

# Skelton Lakes

A collection of stylish 2, 3, 4 & 5 bedroom homes



# Why Evans?

## A Long Established And Successful Track Record

### **Evans Homes is a Division of The Evans Property Group**

As a family owned property investment and development company, with solid foundations in Leeds and Yorkshire, as well as recognition across the UK, we have generations of experience.

All purchasers of our homes will have the re-assurance of over 70 years of success in meeting the needs of our customers and the communities we work in across the country.



Residential



Industrial



Retail



Hotels



Public Sector



Offices



Education



Leisure



Infrastructure

**EVANS**   
property group

# The Evans Way

## Building The Highest Quality Homes

At Evans Homes we are proud of the reputation of the Evans name and take a genuine pride in what we create.

Standing out from the crowd, Evans Homes brings outstanding new housing that meets the lifestyle demands of modern living. Our skill is not only in building the highest quality homes, but also in creating homes of character and individuality and meeting high standards in energy efficiency and sustainability.

Choosing a new home is an extremely important decision and we work hard to make your experience a happy one. A place to create memories that will last you a lifetime.



Regency Place, Tockwith

## Building Your Home with The Future in Mind

All new homes at Skelton Lakes are being built with the future in mind, meeting the very latest Building Regulation Part L 2021, which set new standards in energy efficiency and sustainability for the UK's new homes.

At the sharp end of the system are the PV panels in your roof using semiconductor cells to, in effect, convert photons into electrons.

The case for harnessing this energy has never been greater, both environmentally and financially - they are cheaper and more efficient than ever before.



**Skelton Lakes**

 **EVANS HOMES**

## Welcome to Skelton Lakes

Enjoy The Feeling Of Living In Your Dream Home

Evans Homes residential development at Skelton Lakes is a collection of 2,3,4, and 5 bedroom homes offering style and an outstanding specification in a great place to live.

Ideally situated within the Skelton Lakes neighbourhood, our range of new homes embodies the essential ingredients for modern living. Every single aspect cries out quality and style. Each home combines the very best use of space and design to meet the lifestyle demands of living today.

*"We know that choosing a place to live is one of the biggest and most exciting decisions that you will make"*



**Skelton Lakes**

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Built with the future in mind, in roof PV panels will provide energy efficiency and sustainability.

*Ask your Sales Advisor for more details*

**Skelton Lakes**



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## Skelton Lakes Neighbourhood

### Creating A Vibrant New Community

#### **Close to the bustling centre of Leeds at junction 45 on the M1**

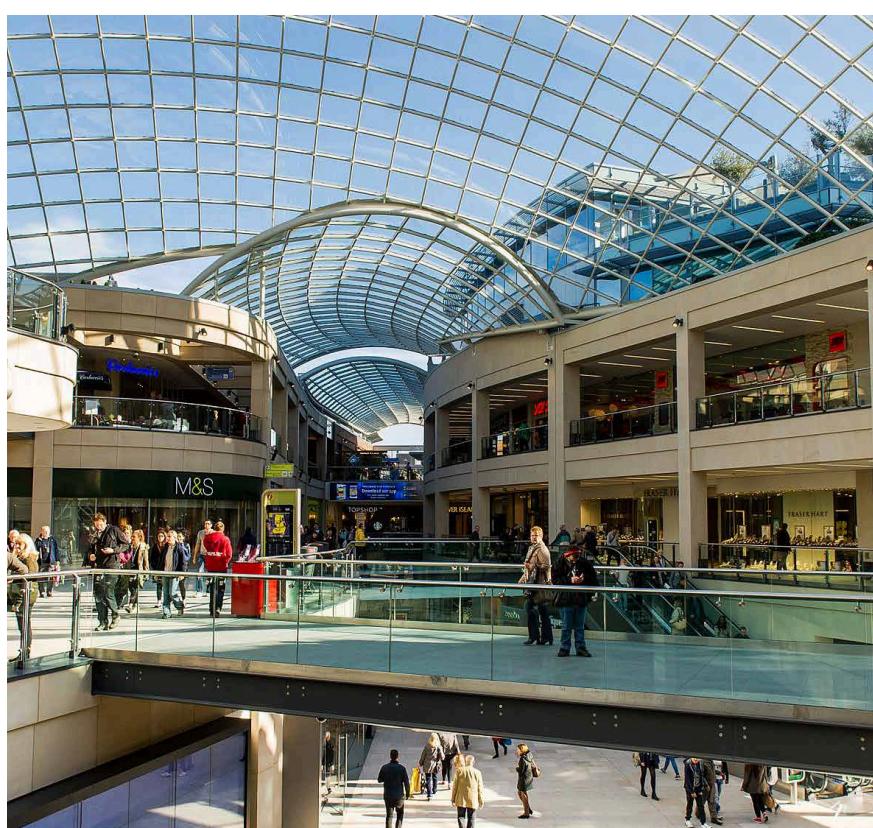
The former colliery site Skelton Gate is being transformed into the new Skelton Lakes neighbourhood, to provide high quality residential homes within the Leeds Aire Valley.

Facilities for residents will include primary and secondary through schools, and plans for a local centre. Additionally, there are several Ofsted-rated good to outstanding primary schools within a 5-minute drive of Skelton Lakes. Outdoor leisure opportunities include a nature reserve around Skelton Country Park, a green space and lake with amazing cycling and walking routes. Also close by is Rothwell Country Park, a peaceful spot offering the sights and sounds of nature. You will also be able to discover Temple Newsam, an historic house on a country estate surrounded by scenic parkland.

All this is just a short connection away from the benefits of the cosmopolitan city of Leeds. Bursting with life and cultural energy you will find a renowned retail destination and the city of Leeds has some of the best venues in the country to provide entertainment and experiences, including a thriving independent food scene, fabulous bars and restaurants.

Skelton Lakes has nearby access to transport links. Woodlesford railway station is close by with direct services to Leeds and Sheffield stations. Leeds Bradford Airport is within easy reach from Skelton Lakes.





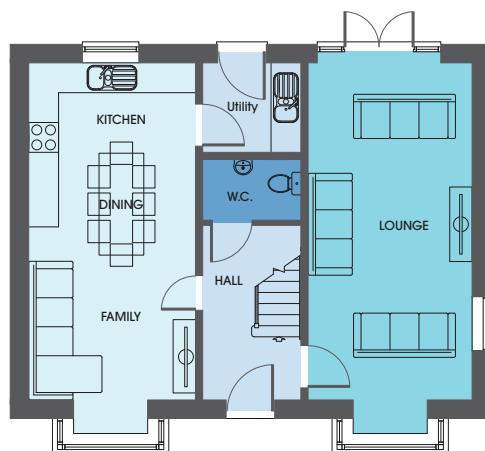
# The Bramhope

## 5 BEDROOM DETACHED HOME

The Bramhope is a stylish family home with five double bedrooms including two en suites, across three floors. An open-plan kitchen, dining, and family area plus utility room, as well as a large lounge provides the perfect space for modern family living.

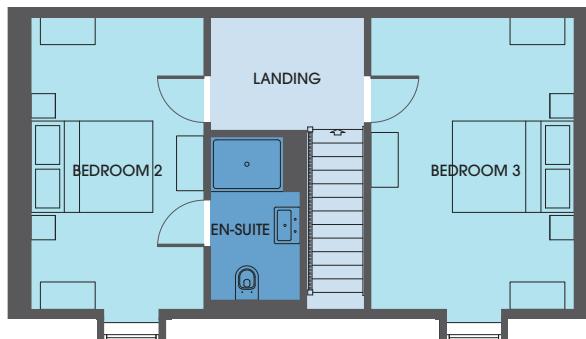
### Ground Floor

Lounge	6.782m x 3.300m	22'3" x 10'10"
Kitchen/ Dining/ Family	6.782m x 3.355m	22'3" x 11'0"
Cloakroom	1.975m x 1.162m	6'5" x 3'10"
Utility	1.800m x 1.975m	5'11" x 6'6"



### First Floor

Bedroom 1	4.124m x 3.340m	13'6" x 10'11"
Ensuite Bedroom 1	2.553m x 2.557m	8'4" x 8'5"
Bedroom 4	3.339m x 3.355m	10'11" x 11'0"
Bedroom 5	3.339m x 3.355m	10'11" x 11'0"
Bathroom	1.700m x 2.757m	5'7" x 9'0"



### Second Floor

Bedroom 2	4.797m x 2.840m	15'9" x 9'4"
Ensuite Bedroom 2	2.684m x 1.475m	8'10" x 4'10"
Bedroom 3	4.797m x 3.340m	15'9" x 10'11"



## FEATURES

- Open-plan kitchen, dining, and family area
- Patio doors to rear garden
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Downstairs WC
- Five bedrooms across two floors

**Skelton Lakes**

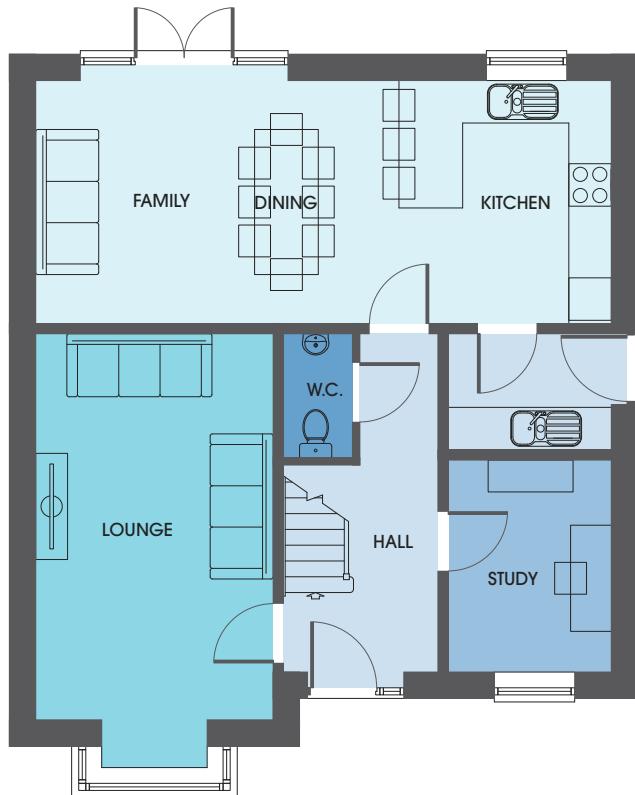


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# The Terrington

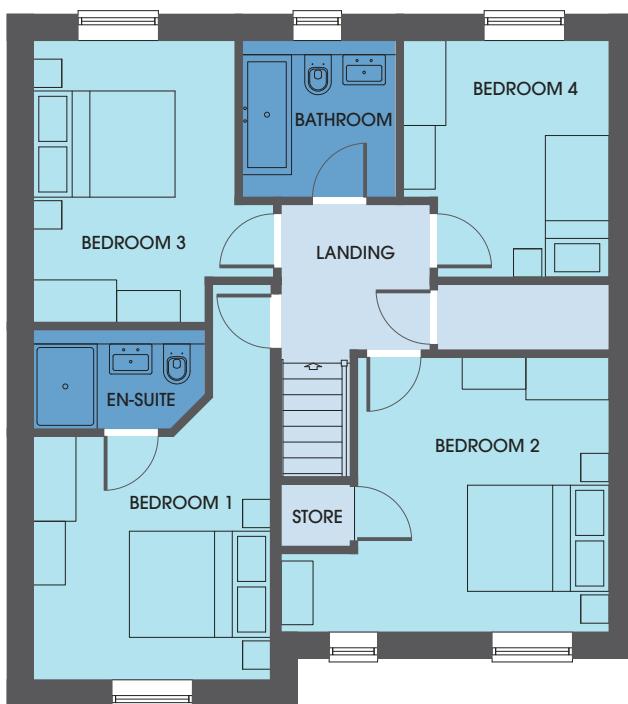
## 4 BEDROOM DETACHED HOME

The Terrington is a wonderful choice with versatile space to create an impressive four-bedroom family home. It features a contemporary, open-plan design kitchen, dining, and family area with utility room.



### Ground Floor

Lounge	5.455m x 3.355m	17'11" x 11'0"
Kitchen/ Dining/ Family	3.432m x 8.132m	11'3" x 26'8"
Cloakroom	1.750m x 0.975m	5'9" x 3'2"
Utility	1.640m x 2.305m	5'5" x 7'7"
Study	2.995m x 2.305m	9'10" x 7'7"



### First Floor

Bedroom 1	3.986m x 3.355m	13'1" x 11'0"
Ensuite Bedroom 1	1.400m x 2.425m	4'7" x 7'11"
Bedroom 2	3.881m x 4.632m	12'9" x 15'2"
Bedroom 3	3.982m x 2.840m	13'1" x 9'4"
Bedroom 4	3.340m x 2.906m	10'11" x 9'6"
Bathroom	2.213m x 2.170m	7'3" x 7'1"



## FEATURES

- Open-plan kitchen, dining, and family area
- Useful study or snug
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Four generous size bedrooms
- Modern sanitaryware

**Skelton Lakes**

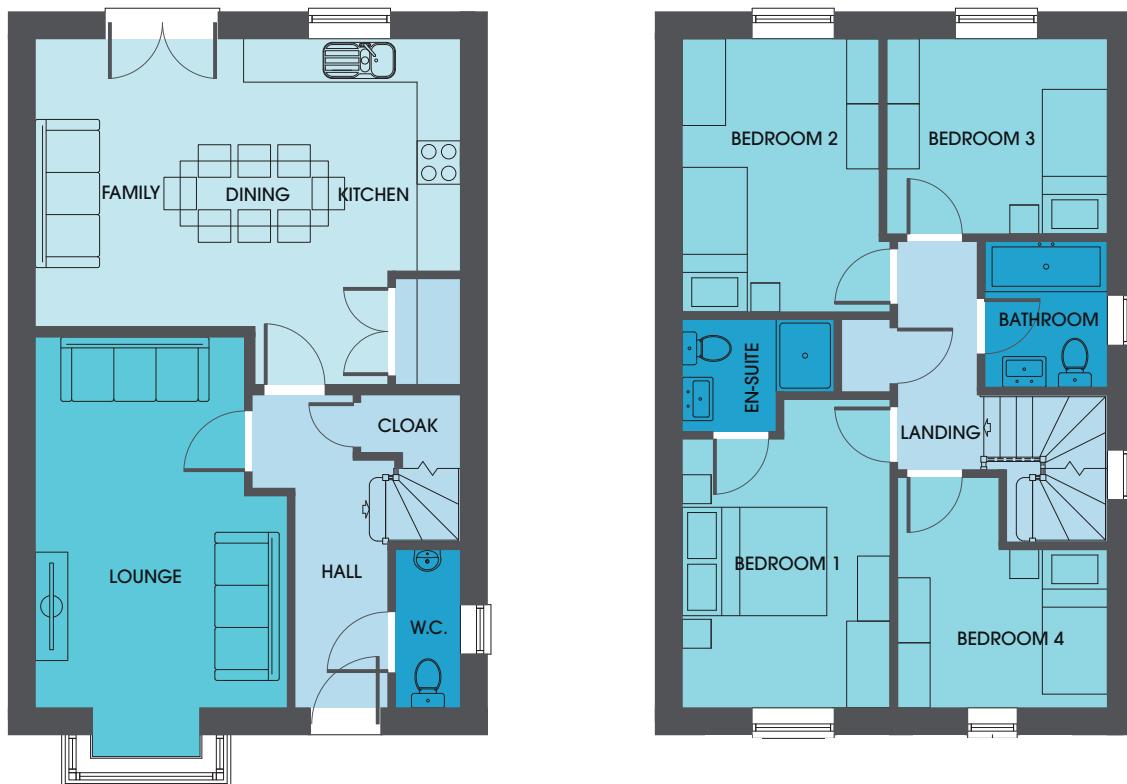


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# The Lingdale

## 4 BEDROOM DETACHED OR SEMI DETACHED HOME

The Lingdale is a four-bedroom family home which benefits from a modern open-plan design to the kitchen, dining and family area and a spacious living room. Upstairs, there are four generous sized bedrooms, as well as a modern en suite to bedroom one.



### Ground Floor

Lounge	5.130m x 3.487m	16'10" x 11'5"
Kitchen/ Dining/	3.982m x 5.882m	13'1" x 19'4"
Family		
Cloakroom	2.189m x 0.900m	7'2" x 2'11"

### First Floor

Bedroom 1	4.268m x 2.875m	14'0" x 9'5"
Ensuite Bedroom 1	1.550m x 2.100m	5'11" x 6'11"
Bedroom 2	3.779m x 2.775m	12'5" x 9'1"
Bedroom 3	2.700m x 3.052m	8'10" x 10'0"
Bedroom 4	3.189m x 2.902m	10'6" x 9'6"
Bathroom	2.017m x 1.695m	6'7" x 5'7"

Illustrations show a typical house type specification. Details may vary on individual plots, including brick types and roof tiling. All plots will have in roof PV panels - size will vary on orientation. The measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or representation. The floor plans are for illustrative purposes only and should be used as such by any prospective purchaser.



## FEATURES

- Open-plan kitchen, dining and family area
- Large lounge
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Ensuite to bedroom 1
- Contemporary family bathroom

**Skelton Lakes**



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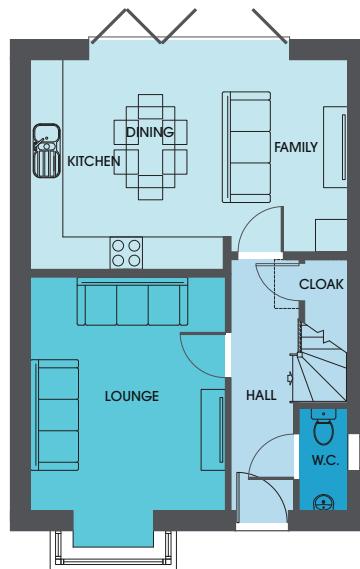
# The Sowerby

## 4 BEDROOM DETACHED HOME

A stunning four-bedroom home, the Sowerby benefits from an impressive exterior, along with a spacious open-plan kitchen, dining, and family area. Across three floors, upstairs there are four bedrooms, providing two en suites and a family bathroom.

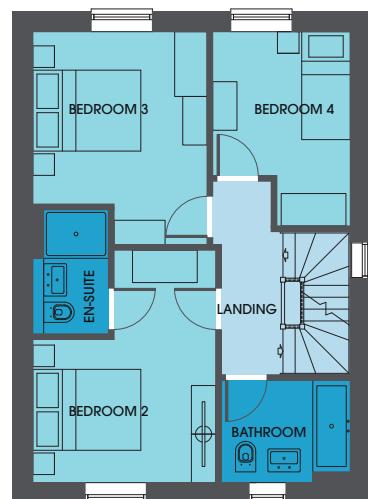
### Ground Floor

Lounge	4.328m x 3.612m	14'2" x 11'10"
Kitchen/ Dining/ Family	3.884m x 5.882m	12'9" x 19'4"
Cloakroom	1.895m x 0.900m	6'3" x 2'11"



### First Floor

Bedroom 2	4.308m x 3.387m	14'2" x 11'1"
Ensuite Bedroom 2	2.300m x 1.400m	7'6" x 4'7"
Bedroom 3	3.944m x 3.227m	12'11" x 10'7"
Bedroom 4	3.599m x 2.550m	11'10" x 8'4"
Bathroom	1.895m x 2.390m	6'3" x 7'10"



### Second Floor

Bedroom 1	6.072m x 3.550m	19'11" x 11'8"
Ensuite Bedroom 1	2.457m x 2.227m	8'1" x 7'4"



## FEATURES

- Open plan kitchen, dining, and family area
- Integrated kitchen appliances
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Four bedrooms across two floors
- Modern sanitaryware

**Skelton Lakes**

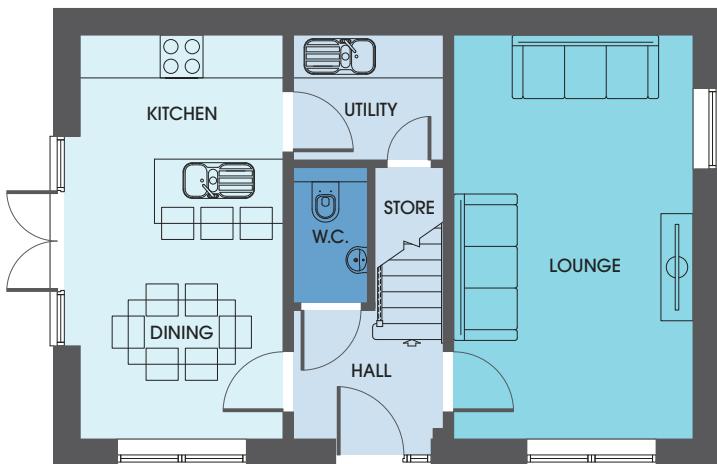


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# The Escrick

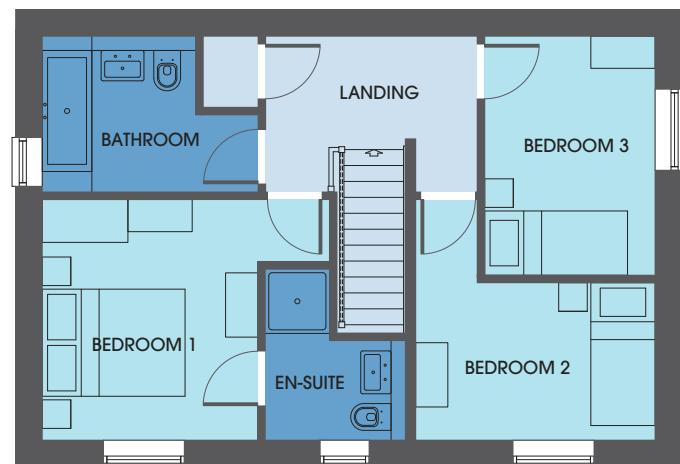
## 3 BEDROOM DETACHED HOME

The Escrick is a fabulous three bedroom detached home with a spacious, open plan kitchen and dining area plus a separate large lounge - ideal for family living. Upstairs there are 3 bedrooms with an en suite bathroom to bedroom one.



### Ground Floor

Lounge	5.657m x 3.352m	18'7" x 11'0"
Kitchen/ Dining/	5.657m x 2.840m	18'7" x 9'4"
Cloakroom	1.895m x 1.037m	6'3" x 3'5"
Utility	1.750m x 2.100m	5'9" x 6'11"



### First Floor

Bedroom 1	3.370m x 3.017m	11'1" x 9'10"
Ensuite Bedroom 1	2.395m x 1.962m	7'10" x 6'5"
Bedroom 2	2.205m x 3.352m	7'3" x 11'0"
Bedroom 3	3.347m x 2.386m	10'11" x 7'10"
Bathroom	2.182m x 3.023m	7'2" x 9'11"



## FEATURES

- Open plan kitchen and dining area
- Contemporary fitted kitchen
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Spacious lounge
- Three bedrooms with ensuite to bedroom 1

**Skelton Lakes**



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# The Cawton

## 3 BEDROOM SEMI DETACHED OR TERRACE HOME

The Cawton has great spaces to share with an open plan family, dining, and kitchen area as well as a spacious lounge. Upstairs there's a room of your own with three bedrooms and a family bathroom, as well as an ensuite to bedroom 1.



### Ground Floor

Lounge	4.353m x 2.980m	14'3" x 9'9"
Kitchen/ Dining/	3.859m x 5.200m	10'8" x 17'1"
Family		
Cloakroom	1.895m x 0.900m	6'3" x 2'11"

### First Floor

Bedroom 1	4.023m x 2.800m	13'2" x 9'2"
Ensuite	1.200m x 2.800m	3'11" x 9'2"
Bedroom 2	2.924m x 2.800m	9'7" x 9'2"
Bedroom 3	3.599m x 2.295m	11'9" x 7'6"
Bathroom	1.895m x 2.295m	6'2" x 7'6"

Please note: Two Cawton plots - 14 and 30 - do not include the ensuite



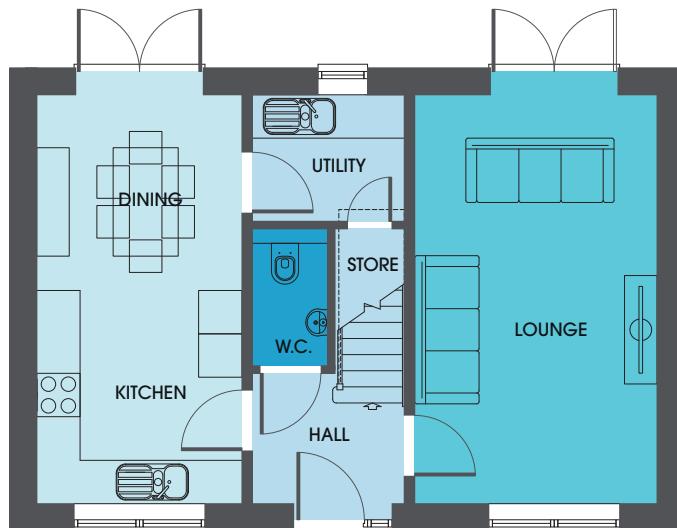
## FEATURES

- Open plan living, kitchen and dining area
- Spacious lounge
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Patio doors to rear garden
- Three bedrooms and family bathroom

# The Weeton

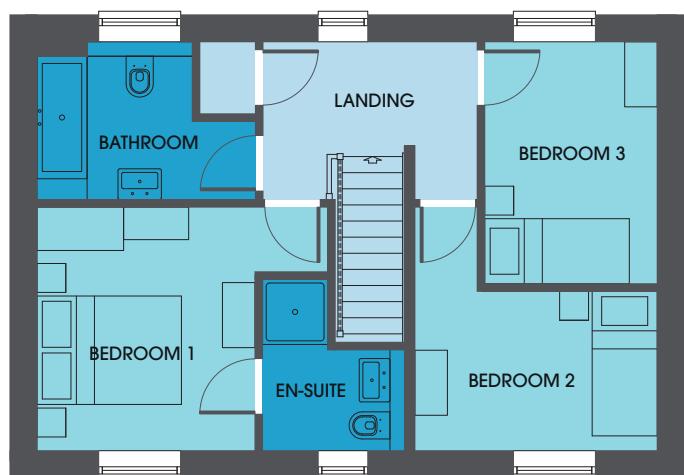
## 3 BEDROOM DETACHED HOME

The Weeton is a three-bedroom home that has all the latest features you could need. With an open plan kitchen and dining area, as well as a lounge, it is the perfect space. Upstairs there are 3 bedrooms with an en suite bathroom to bedroom one.



### Ground Floor

Lounge	5.657m x 3.352m	18'7" x 11'0"
Kitchen/ Dining	5.657m x 2.840m	18'7" x 9'4"
Cloakroom	1.895m x 1.037m	6'3" x 3'5"
Utility	1.750m x 2.100m	5'9" x 6'11"



### First Floor

Bedroom 1	3.370m x 3.017m	11'1" x 9'10"
Ensuite Bedroom 1	2.370m x 1.962m	7'9" x 6'5"
Bedroom 2	2.205m x 3.352m	7'3" x 11'0"
Bedroom 3	3.347m x 2.386m	10'11" x 7'10"
Bathroom	2.182m x 3.023m	7'2" x 9'11"



## FEATURES

- Open plan kitchen and dining area
- Spacious lounge
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Patio doors in both family area and lounge
- Three bedrooms with ensuite to bedroom 1

**Skelton Lakes**



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# The Naburn

## 3 BEDROOM SEMI DETACHED HOME

The Naburn is a three-bedroom home that extends across three floors and features an open-plan living, kitchen, and dining area, a separate lounge, an en suite shower room to bedroom one and a very useful study.

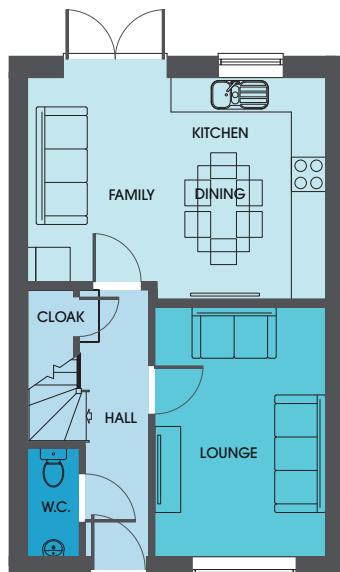
### Ground Floor

Lounge	4.353m x 2.980m	14'3" x 9'9"
Kitchen/Dining/ Family	3.859m x 5.200m	12'8" x 17'1"
Cloakroom	1.895m x 0.900m	6'3" x 2'11"



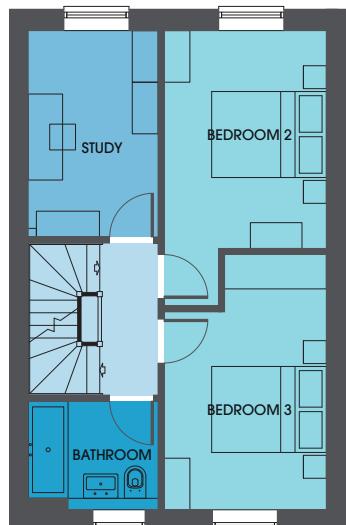
### Second Floor

Bedroom 1	6.720m x 2.892m	22'0" x 9'6"
Ensuite Bedroom 1	2.457m x 2.227m	8'1" x 7'4"



### First Floor

Bedroom 2	3.799m x 2.830m	12'5" x 9'3"
Bedroom 3	4.453m x 2.830m	14'7" x 9'3"
Study	3.599m x 2.265m	11'10" x 7'5"
Bathroom	1.897m x 2.260m	6'3" x 7'5"





## FEATURES

- 3 floors of living space
- Open plan kitchen, living and dining area
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Downstairs WC
- Study room

**Skelton Lakes**

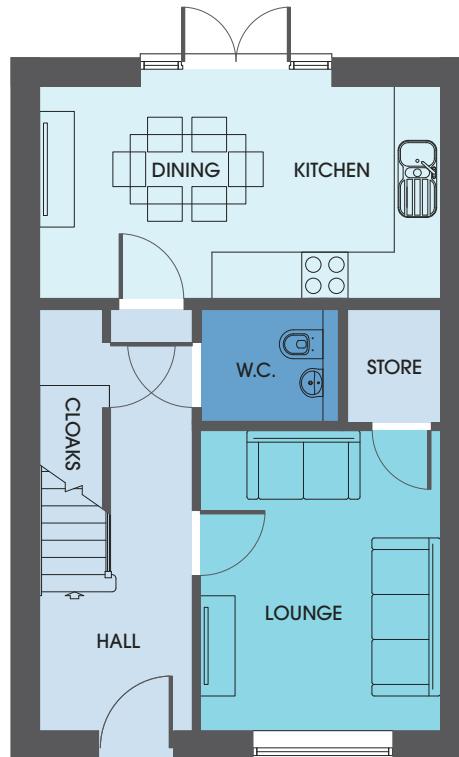


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# The Bellerby

## 3 BEDROOM SEMI DETACHED HOME

With patio doors adding a focal point as well as garden access, the dining and kitchen living area presents a great space along with a separate lounge. Upstairs three bedrooms are complemented by the family bathroom.

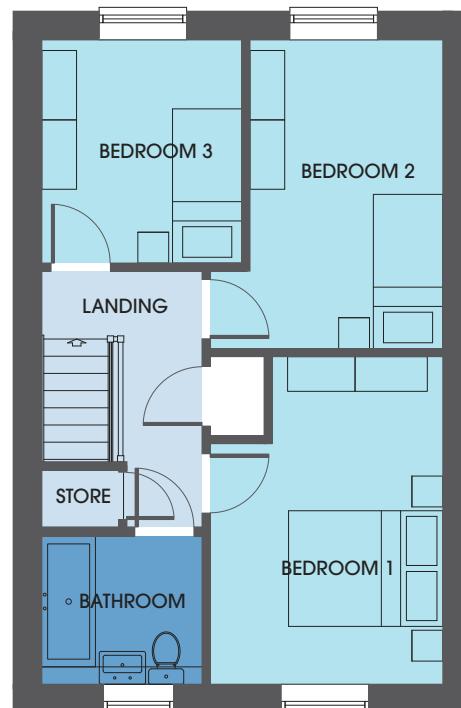


### Ground Floor

Lounge	3.892m x 3.115m	12'9" x 10'2"
Kitchen/ Dining/ Cloakroom	2.750m x 5.200m	9'0" x 17'0"
	1.450m x 1.775m	4'9" x 5'10"

### First Floor

Bedroom 1	4.249m x 3.017m	13'11" x 9'10"
Bedroom 2	4.003m x 2.500m	13'1" x 8'2"
Bedroom 3	2.894m x 2.595m	9'6" x 8'6"
Bathroom	1.920m x 2.065m	6'3" x 6'9"





## FEATURES

- Open plan kitchen and dining area
- Spacious lounge
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Patio doors to rear garden
- Three bedrooms and a family bathroom

**Skelton Lakes**



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# The Ayton

## 2 BEDROOM SEMI DETACHED OR TERRACE HOME

The space in the Ayton creates a flexible terraced or semi-detached home, ideal for first-time buyers and downsizers. There is a lounge with access through to the dining area with fitted kitchen to create a bright and airy feeling. Upstairs are two bedrooms and a bathroom.



### Ground Floor

Lounge	4.212m x 3.666m	13'9" x 12'0"
Kitchen/ Dining/	3.775m x 4.762m	12'4" x 15'7"
Cloakroom	1.800m x 0.932m	5'11" x 3'1"

### First Floor

Bedroom 1	3.312m x 4.762m	10'10" x 15'7"
Bedroom 2	4.715m x 2.580m	15'5" x 8'5"
Bathroom	1.920m x 2.062m	6'3" x 6'9"



## FEATURES

- Kitchen and dining area with through lounge
- Patio doors to rear garden
- Built with the future in mind, in roof PV panels provide energy efficiency and sustainability
- Downstairs WC
- Modern sanitaryware

**Skelton Lakes**



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# Skelton Lakes SPECIFICATIONS

## KITCHEN

Symphony fitted kitchen units / worktops (colour choices available)	•	•	•	•	•	•	•	•
Kitchen sink and taps	•	•	•	•	•	•	•	•
Built in double oven and gas hob	•	•	•	•	•	•	•	•
Built in single oven and gas hob						•		•
Stainless Steel Splashback	•	•	•	•	•	•	•	•
Chimney Hood Extractor	•	•	•	•	•	•	•	•
Built-in Washing Machine	•	•	•	•	•	•	•	•
Built-in Dishwasher	•	•	•	•	•	•	•	•
Built-in Fridge Freezer	•	•	•	•	•	•	•	•
Airflow fan incl. isolating switch	•	•	•	•	•	•	•	•
Green Lighting Down Lighters	•	•	•	•	•	•	•	•
Utility Room including worktops (colour choices available) and sink / taps	•	•			•	•		
Utility Room - Pendant Lighting	•	•			•	•		

## MAIN BATHROOM

## ENSUITE(S)

Basins / WC - Roca	•	•	•	•	•	•	•	•
Shower - Vado	•	•	•	•	•	•	•	•
Ceramic Tiling - half height tiling to wet walls only	•	•	•	•	•	•	•	•
Vinyl flooring	•	•	•	•	•	•	•	•

## CLOAKROOM

## MAIN BEDROOM

Hinged (Dusk/Dawn) wardrobes fitted as standard

ENERGY EFFICIENCY AND SUSTAINABILITY

Solar Photovoltaic Panels (PV Panels)

# Skelton Lakes SPECIFICATIONS

## HEATING / ELECTRICAL SERVICES

## **LIGHTING (energy efficient)**

## POWER

## COMMUNICATION

Incoming Fibre Point and Fibre Hub	●	●	●	●	●	●	●	●
TV Point -Lounge - Co-Axial Module in Loungeplate.	●	●	●	●	●	●	●	●
TV Point - Family / Dining	●	●	●	●	●	●	●	●
TV Point - Study / Snug	●	●	●	●	●	●	●	●
TV Point - Bedroom 1	●	●	●	●	●	●	●	●

## SAFETY & SECURITY

Mains operated smoke detectors, battery operated carbon monoxide alarm

## DOORS

External Front /Side Door - Black / White Frame	●	●	●	●	●	●	●	●	●
Casement Doors - White, PVCu toughened double glazed and hinged	●	●	●	●	●	●	●	●	●
Internal doors - Oak 4 panel	●	●	●	●					
Internal doors - White 4 panel					●	●	●	●	●

## STAIRS

Hemlock handrails with Stop Chamfered painted Spindles, Newels & Flat Newel Caps	•	•	•	•	•	•	•	•
32mm Stop Chamfered Spindle & Newel Post Painted White						•	•	•

## DECORATION

Flat ceilings - White Emulsion to walls - White

#### **GARAGE - ON SELECTED PLOTS**

SEARCH OR SELECTED FILTERS

## EXTERNAL FEATURES

Flagged patio area, garden shed, fencing and outside tap

# Skelton Lakes Site Plan

## 5 BEDROOM



BRAMHOPE

## 4 BEDROOM



TERRINGTON



LINGDALE



SOWERBY



North

## 3 BEDROOM



ESCRICK



CAWTON



WEETON



NABURN



BELLERBY

## 2 BEDROOM

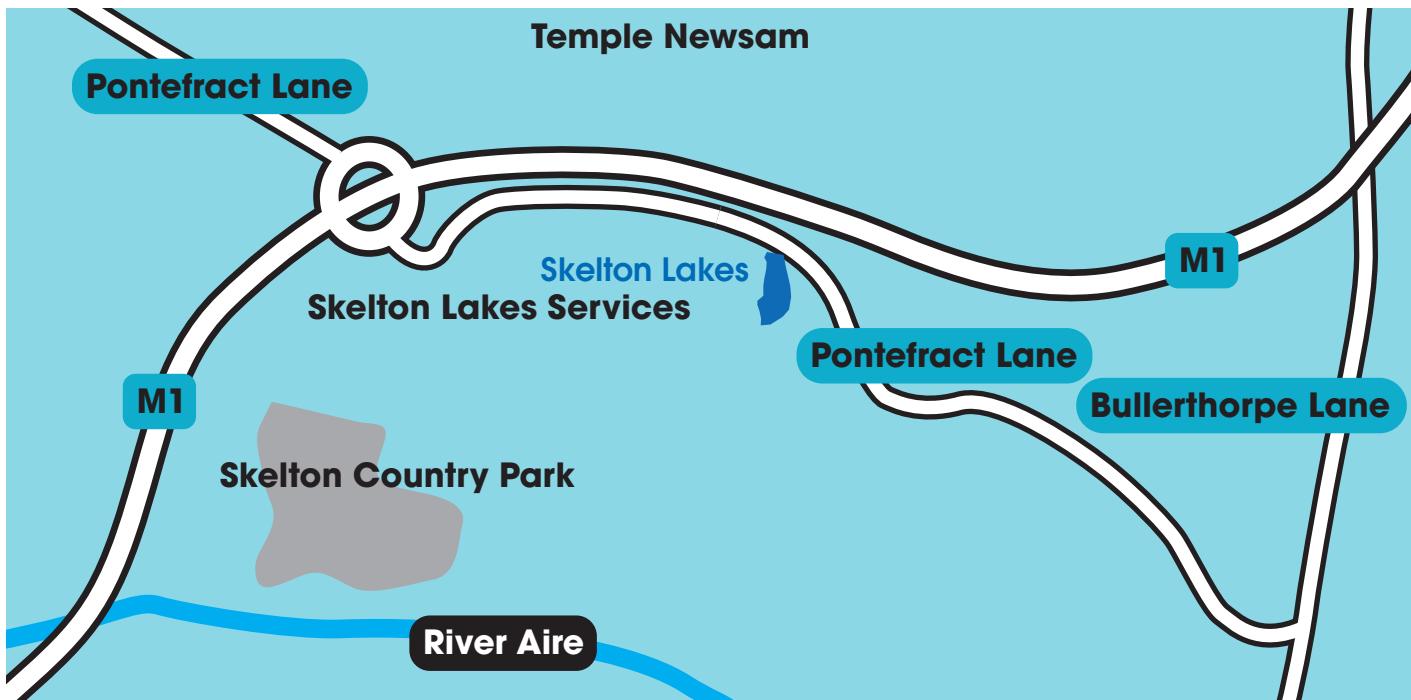


AYTON

Affordable Housing



# Location



## Skelton Lakes LS9 0FH

**Homes Now Available  
For Sale**

Marketing Suite Now Open  
Thursday - Monday  
10am - 4.30pm  
Tel: 07553 324 299

**VIEW OUR TWO SHOW HOMES**

## Your New Home Warranty

You will have peace of mind knowing that you have a 10-year new homes warranty, the first two years of which are covered directly by Evans Homes. Further insurance protection comes from the National House Building Council for the first 10 years, starting from completion.



Built with the future in mind, in roof PV panels will provide energy efficiency and sustainability.

*Ask your Sales Advisor for more details*



**Skelton Lakes**

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# Skelton Lakes



The Bramhope



The Terrington



The Sowerby



The Weeton



The Naburn

# Skelton Lakes

A collection of stylish 2, 3, 4 & 5  
bedroom homes

Care has been taken to ensure that the site plan in this brochure is correct, however site layouts may differ in plot positions, land for general guidance and not be relied on for accurately describing any specified matters as prescribed



The Lingdale



The Escrick



The Cawton



The Bellerby



The Ayton



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Landscaping, road and drive positions from the actual site. This site plan is intended for general illustrative purposes only and consequent  
and within the Property Descriptions Act 1991. The contents of the plan do not constitute a contract, part of a contract or a warranty.



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**[homesinfo@evans-homes.com](mailto:homesinfo@evans-homes.com)**