



Lowther Drive

GARFORTH, LEEDS

AN EXCLUSIVE FOUR BEDROOM
DETACHED PROPERTY IN THE HEART OF LEEDS

Developing Dreams Together





THE WHEATLEY BRAND IS SYNONYMOUS WITH DELIVERING BESPOKE HOMES TO THE HIGHEST SPECIFICATION

With an end to end design process, Wheatley Development's tailored service ensures a high quality and unique experience – focused on excellence.

We are not just any other house builder, we take our time to tailor our homes to our purchasers requirements and work hand in hand to accommodate their needs to provide a personal services to meet and exceed their expectations.

With a 96% customer satisfaction score, our bespoke attitude to customer satisfaction allows us to provide a seamless and enjoyable experience to each and every prospective purchaser, fostering customer relations and an approach that differentiates us from the market. This approach allows us to tailor our offerings to match your vision and aspirations, resulting in homes that truly reflect customer lifestyles.

OUR THREE FUNDAMENTAL VALUES:

We are a local business with its roots stretching back to the 1970's. Over the decades Wheatley's has been built on three fundamental values:

Quality

Attention to detail

Customer satisfaction



Everything on
your Doorstep

ABOUT GARFORTH

Welcome to Garforth: A Vibrant Village with a Thriving Community

Nestled on the eastern edge of Leeds, Garforth is a charming and well-connected village that combines the tranquillity of rural living with the convenience of city access. Renowned for its strong sense of community, the village boasts a variety of independent shops, cafes, and restaurants along its bustling Main Street. Garforth also hosts a range of amenities including ‘Ofsted Outstanding’ schools, a library, health centres, and leisure facilities, making it an ideal location for families, professionals, and retirees alike.

Outstanding Transport Links

Garforth is perfectly positioned for commuters, with excellent transport links to Leeds, York, and beyond. The village benefits from two train stations—Garforth and East Garforth—which offer frequent services to Leeds in under 15 minutes and to York in just over 20 minutes. For those traveling by car, the nearby A1(M), M1, and M62 motorways provide easy access to key destinations across Yorkshire and the UK. Additionally, a reliable local bus network ensures convenient travel within the village and to neighbouring towns.

Surrounding Towns and Natural Beauty

Garforth is ideally located for exploring the surrounding area. The historic city of York, with its stunning Minster and cobbled streets, is just a short journey away, while the vibrant city of Leeds offers world-class shopping, dining, and cultural attractions. Nature lovers will appreciate the proximity to the picturesque Yorkshire countryside, including Lotherton Hall and its beautiful gardens, as well as the scenic walks and cycling routes of the nearby Leeds Country Way.

A Thriving Community with a Bright Future

Whether you’re looking for a peaceful retreat or a lively community, Garforth offers the best of both worlds. With its thriving local events, excellent amenities, and unbeatable transport links, this welcoming village is a fantastic place to call home. Discover all that Garforth has to offer and become part of its growing and dynamic community.

TRAIN STATIONS

Garforth	0.8 miles	5 mins
East Garforth	1.0 miles	4 mins
Leeds	8.9 miles	27 mins

NEARBY AIRPORTS

Leeds/Bradford	16.5 miles	42 mins
Manchester	59 miles	1hr 21 mins

BY CAR

Leeds	8.9 miles	27 mins
Harrogate	19 miles	42 mins
York	21 miles	38 mins

A Place to Call Home



ALL HOMES COME WITH A SUPERIOR SPECIFICATION



Kitchen

Fully fitted contemporary kitchen and utilities
Granite worktops
2 in 1 boiling taps
Premium branded appliances
Feature lighting
Food waste disposal



Bathroom

Luxury bathrooms
Feature lighting
Ceramic tiles
Rain shower
Stainless steel taps
Premium vanity units and sanitary ware

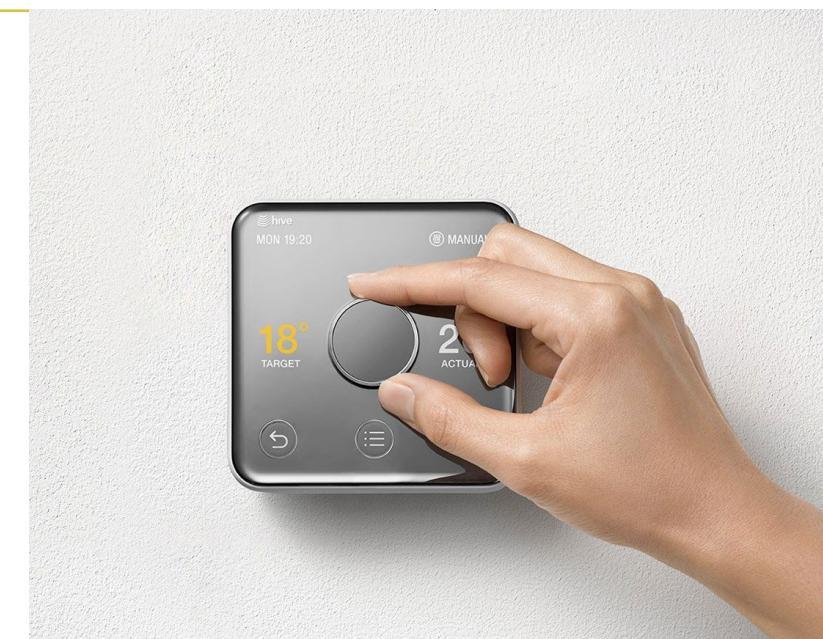
General

Brushed chrome sockets and switches
Premium tiled flooring
Modern layouts
Freedom to choose finishes



Heating

Remote capable heating
System Smart controls
Underfloor heating
Air Source Heat Pumps
Exceptional thermal performance



ATTENTION TO DETAIL



Electrical

- Downlighters to kitchen, bathrooms and en-suite
- LED bulbs throughout
- Brushed chrome sockets and switches
- Feature Lighting

Security

- High performance front door sets
- Sealed double glazed windows throughout
- Security lighting as standard
- Intruder Alarm



Warranty

- 2 year defect liability period
- 10 year structural warranty
- Peace of mind
- 96% customer satisfaction rating



External

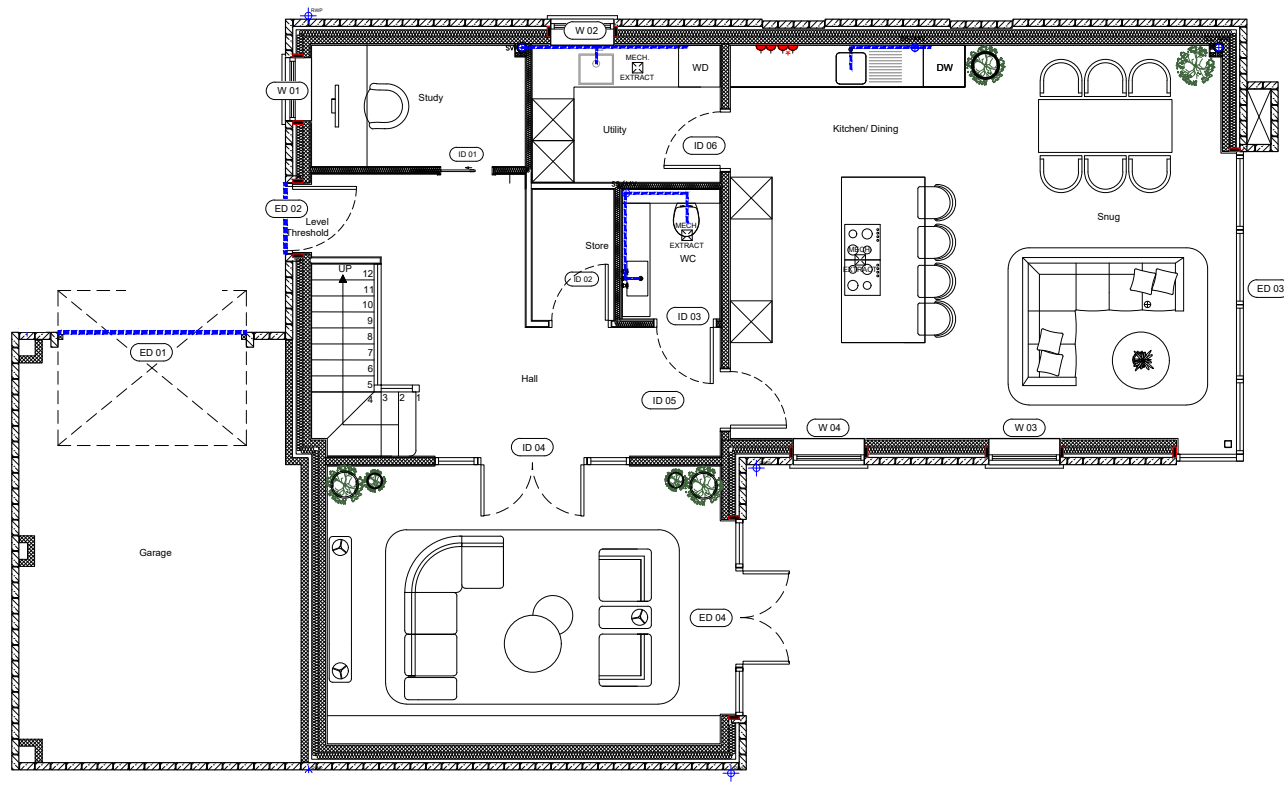
- Off street parking
- Dedicated private amenity space
- Electric vehicle chargers
- South Facing Gardens
- Private landscaped areas



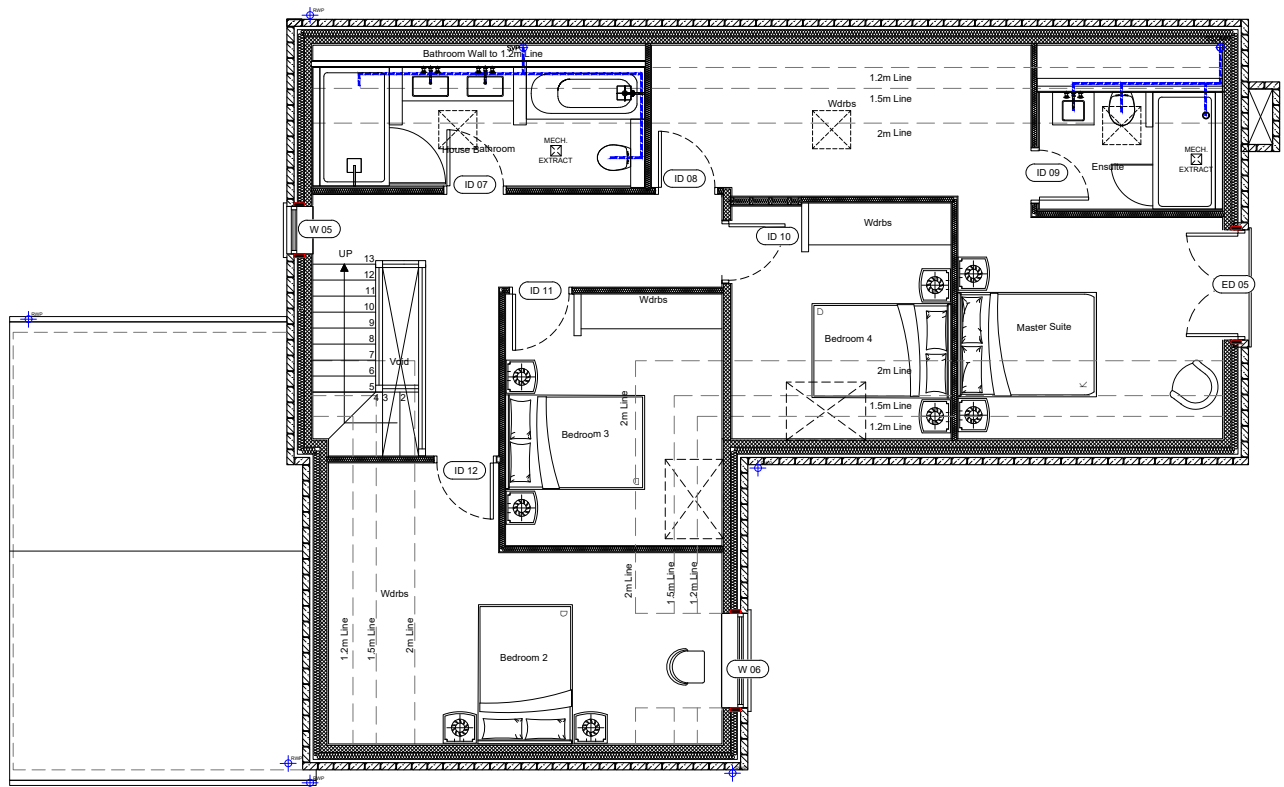
Beautiful Inside & Out



Floor Plans



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR:

ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM
STUDY | UTILITY | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO
BEDROOM THREE | BEDROOM FOUR | HOUSE BATHROOM

	METRIC
GIA	2,481 sqft
FIRST FLOOR	METRIC
MASTER BEDROOM	3.5m x 3.9m
EN-SUITE	2.6m x 2.0m
BEDROOM 2	5.8m x 2.9m
BEDROOM 3	3.2m x 3.8m
BEDROOM 4	3.3m x 3.5m
HOUSE BATHROOM	4.9m x 2.1m

GROUND FLOOR	METRIC
KITCHEN / SNUG	7.1m x 5.6m
LIVING	5.7m x 4.1m
UTILITY	2.8m x 2.0m
STUDY	3.1m x 1.8m
	METRIC
GARAGE	4.1m x 6.2m

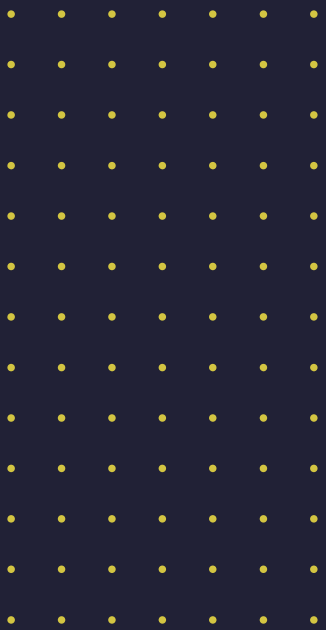


WHAT MAKES US DIFFERENT

At Wheatley's we pride ourselves on quality homes and attention to detail. We understand that moving home is a huge milestone in people's lives and we work tirelessly to ensure that the process its as streamlined and smooth as possible. All of our prospective purchasers have the opportunity to make their new property a home, giving them the opportunity to make personalised changes to the specification & finishes and offer interior design services to bring peoples vision into reality.

Making Our Properties Your Home

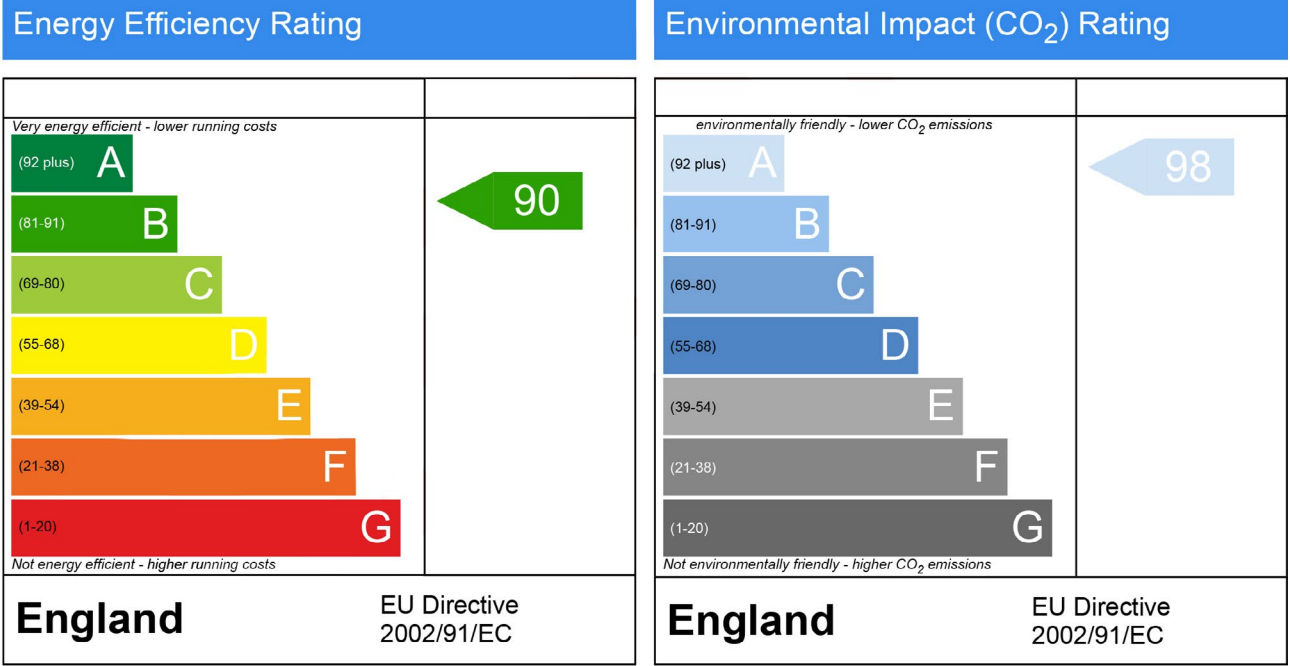
Whilst we pride ourselves on providing homes at the forefront of comfort, amenities and aesthetical appeal we understand that 'one size does not fit all'. We actively encourage our prospective buyers to tailor their new homes to their requirements. We always do our utmost to cater to requests for amendments and personalise our properties where we can. They key to this services is reserving early allowing as much time as possible to make the appropriate amendments where possible.





GREEN/SUSTAINABLE

All of our homes within the development are ultra energy efficient with renewables incorporated as standard, lowering utility bills and overall running costs of each property. The property benefits from Air Source Heat Pumps providing cost savings all year round alongside exceptional thermal performance of the building fabric. All of this alleviates any requirement for gas to be supplied to the properties. Underfloor heating throughout the ground floor provides for a much more even distribution of heat around the property allowing for a lower ambient temperature and overall warming feel to the property.





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