



**PATCHETT**  
**HOMES**

Property Development & Management



# THE MALTINGS

• SIX 3 & 4 BEDROOM QUALITY FAMILY HOMES •

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## About Clayton

Welcome to the rural life in the landscape that inspired Wuthering Heights.

Clayton Village, an ancient settlement whose history can be traced back to the Domesday Book, still maintains the rugged beauty of the area.



Nestled between Queensbury and Thornton the location has great character. Clayton had its own industries in worsted manufacturing, quarrying and even two breweries with a Maltstery on Town Gate. It is this Malttery site that has made way for our new development.

Patchett Homes' prestigious new development, The Maltings, comprises of 6 high quality 3 and 4 bedroom family homes in the heart of the oldest part of the village.

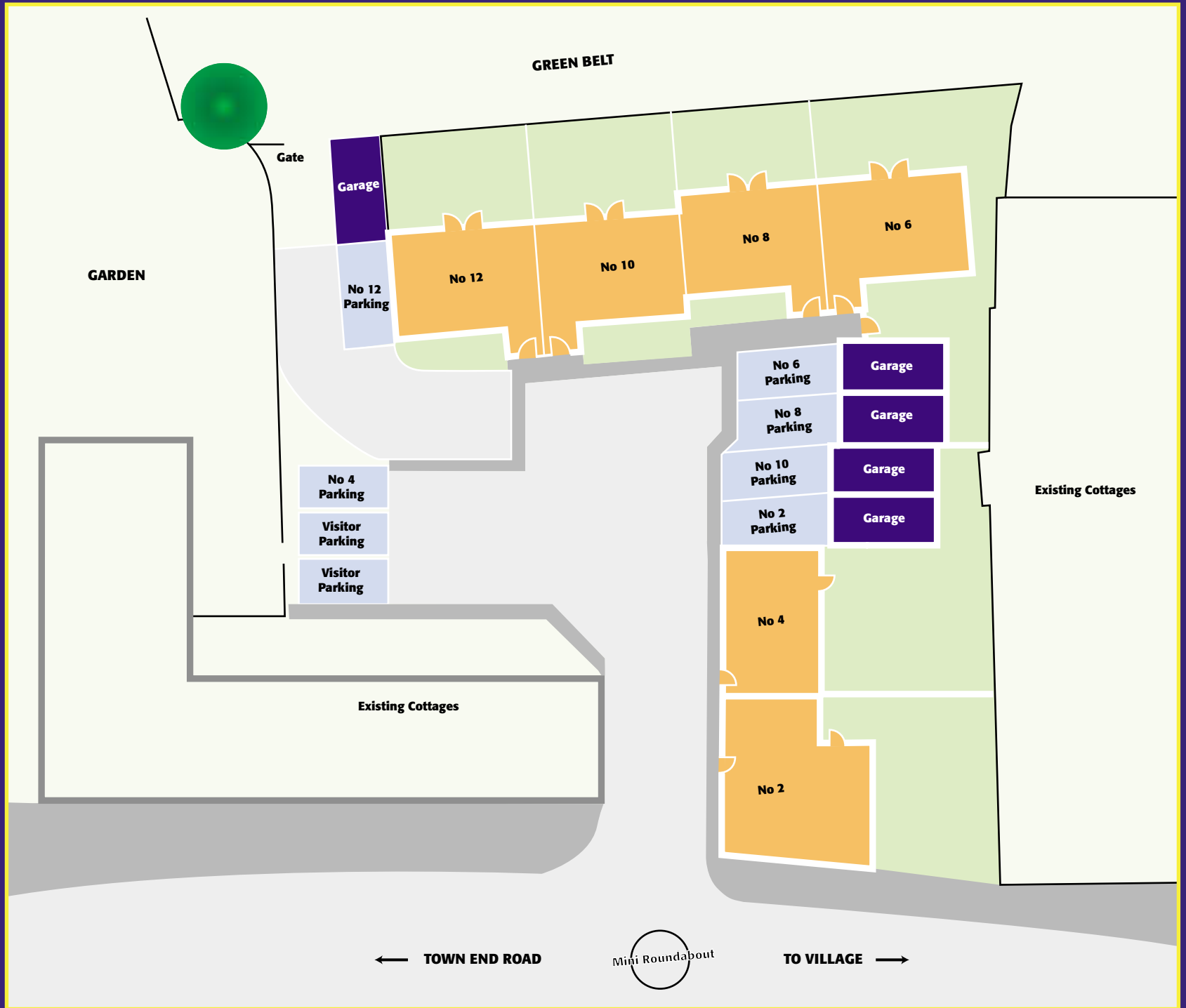
Built from local Yorkshire stone overlooking the greenbelt and set in the local conservation area. The Maltings blends sympathetically with the existing architectural style of the area, whilst providing modern spacious family living finished to exacting standards and high specifications. Additionally we offer a full NHBC Buildmark Warranty with each property for added piece of mind.

The three schools in the village offer excellent education and choice, coupled with a fine 9 hole golf course, cricket, football, rugby and bowling clubs there is something for all in this popular village.



  
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## SITE PLAN



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## Specification

### WINDOWS:

- Double glazed lockable timber framed windows, incorporating brushed aluminium fittings with Pilkington 'K glass' for improved thermal efficiency and lower heating bills.



### GARAGES: (where applicable)

- Up and over tracked door with light and power.

### BATHROOMS:

Bathroom suites by DURAVIT designed by Philippe Stark.

- Chrome taps.
- Glass "rise and fall" shower screen.
- White porcelain wall tiles with choice of border (dependant on build stage).
- Full height tiling to baths and showers.
- Shaver points to all bathrooms.



### HEATING AND HOT WATER:

- State of the art gas fired high efficiency condensing boilers, with unlimited mains pressure hot water and electrical back up for peace of mind.
- Warm water underfloor heating to all areas, with individual room temperature controls, for flexibility in furniture layout, comfort and reduced running costs.
- Heated chrome towel rails to all bathrooms and en-suites as standard.



### IRONMONGERY:

- Brushed aluminium to internal doors and windows.
- Stainless steel fittings to hardwood front door.

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## *ELECTRICAL:*

- Brushed aluminium downlights to kitchen, bathrooms and hallway.
- Wall lights to living areas, pendant fittings to bedrooms and storage areas.
- Lighting in loft with neon indicator switch.
- Loft storage where available.
- Welcome home lighting at front door.
- Security lighting to rear doors.
- Dimmer switches to living rooms.
- Sockets and switches brushed aluminium finished throughout.
- Intruder alarms fitted as standard.
- Smoke detectors throughout.
- TV and telephone points to all rooms.



## *UTILITY: (where applicable)*

- Base unit with stainless steel sink.
- Plumbing for washing machine.

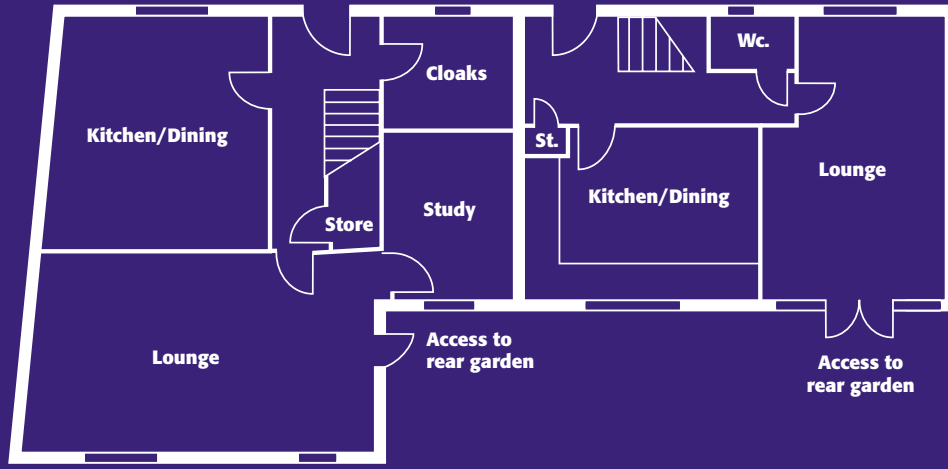


## *KITCHEN:*

- Imaginatively designed by KELLER incorporating the latest style, with a choice of cabinets and square edged worktops (dependent on build stage).
- Appliances by AEG include integrated fridge/freezer, stainless steel oven, waste disposal unit, stainless steel gas hob and island canopy extractor, all fitted as standard.
- Options include integrated dishwasher, built in microwave oven and separate integrated freezer.

## No 2 THE MALTINGS

## No 4 THE MALTINGS

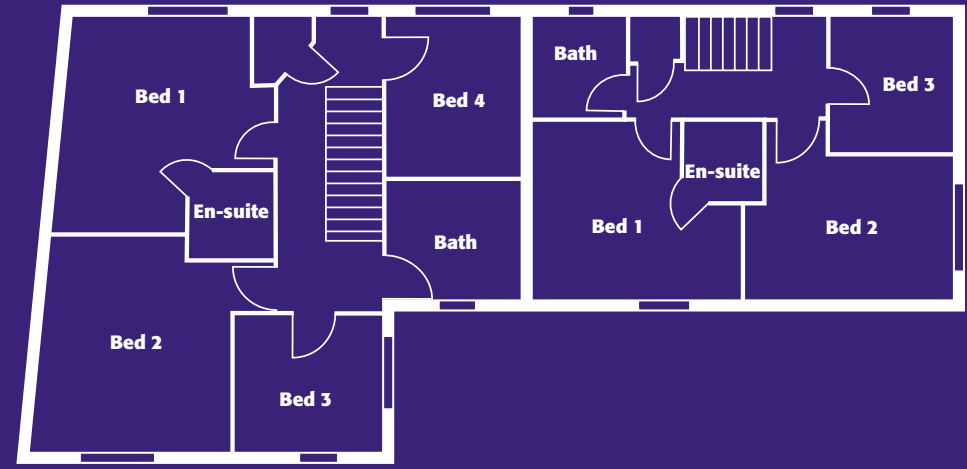


GROUND FLOOR

GROUND FLOOR

## No 2 THE MALTINGS

## No 4 THE MALTINGS



FIRST FLOOR

FIRST FLOOR

### GROUND FLOOR No 2 THE MALTINGS

| Room                 | Size (mm)   | Size (feet and inches) |
|----------------------|-------------|------------------------|
| Kitchen/Dining Room: | 4210 x 3785 | 13' 10" x 10' 7"       |
| Lounge:              | 6040 x 3590 | 14' 10" x 10' 1"       |
| Cloakroom:           | 2360 x 1845 | 7' 9" x 6' 1"          |
| Study:               | 3225 x 2145 | 10' 6" x 7' 0"         |

### GROUND FLOOR No 4 THE MALTINGS

| Room                 | Size (mm)   | Size (feet and inches) |
|----------------------|-------------|------------------------|
| Kitchen/Dining Room: | 4110 x 3180 | 13' 6" x 10' 5"        |
| Lounge:              | 5180 x 3300 | 17' 00" x 10' 10"      |

### FIRST FLOOR No 2 THE MALTINGS

| Room       | Size (mm)   | Size (feet and inches) |
|------------|-------------|------------------------|
| Bedroom 1: | 3930 x 3770 | 12' 11" x 12' 4"       |
| Bedroom 2: | 3930 x 3200 | 12' 11" x 10' 5"       |
| Bedroom 3: | 2700 x 2500 | 8' 10" x 8' 3"         |
| Bedroom 4: | 3050 x 2145 | 10' 00" x 7' 0"        |
| Bathroom:  | 2145 x 2000 | 7' 0" x 6' 7"          |

### FIRST FLOOR No 4 THE MALTINGS

| Room       | Size (mm)   | Size (feet and inches) |
|------------|-------------|------------------------|
| Bedroom 1: | 3700 x 3185 | 12' 2" x 10' 5"        |
| Bedroom 2: | 3700 x 2560 | 12' 2" x 8' 5"         |
| Bedroom 3: | 2500 x 2250 | 8' 3" x 7' 5"          |
| Bathroom:  | 1875 x 1700 | 6' 2" x 5' 7"          |

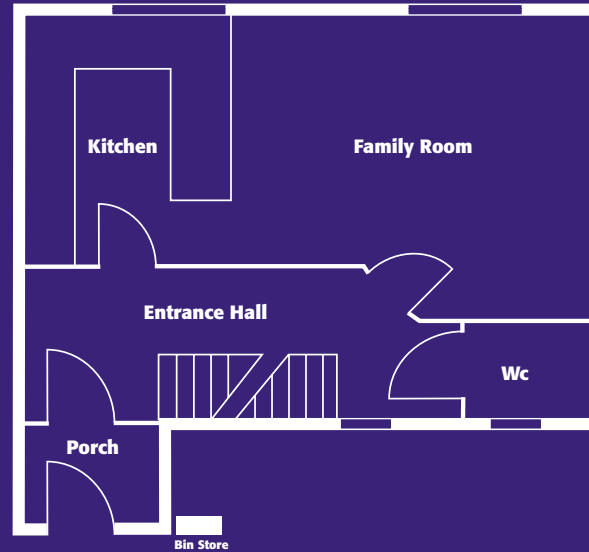
## No's 6 - 12 THE MALTINGS

### LOWER GROUND FLOOR



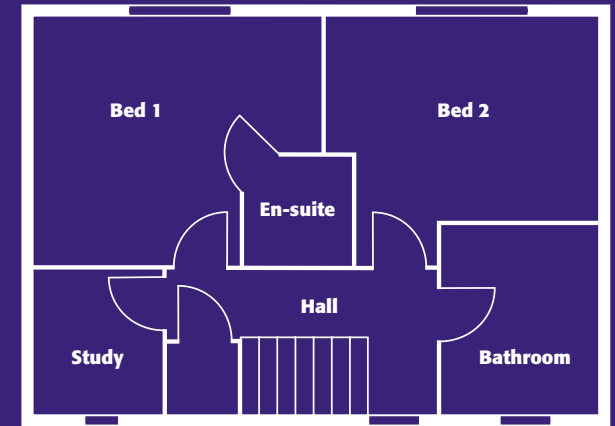
## No's 6 - 12 THE MALTINGS

### GROUND FLOOR



## No's 6 - 12 THE MALTINGS

### FIRST FLOOR



### LOWER GROUND FLOOR No's 6,8,10,12 THE MALTINGS

| Room         | Size (mm)   | Size (feet and inches) |
|--------------|-------------|------------------------|
| Bedroom 4:   | 3200 x 3035 | 10' 6" x 10' 0"        |
| Garden Room: | 4335 x 4200 | 14' 2" x 13' 9"        |

### GROUND FLOOR No's 6,8,10,12 THE MALTINGS

| Room                    | Size (mm)        | Size (feet and inches) |
|-------------------------|------------------|------------------------|
| Kitchen/<br>Family Room | 7370 x 3850/3200 | 24' 2" x 12' 8"/10' 6" |

### FIRST FLOOR No's 6,8,10,12 THE MALTINGS

| Room       | Size (mm)   | Size (feet and inches) |
|------------|-------------|------------------------|
| Bedroom 1: | 3890 x 3245 | 12' 9" x 10' 8"        |
| Bedroom 2: | 3390 x 2645 | 11' 1" x 8' 8"         |
| Bedroom 3: | 2485 x 1950 | 8' 2" x 6' 5"          |
| Bathroom:  | 1870 x 1725 | 6' 2" x 5' 8"          |



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## Directions

From the M606 take exit signed A6177 (Ring Road West).

At the roundabout take the 3rd exit onto the A6177 (signposted Ring Road West, Hospitals).

At traffic signals continue forward A6177 (signposted Ring Road, Bradford Royal Infirmary).

At traffic signals with A647 continue forward onto Becks Road.

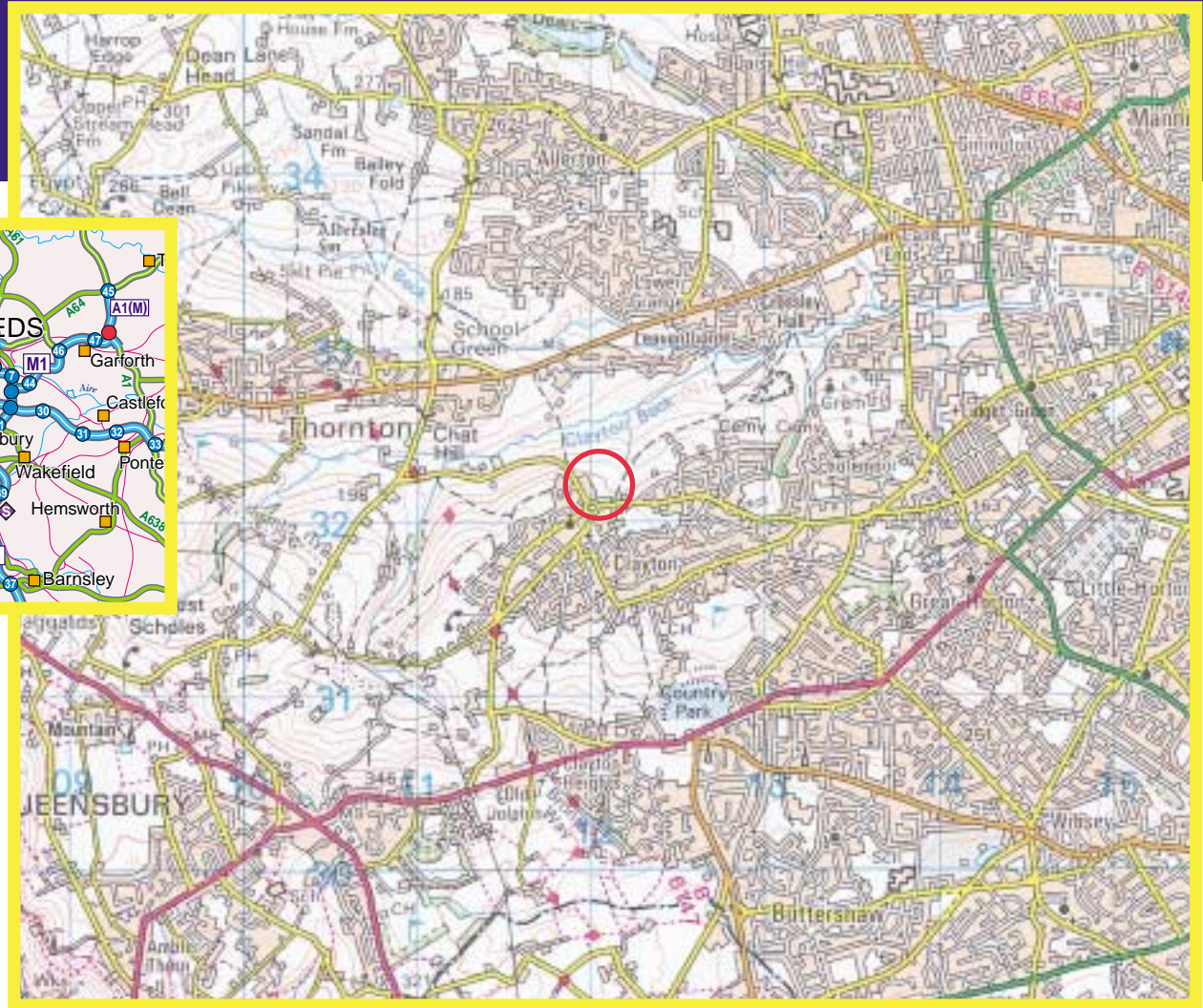
At mini roundabout turn left onto Spencer Road.

Follow Spencer Road to the end, turn left onto Clayton Road at the T junction.

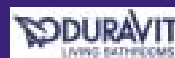
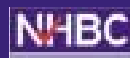
Continue forward into Clayton Village.

Take 3rd exit off the roundabout onto Town End Road.

The Maltings can be found on your right after 150 yards.



For further details contact  
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