

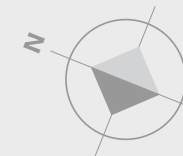
Stylish new homes brought to you by

OrionHomes^o

Four decades of quality
house-building in Yorkshire

Development Layout

A beautiful development of 2, 3, and 4 bedroom homes in Kirklees, Holmbridge



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Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements on this literature, which is not a contract. The Company also reserves the right to alter specifications without notice.

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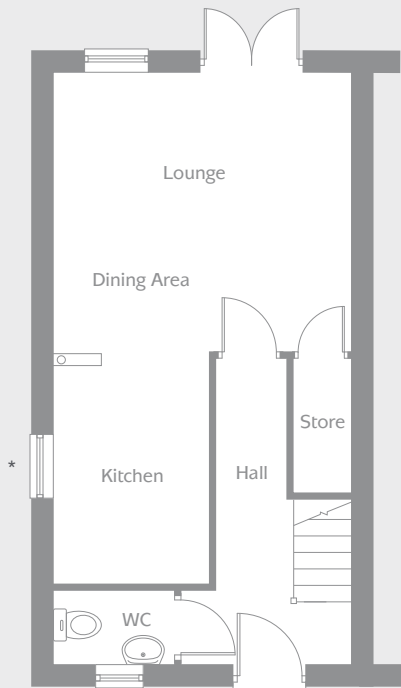
The Edinburgh

2 bedroom home



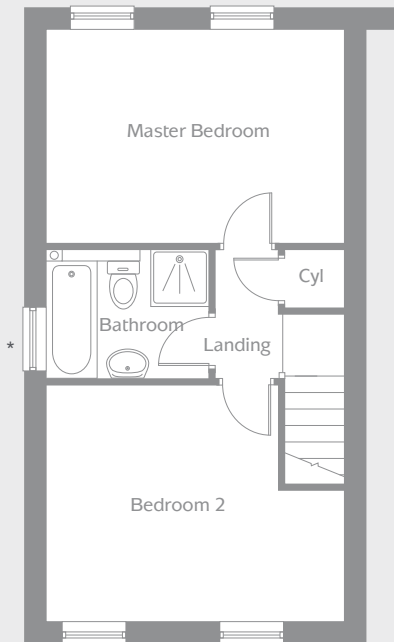
The Edinburgh is a modern two bedroom home ideal for couples or young families

- 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.

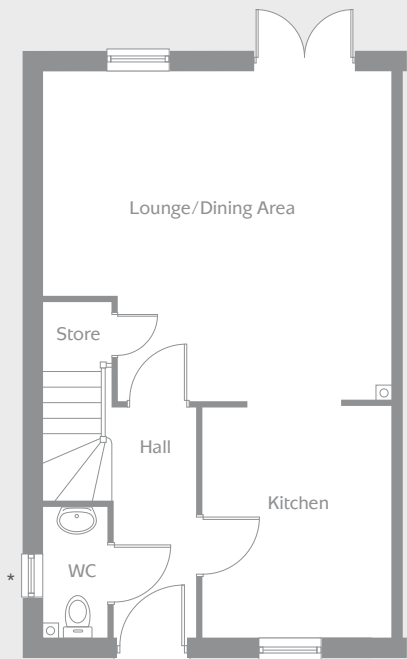
The Preston

3 bedroom home

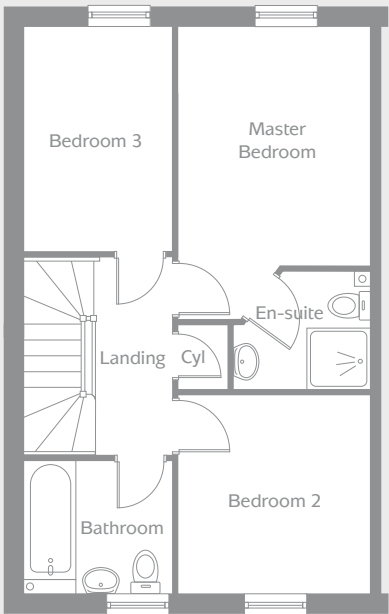


The Preston is a modern three bedroom home ideal for couples and families alike.

- Open plan lounge, kitchen, dining area with French doors to the garden
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

| | | |
|--------------------|---------------|---------------|
| Kitchen | 3.39m x 2.77m | 11'11" x 9'0" |
| Lounge/Dining Area | 5.13m x 4.79m | 16'8" x 15'7" |

| | | |
|----------------------|---------------|--------------|
| Master Bedroom (max) | 2.86m x 3.50m | 9'3" x 11'4" |
| En-suite (max) | 2.03m x 1.77m | 6'6" x 5'8" |
| Bedroom 2 | 2.86m x 2.91m | 9'3" x 9'5" |
| Bedroom 3 | 2.21m x 3.30m | 7'2" x 10'8" |
| Bathroom | 2.21m x 1.94m | 7'2" x 6'3" |

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

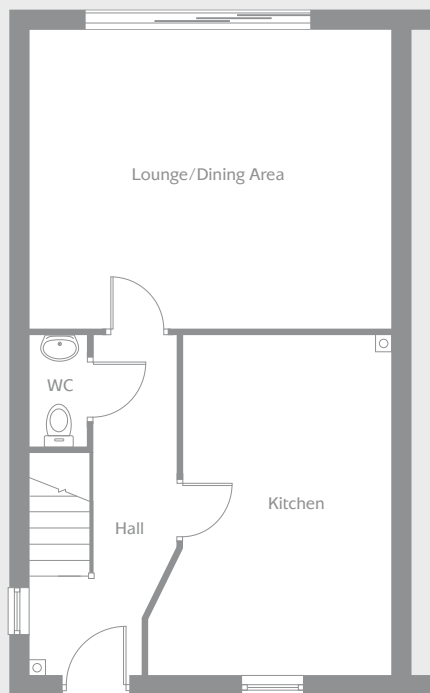
The Bamburgh

3 bedroom home

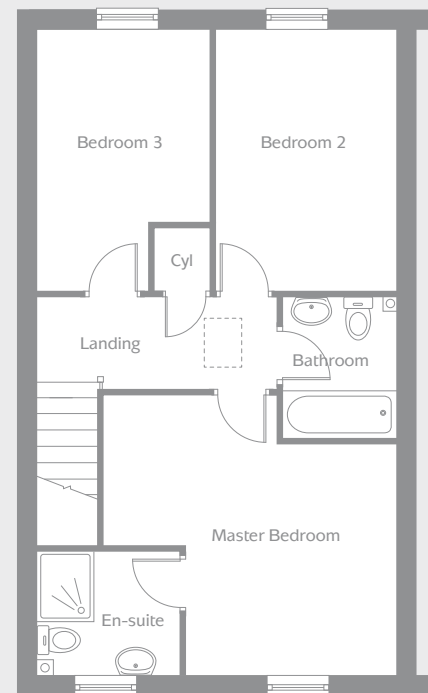


The Bamburgh is a spacious three bedroom home ideal for growing families

- 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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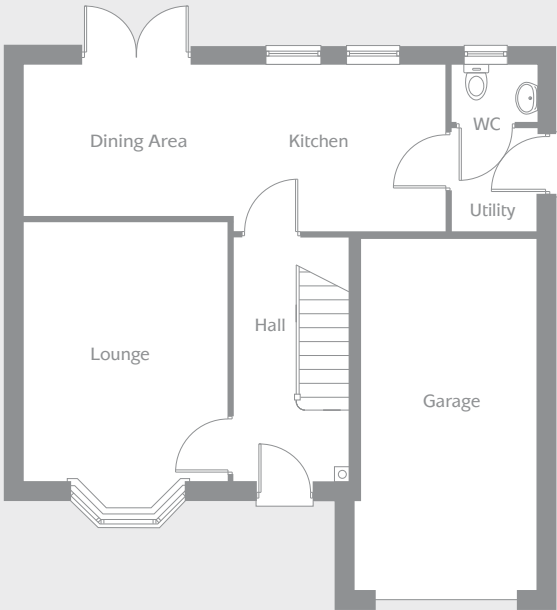
The Gosford

4 bedroom home

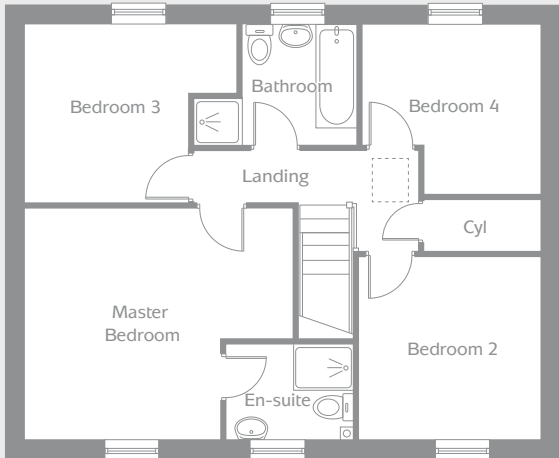


The Gosford is a contemporary four bedroom home perfect for family life.

- 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" |

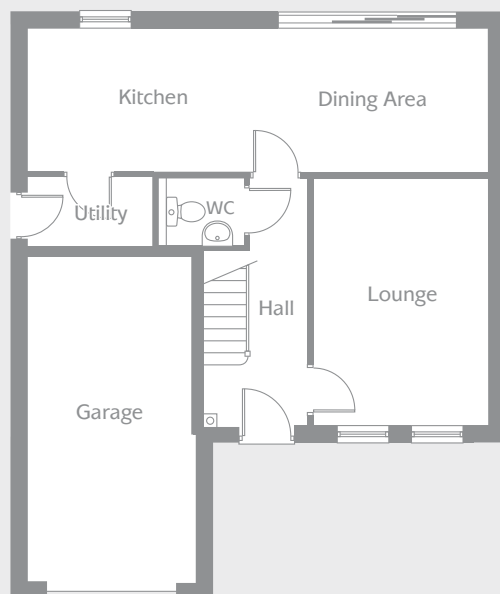
The Cheltenham

4 bedroom home



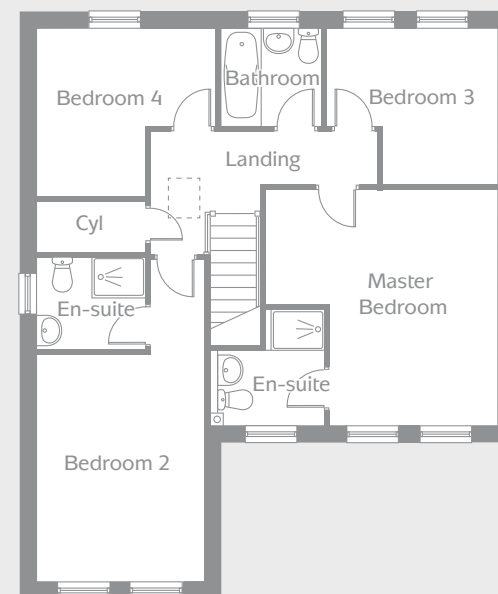
The Cheltenham is a stylish four bedroom home well suited to families.

- 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 short hair, wearing a light blue patterned shirt, carrying a young child with curly hair on his shoulders. They are both smiling and looking towards the right. The background shows a modern kitchen with white cabinets, a stainless steel oven, and a range hood. The lighting is warm and natural, suggesting a bright day.

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

Laithe Avenue, Kirklees,
Holmbridge, HD9 2PJ

DIRECTIONS FROM HUDDERSFIELD:

Leave Huddersfield on the B6108 towards Meltham. When you reach Meltham, bear right on Acre Lane and Thick Hollins Road. Continue on this over the A635, then turn left onto Flush House Lane. At the next T junction, turn left onto Field End Lane. At the next T junction, turn right onto Woodhead Road, then left onto Smithy Lane. Laithe Bank Drive is your second right and Laithe Avenue is found at the end of this.

DIRECTIONS FROM BARNSELY:

Leave Barnsley on the B628 towards Silkstone. Continue on this road through Penistone and Millhouse Green until you reach the next roundabout – turn left here onto Law Common Road. This will bring you into Holmbridge, where you can take a sharp left turn onto Dobb Top Road. Now turn left onto Laithe Bank Drive is your second right and Laithe Avenue is found at the end of this.



About the area

This exclusive development of 21 new homes offers 2, 3, and 4 bedroom options, combining countryside charm with modern living. Set in a scenic location with views over open fields, it provides a peaceful yet well-connected lifestyle.

Brockholes train station is just 3.4 miles away, with links to Sheffield and Huddersfield, while Sheffield, Leeds, and Manchester are all within an hour's drive.

Families benefit from well-rated local schools, including Hinchcliffe Mill and Holmfirth High. Nearby Holmfirth offers essential amenities and attractions like the popular Picturedrome music venue.

The development is also close to the Peak District National Park, ideal for outdoor enthusiasts.