



# SYNERGY

LEEDS

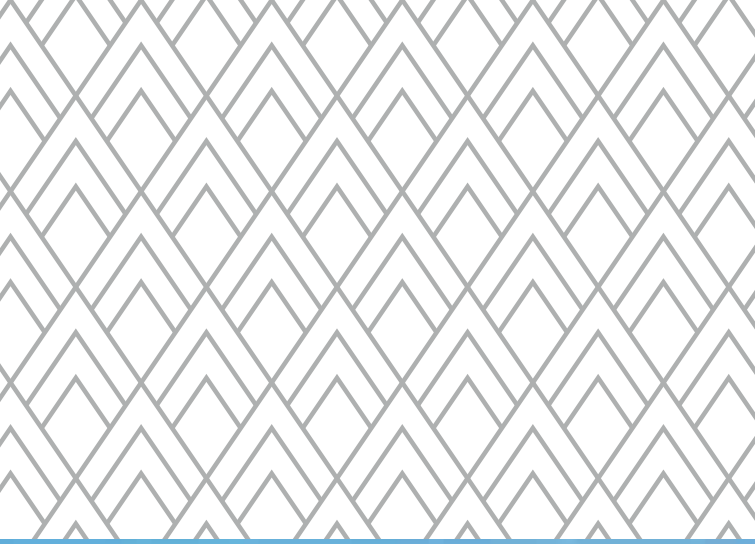
DISCOVER WHAT  
MODERN LIVING  
IS ALL ABOUT

[keepmoat.com](http://keepmoat.com)





RATHMELL ROAD, LEEDS, LS15 0NZ



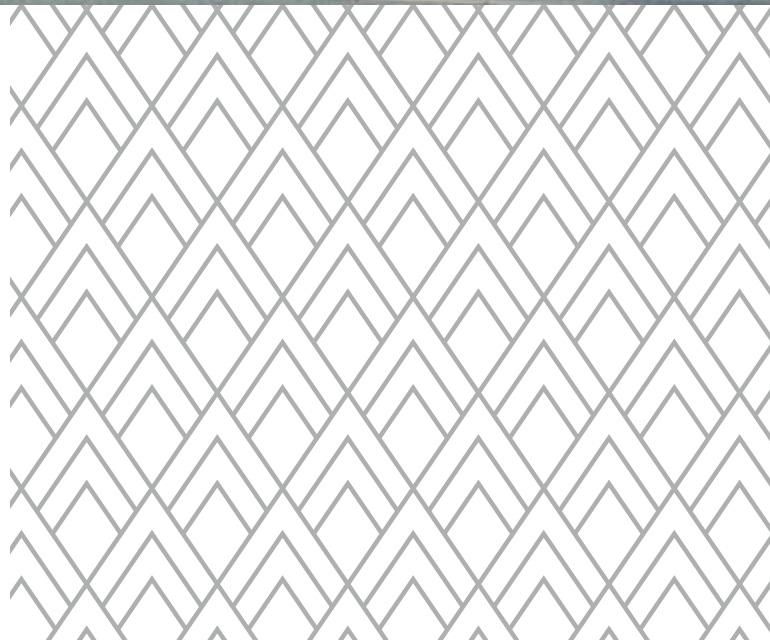
SYNERGY

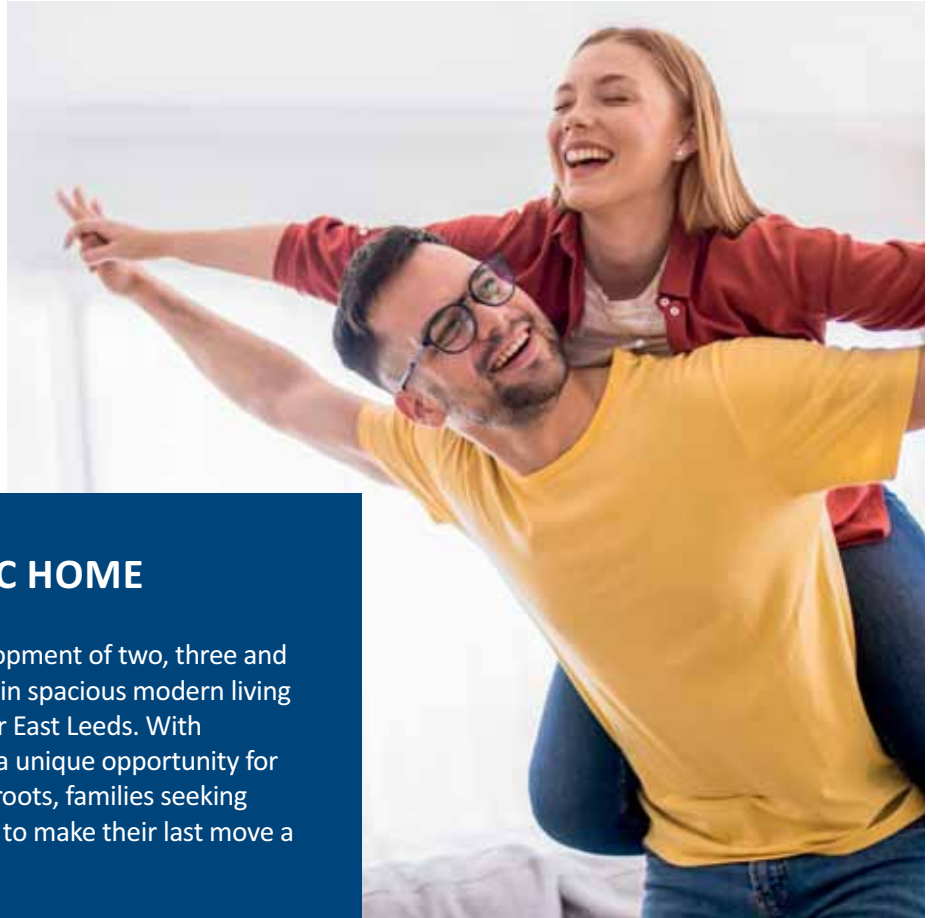


# ► WELCOME TO SYNERGY



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





## A NEW LIFE, A FANTASTIC HOME

Welcome to Synergy, an exciting development of two, three and four bedroom homes offering the best in spacious modern living and exceptional build quality in popular East Leeds. With something to suit every budget, this is a unique opportunity for first time buyers wanting to put down roots, families seeking more space and empty nesters looking to make their last move a special one.

As well as the superb range of homes on offer, what makes Synergy such an unmissable opportunity has to be its enviable location. Set just on the edge of the historic Temple Newsam estate, a choice of supermarkets are nearby, as are handy everyday amenities and local schools. Living here also places you a short commute to Leeds City Centre, making it the ideal spot whether you work in the city or just want to take advantage of all it has to offer.

*Plus with great schemes like Easymove moving could be more straightforward than you think.*



**Easymove**



## ► LIFE IN LEEDS



Victoria Quarter ▲



Temple Newsam ▲

Synergy is located on the edge of an already established neighbourhood so has all the benefits of being part of a thriving community. First of all, families will be pleased to know that the area offers a great range of primary and secondary schools. These include Temple Newsam Halton Primary School, Meadowfield Primary School, Temple Learning Academy and Corpus Christy Catholic School, all rated 'Good' by Ofsted.

For everyday shopping, there's an excellent choice of supermarket nearby which includes a Lidl, Tesco Extra, Morrisons Daily and Asda Superstore. Then, there are the local shops, post office, salons, cafes and takeaways, as well as essentials like a medical centre and dental practice.

If you want to shop till you drop then Leeds city centre is just 4 miles down the road. As the Knightsbridge of the North it has it all. From the Victoria Quarter with its boutique shops, to the high street names on Briggate and in the Trinity Shopping Centre, to the vibrant Leeds Kirgate market, it's a shopper paradise. Then, of course, there is the seemingly endless array of places to eat and drink morning, noon and night. Whether it's a cake and coffee while catching up with friends or a special fine dining experience for two, everything is on the menu in Leeds.

Life at Synergy also lets you enjoy a wide range of leisure activities. If all you want to do it go for a relaxing stroll, then head for Temple Newsam. Here you can explore 1500 acres of scenic woodland, parkland and landscaped gardens as well as visit the historic house and put your feet up at the café. There's also a Go Ape there is you prefer swinging from tree to tree than walking through the woods.

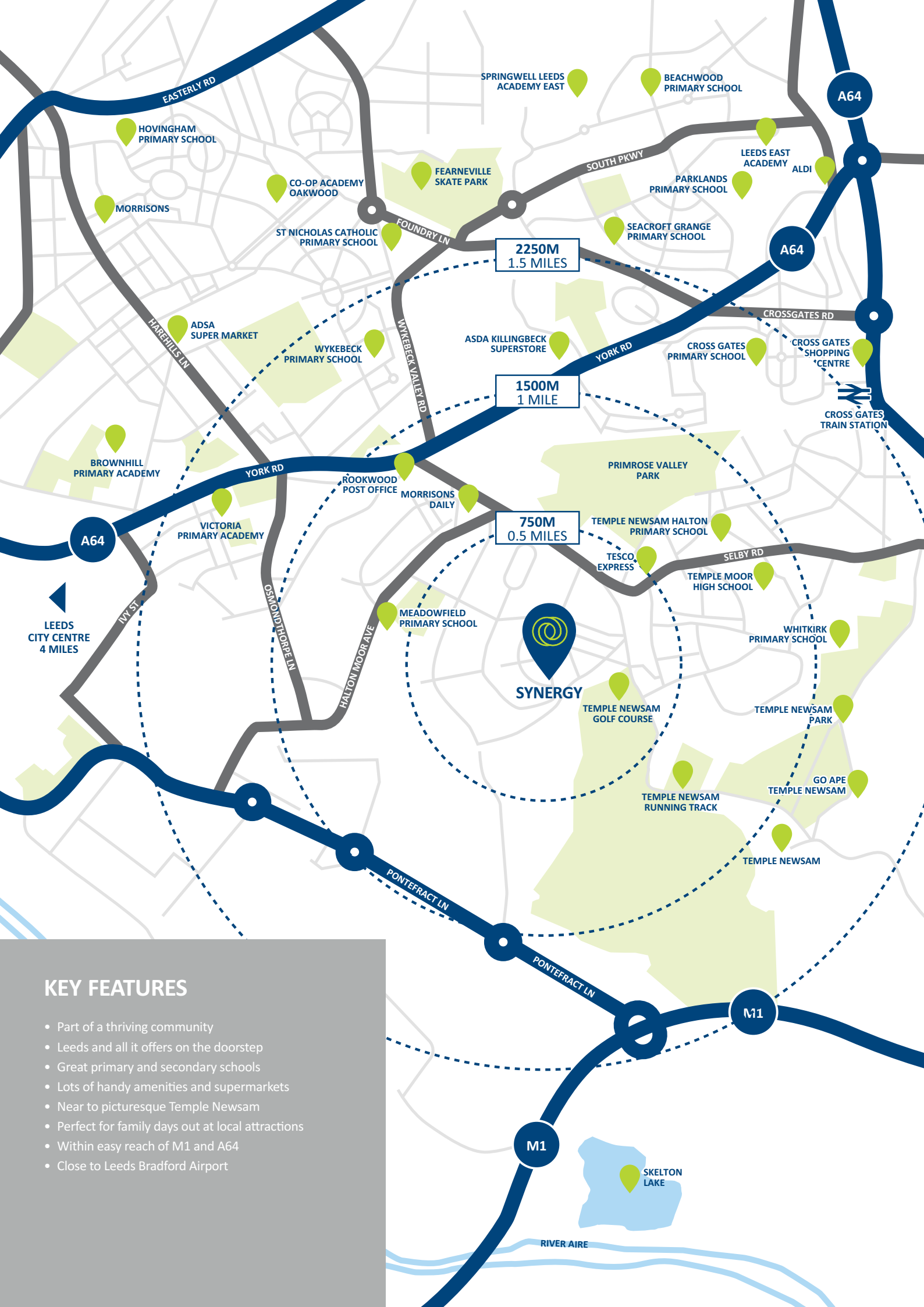
For fun-packed days out, you don't have to go far. Head into Leeds and within minutes you can be discovering one of the city's museums, galleries or attractions, such as the Royal Armouries. For a family trip, head north for half an hour and reach Stockeld Park where you'll find adventure playgrounds, an enchanted forest, maze, laser adventure and more. Or, travel south and reach Diggerland, the unique theme park that everyone digs!



Clarence Dock ▲

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## KEY FEATURES

- Part of a thriving community
- Leeds and all it offers on the doorstep
- Great primary and secondary schools
- Lots of handy amenities and supermarkets
- Near to picturesque Temple Newsam
- Perfect for family days out at local attractions
- Within easy reach of M1 and A64
- Close to Leeds Bradford Airport

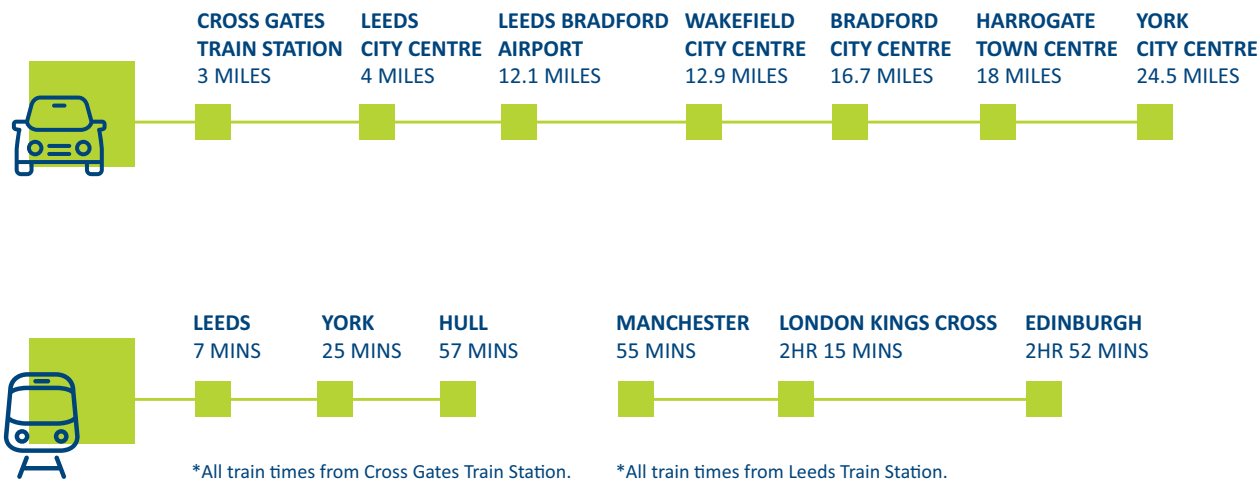
► TRAVEL LINKS

GETTING ABOUT JUST GOT EASY

Thanks to Synergy’s great location in East Leeds it easy to travel both near and far. Leeds is just 15 minutes by car or you can get there in half an hour using the bus. Junction 45 of the M1 is only 12 minutes away and from there you can be in Wakefield in under 30 minutes and Sheffield in under an hour. You can also hop onto the A64 in minutes and be in York within 45 minutes.

If you prefer to travel by train, the nearest station is at Cross Gates from which regular trains go to Leeds, York, Halifax, Hull, Blackpool North and Manchester Piccadilly. Alternatively, you can always go straight into Leeds and catch a train from the city centre with trains running the length and breadth of the country.

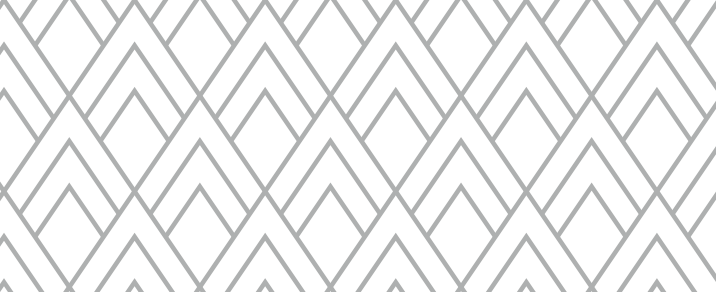
But why travel by train when you can fly? Leeds Bradford Airport is a 30 minute drive away and from here you can jet off around the world with ease. Whether you’re seeing the sights of Paris, soaking up the sun in Ibiza or taking in the culture of Prague, getting away couldn’t be easier.



\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

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## ► SITE PLAN

- THE HALSTEAD  
2 bedroom home
- THE KENDAL  
3 bedroom home
- THE HEXHAM  
3 bedroom home
- THE WINDSOR  
3 bedroom home
- THE WARWICK  
3 bedroom home
- THE BAMBURGH  
3 bedroom home
- AFFORDABLE HOMES



WELCOME  
LOCATION  
TRAVEL LINKS

### ► SITE PLAN

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.

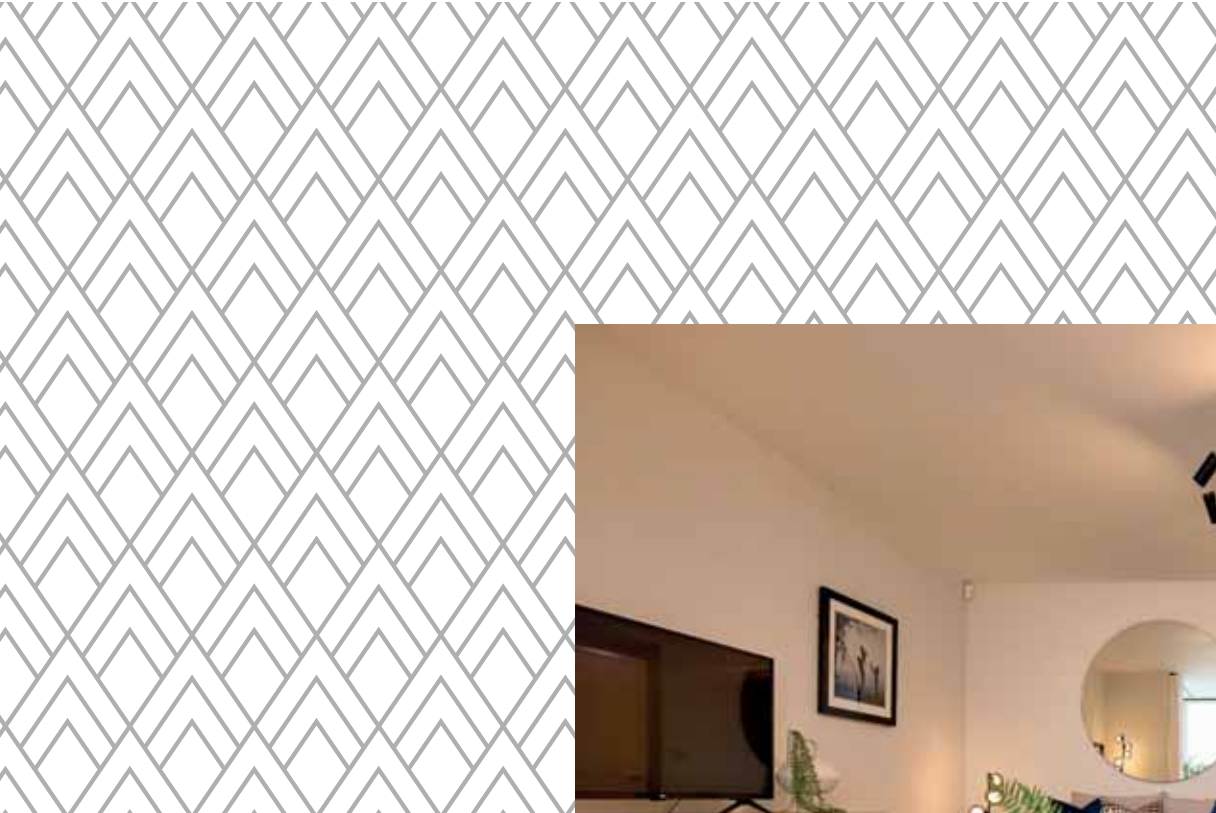




## ► MAKE IT YOUR OWN



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## WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty\**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

\*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



## ► SPECIFICATION



### FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

*Be inspired and make your home yours.*



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## GENERAL

- ✓ White sockets and switches
- ✓ White internal 4 panel timber doors
- ✓ White UPVC French Doors (Design permitting)
- ✓ White UPVC front and back doors
- ✓ Polished chrome plated interior door handles
- ✓ UPVC Double glazed windows
- ✓ Doorbell
- ✓ Polished stainless steel letter plate
- ✓ Slate effect house number plate
- ✓ Rounded skirting and architraves
- ✓ Stelrad Elite radiators throughout
- ✓ Logic Combi ESP1 30 boiler
- ✓ Front garden turfed and landscaped
- ✓ Rear garden rotated soil as standard
- ✓ Outside tap at rear
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves (high efficiency)

## KITCHEN / UTILITY

- ✓ Design upgrade
- ✓ Choice of kitchen units\*\*
- ✓ Choice of worktops with upstand \*\*
- ✓ Fan assisted oven
- ✓ Cooker hood with extractor fan
- ✓ Extractor fan in utility
- ✓ Glass splashback
- ✓ Window cills tiled with plain white tiles
- ✓ Stainless steel single bowl and half sink

## BATHROOM / EN SUITE

- ✓ Fitted superior sanitaryware
- ✓ Aluminum tile trim
- ✓ Extractor fan in bathroom
- ✓ Extractor fan in ensuite and WC where applicable
- ✓ Inward folding shower screen
- ✓ Mixer tap in basin
- ✓ Moisture resistant light fitting
- ✓ Choice of wall tiles

## DECORATING

- ✓ All walls & ceilings Dulux Supermatt Almond White
- ✓ All woodwork Dulux Brilliant White Gloss

## ELECTRICAL

- ✓ Openreach modem (ONT) fibre unit
- ✓ Data Point in lounge
- ✓ Pendant lighting in bathroom and ensuites
- ✓ TV points in Lounge and Master Bedroom
- ✓ Outside light next to entrance door

## SAFETY & SECURITY

- ✓ Fitted smoke detector
- ✓ CO2 detector fitted in same room as boiler
- ✓ Security latches to ground floor windows except fire egress

*Make it your own with our range of optional extras*



## ► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



### STEP 01

#### Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250\* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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### STEP 02

#### Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home\*\*.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



### STEP 03

#### Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

\*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

\*\*build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



## STEP 04

### Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



## STEP 05

### Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion\*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



## STEP 06

### Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.







## 30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

*We never forget that it's your home.*

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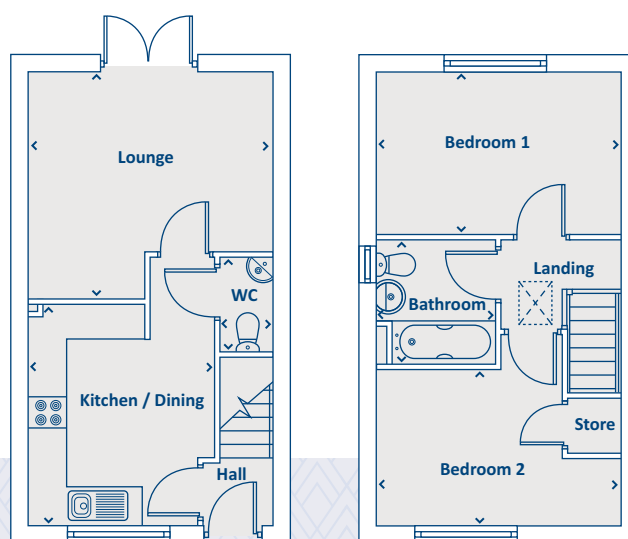


*Start the next  
exciting chapter  
in your life*



Artists impression, features may vary

## THE HALSTEAD 2 bedroom home



### GROUND FLOOR

Kitchen / Dining	3685 x 3044	12'1" x 10'0"
Lounge	3656 x 3992	12'0" x 13'1"
WC	1558 x 855	5'1" x 2'10"

### FIRST FLOOR

Bedroom 1	2673 x 3992	8'9" x 13'1"
Bedroom 2	3105 x 3992	10'2" x 13'1"
Bathroom	2015 x 1940	6'7" x 6'4"

› Longest measurement taken

#### PLEASE NOTE:

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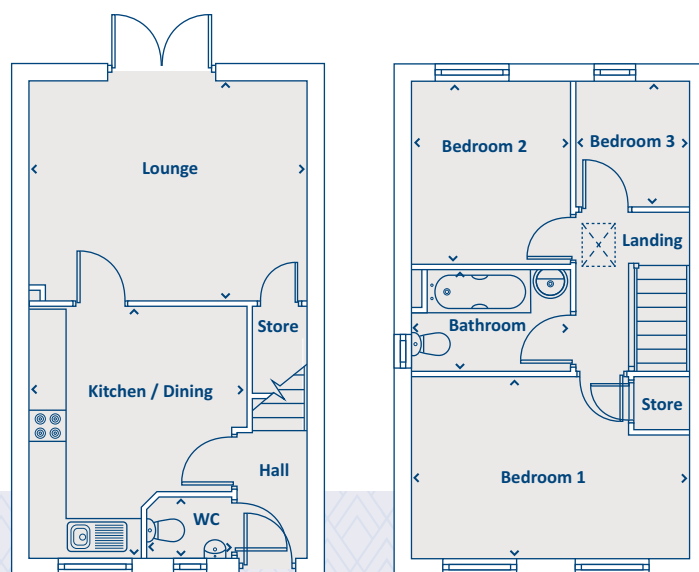






Artists impression, features may vary

## THE KENDAL 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	4100 x 3551	13'5" x 11'8"
Lounge	3579 x 4499	11'9" x 14'9"
WC	972 x 1423	3'2" x 4'8"

### FIRST FLOOR

Bedroom 1	2942 x 4499	9'8" x 14'9"
Bedroom 2	2989 x 2571	9'10" x 8'5"
Bedroom 3	2049 x 1835	6'9" x 6'0"
Bathroom	1655 x 2571	5'5" x 8'5"

➤ Longest measurement taken

#### PLEASE NOTE:

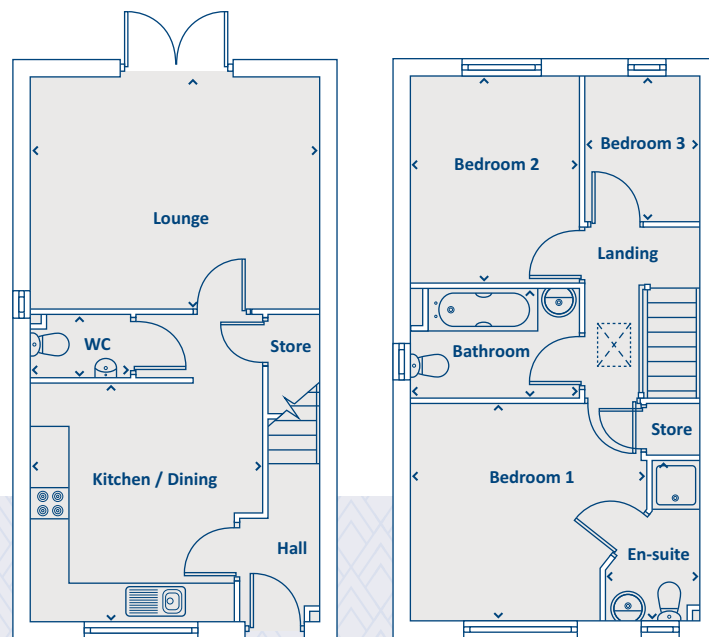
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Artists impression, features may vary

## THE HEXHAM 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3700 x 3550	12'2" x 11'8"
Lounge	3601 x 4498	11'10" x 14'9"
WC	960 x 1510	3'2" x 4'11"

### FIRST FLOOR

Bedroom 1	3390 x 3645	11'1" x 12'0"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3210 x 2587	10'6" x 8'6"
Bedroom 3	2320 x 1819	7'7" x 6'0"
Bathroom	1661 x 2587	5'5" x 8'6"

➤ Longest measurement taken

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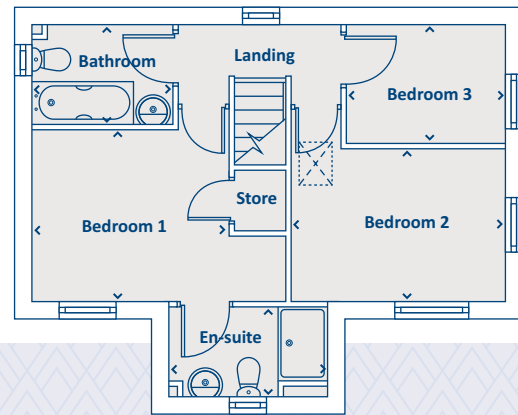
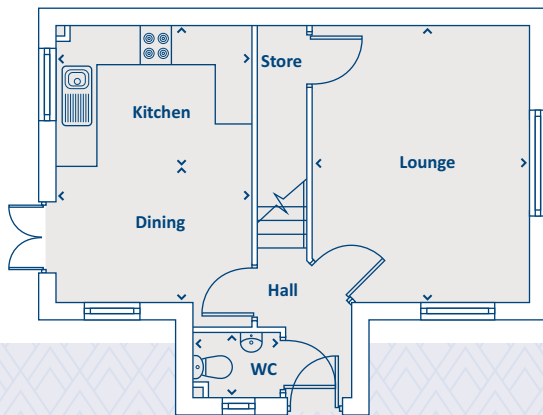






Artists impression, features may vary

## THE WINDSOR 3 bedroom home



### GROUND FLOOR

Kitchen	3202 x 2255	10'6" x 7'5"
Dining	3202 x 2254	10'6" x 7'5"
Lounge	3528 x 4509	11'7" x 14'10"
WC	1453 x 1054	4'9" x 3'5"

➤ Longest measurement taken

### FIRST FLOOR

Bedroom 1	2831 x 3202	9'3" x 10'6"
En-Suite	2597 x 1482	8'6" x 4'10"
Bedroom 2	3528 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1916	8'5" x 6'3"
Bathroom	2292 x 1585	7'6" x 5'2"

#### PLEASE NOTE:

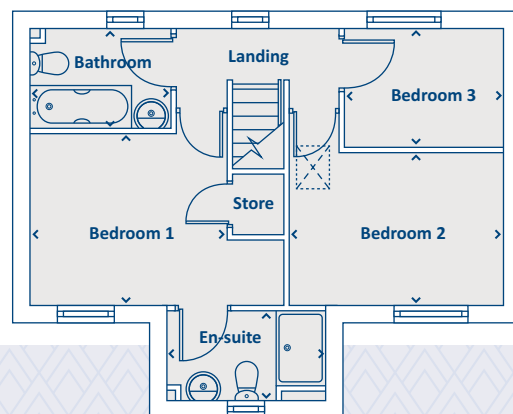
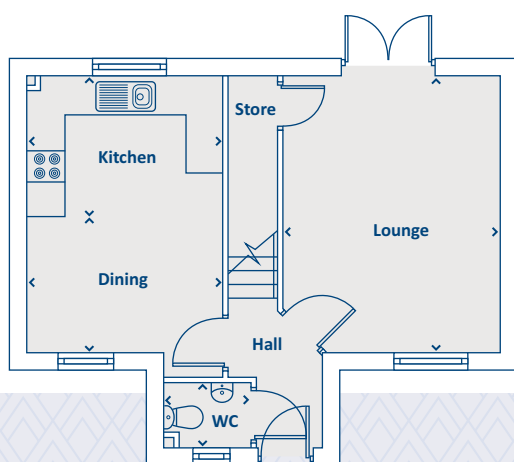
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## THE WARWICK 3 bedroom home



### GROUND FLOOR

Kitchen	3202 x 2255	10'6" x 7'4"
Dining	1950 x 2254	6'4" x 7'5"
Lounge	4509 x 3528	14'9" x 11'6"
WC	1453 x 1054	4'9" x 3'5"

➤ Longest measurement taken

### FIRST FLOOR

Bedroom 1	2831 x 3202	9'3" x 10'6"
En-Suite	2612 x 1482	8'6" x 4'10"
Bedroom 2	3528 x 2500	11'6" x 8'2"
Bedroom 3	2568 x 1916	8'5" x 6'3"
Bathroom	2292 x 1585	7'6" x 5'2"

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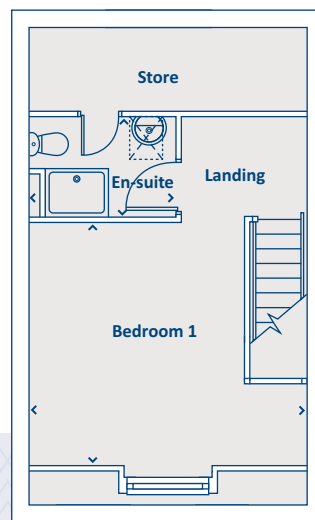
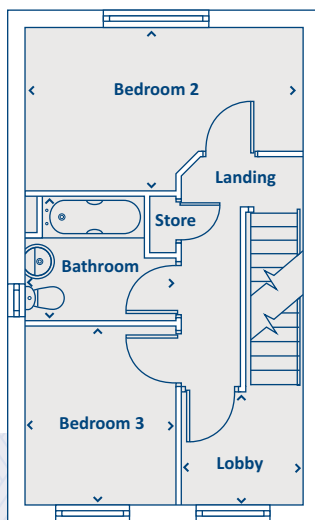
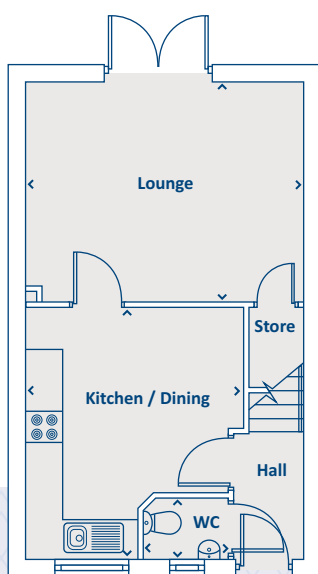






Artists impression, features may vary

## THE BAMBURGH 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	4100 x 3551	13'5" x 11'8"
Lounge	3579 x 4499	11'9" x 14'9"
WC	1010 x 1423	3'4" x 4'8"

### FIRST FLOOR

Bedroom 2	2669 x 4499	8'9" x 14'9"
Bedroom 3	2883 x 2465	9'6" x 8'1"
Bathroom	2034 x 2465	6'8" x 8'1"
Lobby	1777 x 1941	5'10" x 6'4"

### SECOND FLOOR

Bedroom 1	3982 x 4499	13'1" x 14'9"
En-suite	1810 x 2369	5'11" x 7'9"

➤ Longest measurement taken

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All enquiries:

**01977 879 272**

or email: [Synergy@keepmoat.com](mailto:Synergy@keepmoat.com)



**[keepmoat.com](http://keepmoat.com)**

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This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.