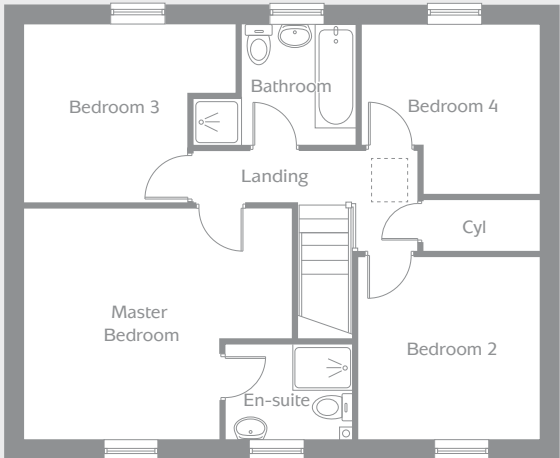


The Gosford is a contemporary four bedroom home perfect for family life.

- Open plan kitchen with dining area, French doors to the garden and a utility room
- Light and airy lounge with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining Area	7.18m x 2.48m	23'5" x 8'1"
Lounge	3.49m x 4.46m	11'4" x 14'6"
Utility	1.45m x 0.72m	4'7" x 2'3"
WC	1.45m x 1.00m	4'7" x 3'2"

Master Bedroom	4.55m x 3.91m	14'9" x 12'8"
En-suite	2.17m x 1.61m	7'1" x 5'2"
Bedroom 2 (max)	3.14m x 3.15m	10'3" x 10'3"
Bedroom 3 (max)	3.64m x 3.08m	11'9" x 10'1"
Bedroom 4	3.04m x 2.91m	9'9" x 9'5"
Bathroom	1.95m x 2.10m	6'3" x 6'8"



# The Rothbury

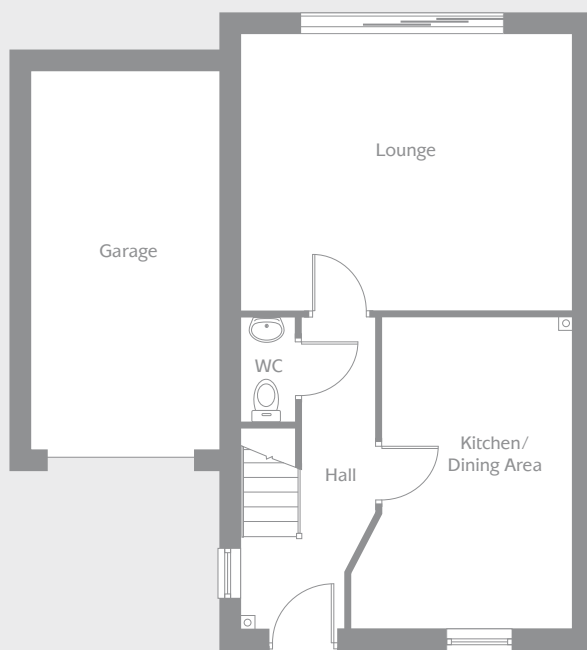
4 bedroom home





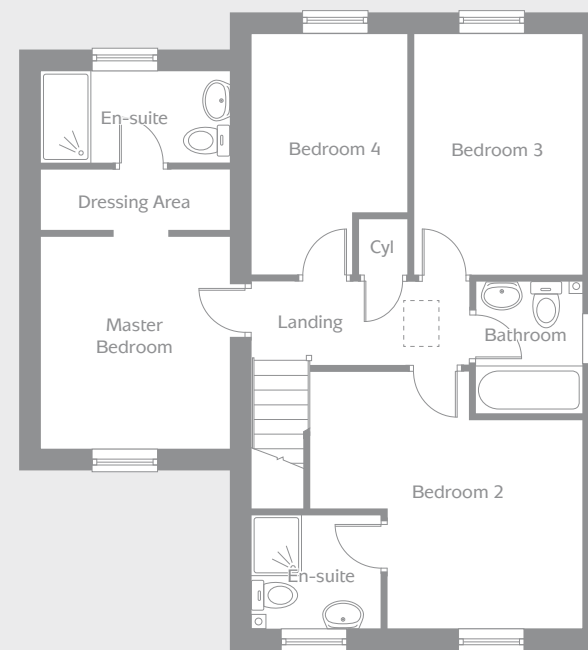
The Rothbury is a stylish four bedroom detached home that's ideal for family living.

- Spacious kitchen and dining area
- Stunning lounge with tri-slide doors out to the rear garden
- Master bedroom with dressing area and en-suite shower room
- Three further bedrooms
- Stylish family bathroom
- Garage



GROUND FLOOR

Lounge	5.24m x 4.35m	17'1" x 14'2"
Kitchen/Dining Area	3.51m x 4.95m	11'5" x 16'2"
WC	0.95m x 1.68m	3'1" x 5'5"



FIRST FLOOR

Master Bedroom	3.01m x 3.44m	9'8" x 11'2"
En-suite	3.01m x 1.46m	9'8" x 4'7"
Dressing Area	3.01m x 1.03m	9'8" x 3'3"
Bedroom 2	4.30m x 3.35m	14'1" x 10'9"
En-suite	2.10m x 1.81m	6'8" x 5'9"
Bedroom 3	2.67m x 3.83m	8'7" x 12'5"
Bedroom 4	2.52m x 3.83m	8'2" x 12'5"
Bathroom	1.73m x 2.12m	5'6" x 6'9"

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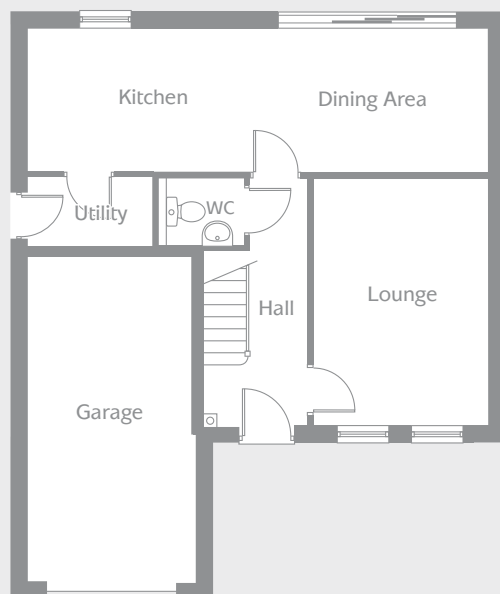
# The Cheltenham

4 bedroom home



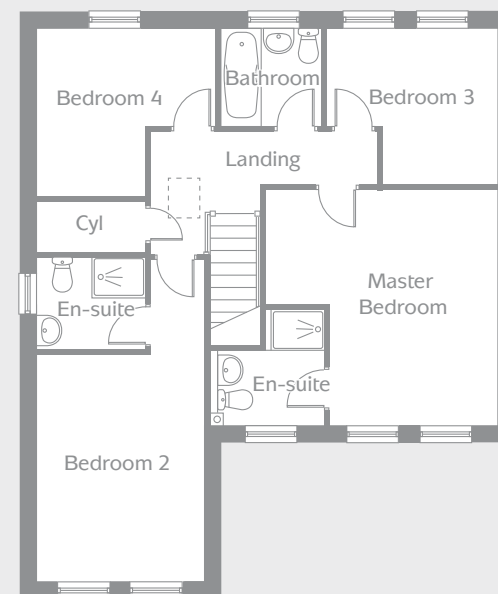
The Cheltenham is a stylish four bedroom home well suited to families.

- Open plan kitchen with dining area, tri-slide doors to the garden and a utility room
- Spacious lounge overlooking the front of the home
- Two double bedrooms with en-suite shower rooms
- Two further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR

Kitchen/Dining Area	8.50m x 2.67m	27'8" x 8'7"
Lounge	3.21m x 4.60m	10'5" x 15'0"
Utility	2.30m x 1.35m	7'5" x 4'4"



FIRST FLOOR

Master Bedroom	4.25m x 4.39m	13'9" x 14'4"
En-suite	2.17m x 2.16m	7'1" x 7'0"
Bedroom 2	3.10m x 4.17m	10'1" x 13'6"
En-suite	2.04m x 1.84m	6'6" x 6'0"
Bedroom 3	3.15m x 2.93m	10'3" x 9'6"
Bedroom 4	3.35m x 3.16m	10'9" x 10'3"
Bathroom	1.90m x 1.86m	6'2" x 6'1"

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## Specification

We build homes we're proud to put our name to.

A photograph of a man with a beard and a young girl with curly hair. The man is smiling and carrying the girl on his shoulders. They are in a modern kitchen with white cabinets and a stainless steel range hood. The girl is also smiling and has her arms outstretched.

Every detail considered.  
Every feature included.

Orion Homes where innovative design, functionality and luxury living await.

## Kitchen

- Base and wall units in a range of traditional and contemporary styled doors with a choice of handles
- A range of worktops with matching upstand\*
- Stainless steel 1½ bowl and chrome mixer tap
- Glass splashback in a choice of colours
- LED feature lighting to underside of wall cupboards
- LED white downlights
- Bosch oven, hob and extractor hood
- Bosch integrated fridge freezer and dishwasher\*

## Utility\*

- A range of wall units in a variety of traditional and contemporary styled doors with a choice of handles\*
- A range of worktops with matching upstand\*
- Space for washing machine and tumble dryer including plumbing for washing machine
- LED white downlights



## Bathroom\* & En-suites\*

- Ideal Standard Concept Air Cube sanitaryware in white
- Hansgrohe basin and bath mixer taps in chrome
- Hansgrohe Crometta Vario thermostatically controlled shower in chrome
- Mira Flight low profile shower tray
- Mira Elevate shower enclosure
- LED white downlights
- Heated towel rail in white
- Shaver socket to master en-suite
- Extractor fan to bathroom and en-suites





hansgrohe

**mira**  
SHOWERS

## Interior Features

- Crown off white matt emulsion to all walls and ceilings
- Vertically boarded Cottage style internal doors, painted white with chrome ironmongery
- Staircase painted white with oak stained handrail and newel post cap
- Skirting board and architrave painted white

## Roof Space

- 500mm insulation

CROWN



## Flooring

- Flooring in a choice of ranges to kitchen, dining, utility, WC, family bathroom and en-suites\*

## Tiling

- Half tiling to most walls and full height tiling to shower cubicles in a choice of ranges to family bathroom and en-suites

## Plumbing and Heating

- Ideal Standard Boiler and Cylinder or Combi Boiler Dual Zone Heating to allow different heat and timer settings for living areas and bedrooms
- White enamelled radiators and electric towel rails to bathroom and en-suites





## Electrical

- Security alarm with PIR sensors
- Low energy light bulbs throughout
- USB sockets to kitchen, lounge, study and all bedrooms\*
- Mains operated smoke alarms with battery backup
- White light switches and sockets
- TV point fitted to lounge and master bedroom

## Exterior Features

- Insulation to all external walls, ground floors and roof space
- PVCu windows in white with argon-filled low E glass
- PVCu fascias and rainwater goods in black
- 6 panel front door with opaque glazing in anthracite grey with chrome letter box, handle with multi point locking system and house numbers
- Single garage with door in anthracite grey\*
- Double garage with electric door in anthracite grey\*
- Tarmac to driveway
- PVCu Tri-slide doors in grey\*
- PVCu French doors in white\*
- Front and rear lights fitted with low energy bulbs and PIR sensor
- External tap
- 1800mm boundary fencing including gate to rear garden
- Turf to front and rear garden
- Electric car charging point - smart app enabled
- Solar panels - able to microgenerate electricity and export unused electricity to the grid

## Warranty

- 10 year guarantee on every home



# How to find us

Whitehall Road West, Birkenshaw, BD11 2LS

## DIRECTIONS FROM LEEDS:

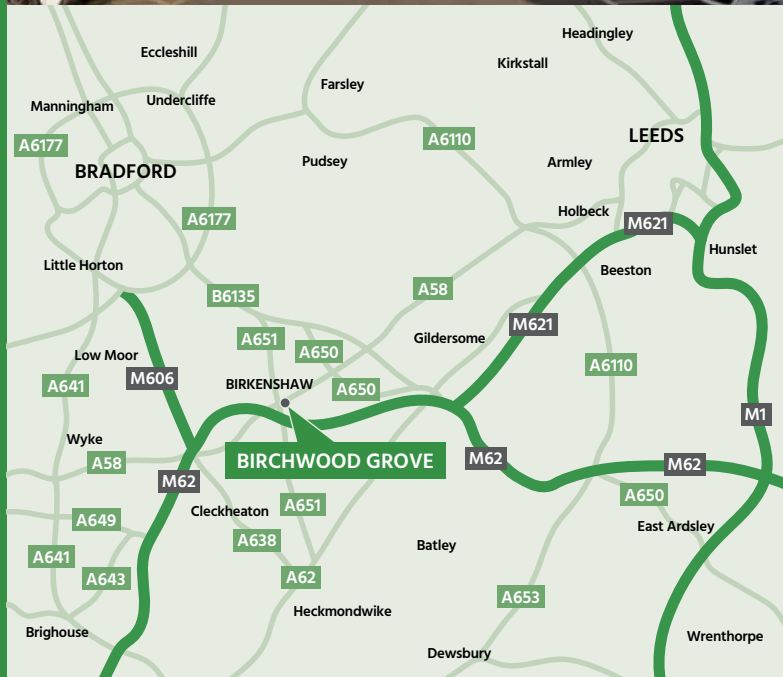
Leave Leeds on the A58 towards Cleckheaton. This will bring you directly to Whitehall Road West where you'll find the Birchwood Grove development.

## DIRECTIONS FROM BRADFORD:

Leave Bradford heading south east on Godwin Street (A6181) towards Thornton Road (B6145). Continue onto Manchester Road (A641) then use the middle lane to turn slightly left onto Mayo Avenue (A6177). This will bring you onto the M606 (signs for M62/M1). Take the exit towards Dewsbury (A638). At Chain Bar Roundabout, take the 2nd exit onto Whitehall Road (A58) where you'll find the Birchwood Grove development.

## DIRECTIONS FROM HUDDERSFIELD:

HEAD NORTH ON Halifax Road to junction 24 of the M62. Head east towards Leeds on the M62 and then come off at junction 26. At Chain Bar Roundabout, take the 4th exit onto Whitehall Road (A58) where you'll find the Birchwood Grove development.



## About the area

Birkenshaw is a lovely village location with many local amenities including schools, pubs and restaurants on hand for you.

It's a village surrounded by green fields but offers great commuter links to Leeds, Bradford, Huddersfield and further afield. The M62 is also nearby, so travelling around is nice and easy.

Copley Springs Spa & Lodge, the Yorkshire Wartime Experience and Oakwell Hall are some of the local attractions, but the area offers a whole host of things to do for all the family. Whilst it's a peaceful community to enjoy, The White Rose Centre is also close by if you need some retail therapy.