

MELHOME 

Nº 11a



North Lane
Leeds 8

www.melhome.com

The leafy, affluent Leeds suburb of Oakwood offers the perfect place to live for anyone wanting to enjoy an idyllic lifestyle.

North Lane, Oakwood, Leeds 8, is amongst the most select of locations, providing a mature and leafy setting for just two substantial detached family homes. It offers the best of both worlds, being within easy reach of the stunning Yorkshire countryside whilst at the same time lying within a few minutes of Roundhay's renowned Oakwood Parade and Street Lane areas, both of which provide an excellent range of urban village style independent cafés, bars, restaurants and shopping facilities. Roundhay Park, a grand Victorian park and the second largest city park in Europe is on the doorstep, as is Oakwood Clock, an iconic historical landmark, which hosts a popular monthly Farmers Market and community events.

Melhome Developments Ltd is a long established local company that specialises in high quality homes located in the most desirable locations. The standard and quality of finish is second-to-none, which combined with the imaginative design provides homes with few equals.

This unique development offers easy access for Leeds ring road and the city centre, and is ideally located for those requiring access to the national motorway network, rail travel from Leeds City Station and air travel from Leeds Bradford International Airport.

There is an excellent range of private and state schools, including Leeds Grammar School, within easy reach of the homes.

Anyone expressing interest in the homes at an early stage will have the opportunity to have full input into levels of specification, including the choice of kitchen and bathrooms.

Start living the lifestyle you have always dreamt of at North Lane, Oakwood.



Photographs are representative of previous Melhome developments.

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FRONT ELEVATIONS



Image is an artists impression of the property only & does not show proximity to other properties. Elevations, treatments and landscaping may differ from that shown.
Detached double garage has been removed to facilitate the above view.

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REAR ELEVATIONS



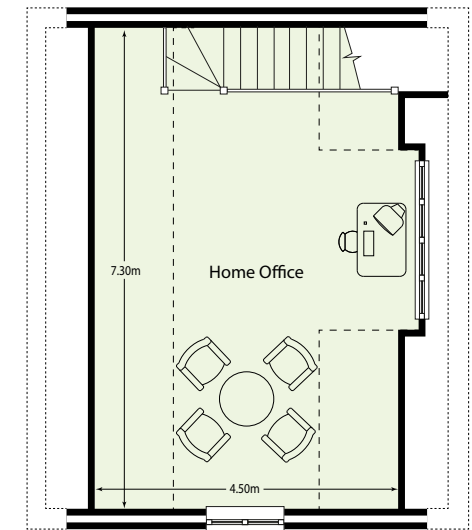
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GARAGE & HOME OFFICE ELEVATIONS

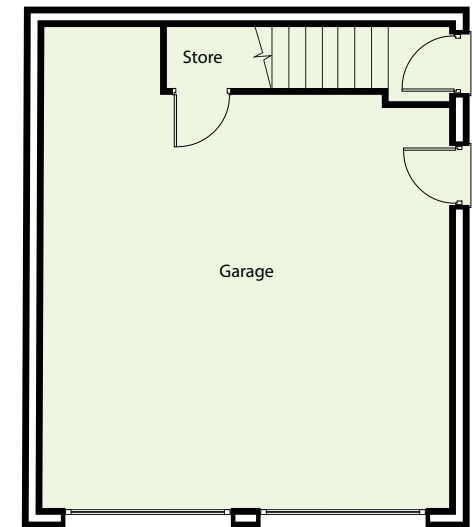


first floor



Home Office 31 m² – 333 ft²

ground floor

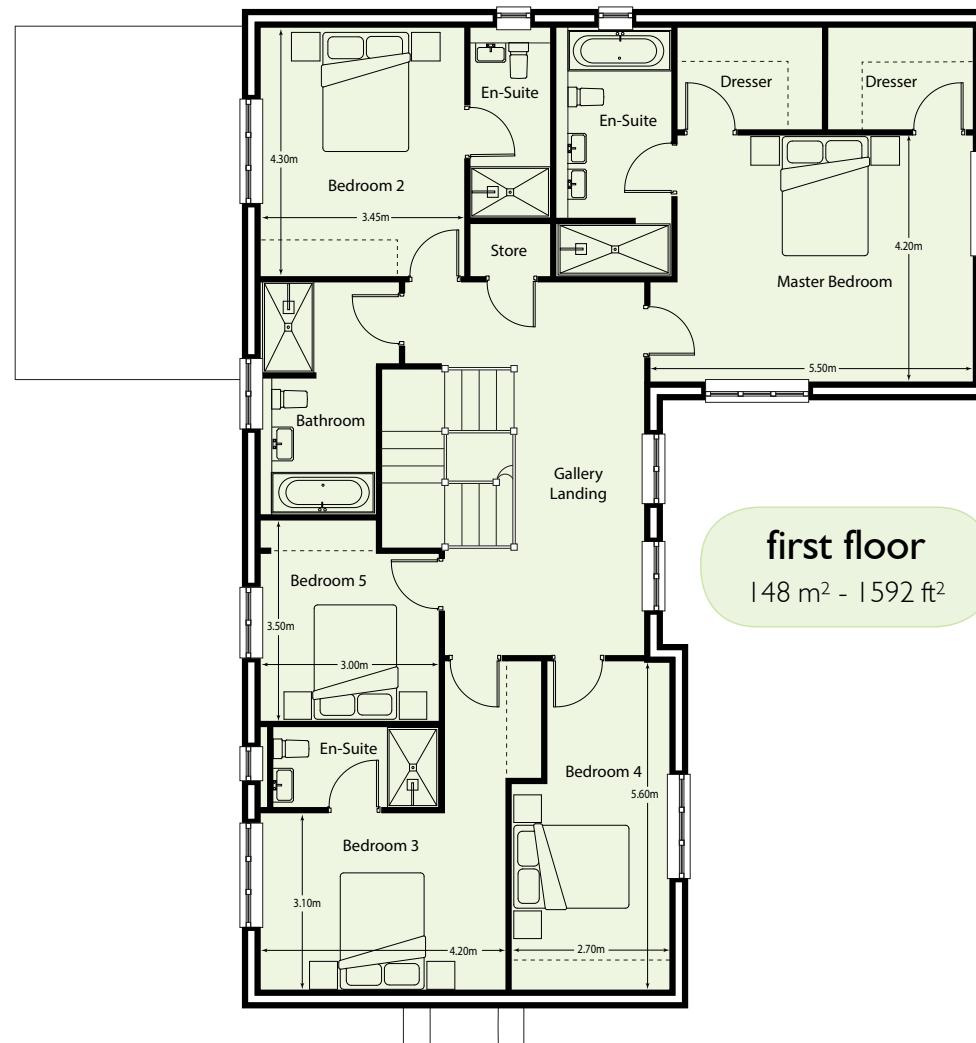


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FLOOR PLANS



ground floor
172 m² - 1851 ft²



first floor
148 m² - 1592 ft²

total floor area (incl home office) 351 m² / 3764 ft²

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DEVELOPMENT LAYOUT



Energy assessment & energy saving features

- Effective Insulation
- High-Performance Windows
- Tight Construction and Ducts
- Efficient Central Heating
- ENERGY STAR qualified products — lighting fixtures, LED bulbs, ventilation fans, and appliances, such as refrigerators, dishwashers, and washing machines.
- Third-Party Verification

PREDICTED ENERGY ASSESSMENT



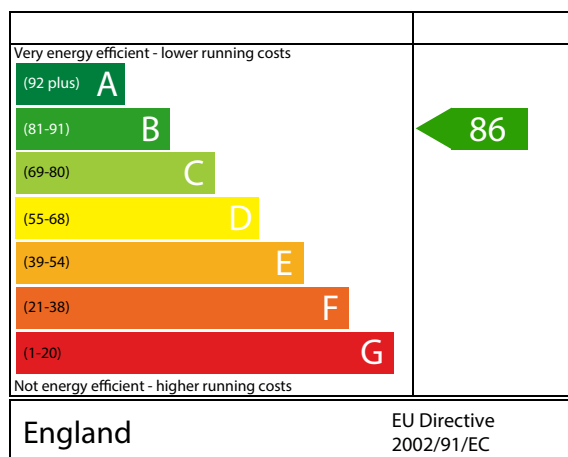
Plot 11A, North Lane,
LEEDS

Dwelling type: House, Detached
Date of assessment: 29/10/2018
Produced by: Terry Holmes Consultants
Total floor area: 325.06 m²
RRN: 2395-2949-9986

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

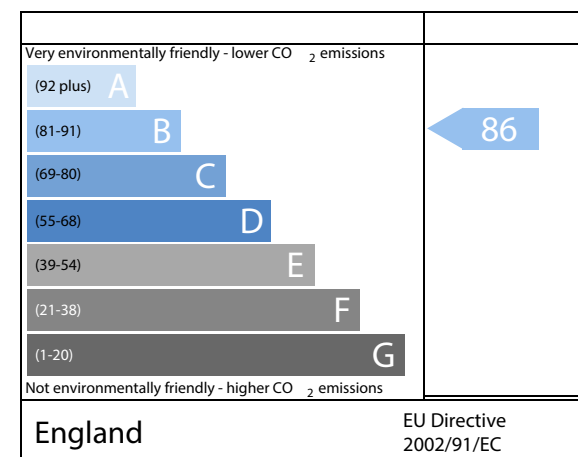
The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

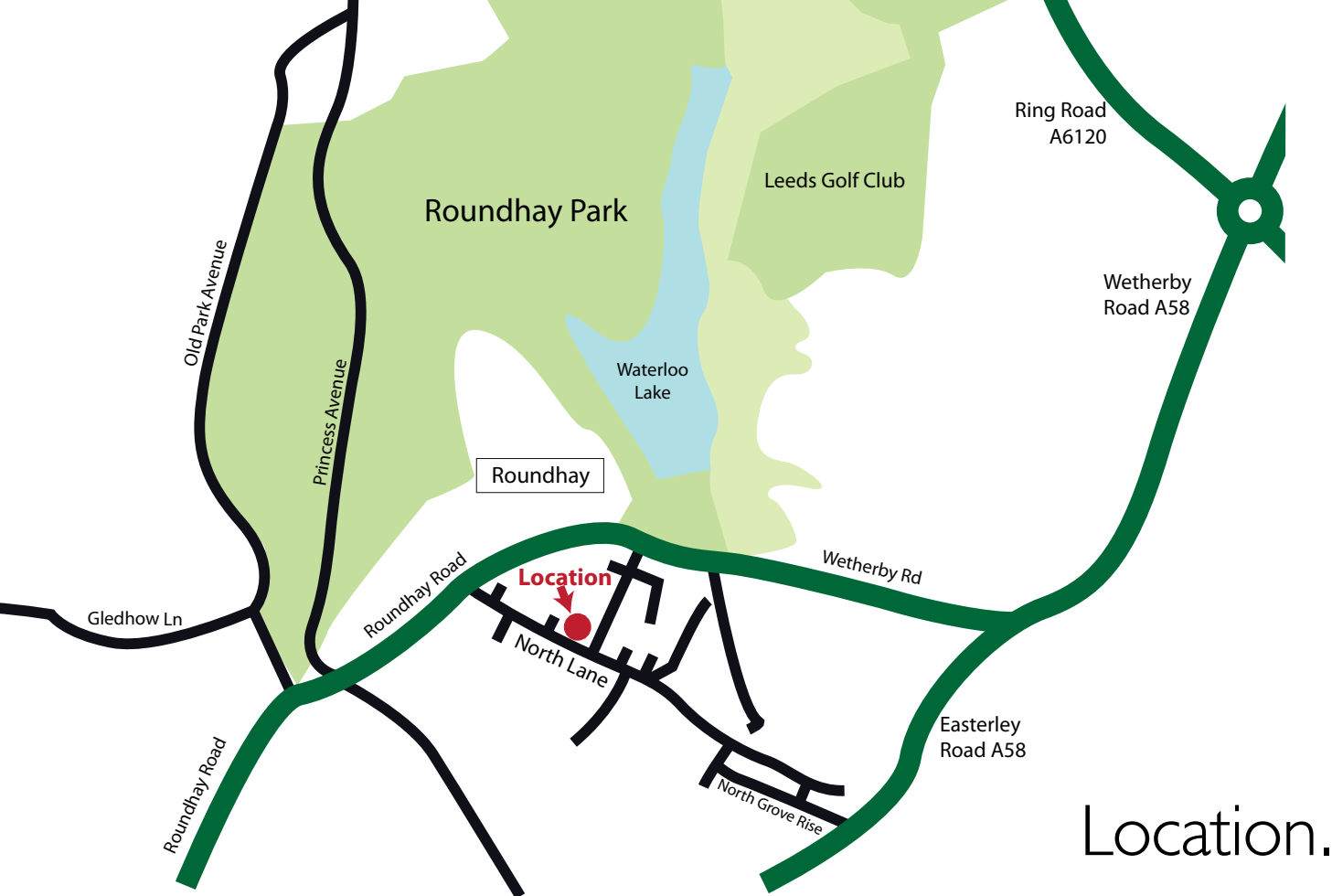


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Location.

Specification

- Beautiful Stone "Arts & Crafts" Style Family Home.
- New build to NHBC Regulations.
- Double Glazed windows in Aluminium.
- Guttering and Fall Pipes in maintenance free PVC.
- Insulation to latest energy standards.
- Gas fired central heating and domestic hot water supply.
- Electric immersion heater hot water back-up.
- Generous provision of wall switches and sockets.
- Quality Sanitary ware and extensive tiling to the kitchen, bathroom and en-suites.
- Fully cabled for TV, Internet, Phones, CCTV, Security lighting etc.
- Quality kitchen cabinets and worktops in a choice of finishes with Oven, Hob and Extractor, Fridge, Freezer, Dishwasher, Microwave.
- Automated up and over garage door.
- Fully decorated throughout with walls in magnolia matt finish and ceilings in white.

for further information or to register an interest

email: sales@melhome.com tel: 01937 848863

www.melhome.com

MELHOME 

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Melhome Developments Limited abides by the Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.