



## THE HEATH

DUNSTARN LANE, ADEL  
LS16 8EG



## THE MANNING COLLECTION

ONE OF LIFE'S RARE OPPORTUNITIES



# THE MANNING COLLECTION

Enjoying one of Leeds’ most sought after, iconic locations, The Heath offers a rare opportunity to acquire an exclusive, luxury home and lifestyle offering a totally unique and unrivalled combination of city and countryside.

The Long Causeway area of Adel has long been the favourite location of Leeds’ most sophisticated home owners. Well protected by trees and south facing, The Heath provides the perfect haven of tranquillity away from the hustle and bustle of city life.



**LUXURY LIVING**  
*The Camstead touch*  
Each home on this exclusive, private cul-de-sac boasts a level of attention to detail that has become synonymous with a Camstead home.



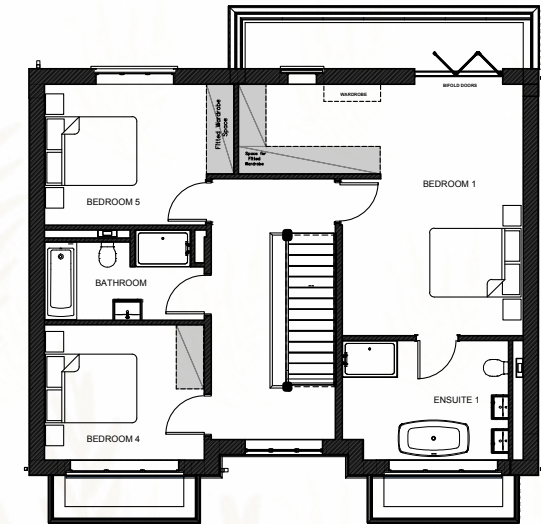
Inspired by the character of its surroundings, we are proud to present this intimate collection of three exceptional homes individually designed to the highest specification to meet the high levels of luxury demanded by our discerning homeowners.



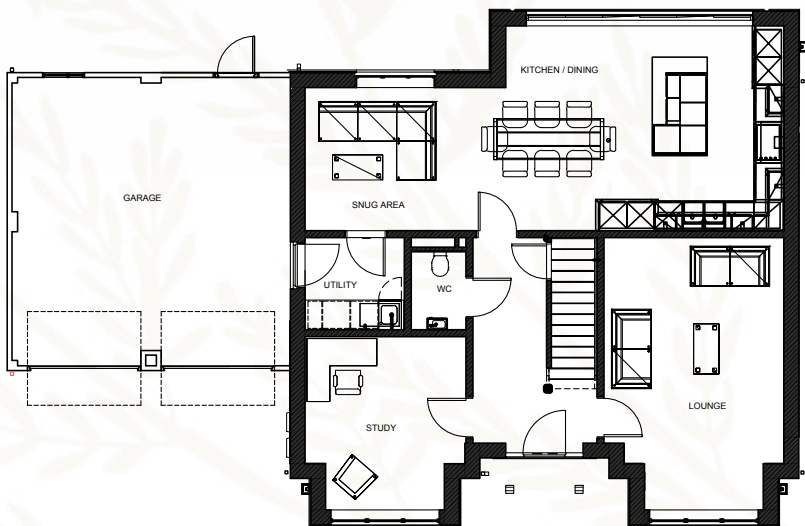
# The MANNING

251m<sup>2</sup> / 2,703 sq ft

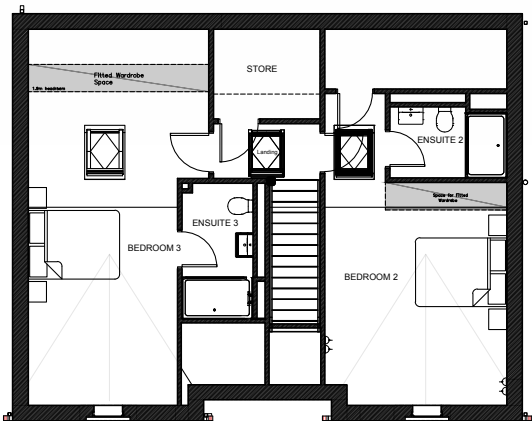
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Ground Floor

	m	ft
Kitchen / Dining	6.03 x 4.43	19'9" x 14'6"
Snug Area	4.36 x 3.07	14'3" x 10'1"
Lounge	3.88 x 5.9*	12'8" x 19'4"*
Study	3.47 x 3.74*	11'4" x 12'3"*
Utility	1.98 x 2.12	6'5" x 6'11"
WC	1.14 x 1.66	3'8" x 5'5"

First Floor

	m	ft
Bedroom 1	5.46 x 6.18*	17'10" x 20'3"*
Bedroom 4	3.44 x 2.91	11'3" x 9'6"
Bedroom 5	4.1 x 3.04*	13'5" x 9'11"*
En-suite 1	2.58 x 3.6	8'5" x 11'9"
Bathroom	3.45 x 1.67	11'3" x 5'5"

Second Floor

	m	ft
Bedroom 2	6.77 x 3.95*	22'2" x 12'11"*
Bedroom 3	7.42 x 3.91*	24'4" x 12'9"*
En-suite 2	2.5 x 1.51*	8'2" x 4'11"*
En-suite 3	2.93 x 1.51	9'7" x 4'11"

\*max

House Type F+



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# SPECIFICATION

The homes have been designed to be light, airy and eco-efficient constructed using high quality materials and to a luxury specification including feature balconies to take full advantage of an enviable aspect over landscaped grounds and mature trees.



## KITCHENS

- A select choice of high quality kitchens\*
- Complementary choice\* of Silestone worktops, upstand & splashback to kitchen and utility room
- Two built in ovens with separate microwave and coffee machine
- 5 ring Induction hob and contemporary cooker hood
- Full height Larder Fridge and Freezer
- Wine fridge
- Integrated dishwasher
- Plumbing and space for washing machine and tumble dryer to utility room
- An extensive choice of luxury floor tiles including exclusive tile options\*



## BATHROOMS & CLOAKROOMS

- Contemporary Ideal Standard Atelier sanitaryware
- Vanity unit to all en-suites & cloakroom with double vanity unit to main bedroom en-suite
- Illuminated mirrors to all en-suites
- Full tiling to bath and shower areas, half tiling to all other areas
- Extensive choice of quality floor & wall tiles\*

## INTERIOR FINISHES

- White painted walls throughout
- Eggshell white paintwork to timberwork throughout
- White emulsion to ceilings
- Solid Oak handrail including apron linings, newel caps, stringers and balustrade
- Moulded skirtings & architraves
- Fitted wardrobes to bedrooms

## ELECTRICAL & LIGHTING

- Recessed LED down lighters to Kitchen, bathroom, en-suites and other living areas
- Dimmers on non LED Spotlight rooms
- Black nickel sockets and switches throughout
- Black nickel sockets, switches, down lighters & shaver points to all en-suites
- Pre-installed internal HDMI cabling for wall mounted TV (Optional)\* in living room
- External lighting to front and back doors
- Power and lighting to garage
- External double power socket
- CAT 6 Point to Lounge, Study, Snug & Master Bedroom



## HEATING & HOT WATER

- Gas fired central heating with digital programmer & thermostatic radiator valves including Smart Meter
- Polished chrome towel radiator to en-suites
- Underfloor heating throughout the ground floor

## WINDOWS & DOORS

- Contemporary, sculpted anthracite windows
- Solid white contemporary interior doors with designer black nickel ironmongery

## EXTERNAL

- Gardens turfed front & rear
- Electronically operated garage doors
- Block paved drives
- Patio to rear
- Glass balustrade to first floor balcony
- Outside tap to rear garden
- Electric Car Charging Point

## SECURITY & PEACE OF MIND

- Secured by Design front door plus chrome security chain
- Mains operated smoke detectors with battery back-up
- Wireless doorbell
- 10 year LABC warranty
- Mains operated security alarm



\* Subject to stage of construction



**0113 733 0730**



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**CAMSTEAD**  
HOMES

[www.camstead.co.uk](http://www.camstead.co.uk)

This brochure and the show home are designed to give a general idea of the type of home on the development and how it could be decorated and furnished: they are not however, to be taken as part of the specification or contract. Dimensions are as accurate as practicable, but they may vary depending on internal finishes. The latest materials are always used, therefore, certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the home in which they are interested with the sales staff. The marketing name may not always be retained. Images used in this brochure may show previous developments and are for illustrative purposes only. Specification may differ from imagery, please ask sales staff for details. Some of the images in this brochure are computer generated. May 2024