



VICTORIA HEIGHTS

FIXBY





HARRON HOMES

DELIVERING LUXURY

Born and bred in Yorkshire, Harron Homes delivers exceptional luxury homes in carefully selected locations across the North of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on listening to your needs and working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.







WELCOME TO VICTORIA HEIGHTS

A WELL-CONNECTED SEMI-RURAL HAVEN

Set in the popular area of Fixby, Victoria Heights is a new contemporary collection of luxury four and five bedroom detached homes.

Boasting a semi-rural location with the appeal of the surrounding Yorkshire countryside, Victoria Heights presents a unique opportunity to live in one of Huddersfield's most sought-after suburbs.

Tailored for modern, luxury living, Victoria Heights is bound to capture the attention of professional couples and growing families who dream of making a move to an outstanding property in an eagerly anticipated new community.







FIXBY

A DESIRABLE, CHARMING SUBURB IN WEST YORKSHIRE

Fixby remains one of Huddersfield's most sought-after locations, combining inspirational scenery with the traditional market town. Homeowners benefit from the best of both worlds.

Greenhead Park is the perfect place to unwind and relax. It's a fantastic place to spend time with friends, enjoy the changing of the seasons or grab a cuppa in the café by the tennis courts. Alternatively, Titanic spa is a short distance away, where you can enjoy a getaway to a luxury apartment with views of the countryside and finish off with a relaxing massage or facial.

Fixby is well serviced by local amenities, including cafes, pubs, golf courses and farm shops where you can collect local produce and enjoy alfresco dining in your new home.

Victoria Heights is in the catchment area for several well-reputed schools and is close to good nurseries ideal for families.

Fixby's semi-rural setting allows residents to benefit from quiet, country living and tranquil open spaces. Take long walks in the beautiful woodlands nearby or play a round of golf at Huddersfield Golf Club or Fixby Hall.



Penistone Viaduct, Huddersfield



Greenhead Park, Huddersfield



Narrow Canal, Huddersfield



Castle Hill, Huddersfield



WELL CONNECTED

AN ENVIABLE POSTCODE

For commuters, the area is only a short distance away from the M62 for easy travel to several major cities including Leeds and Manchester. Huddersfield town centre is only a short drive away too, home to several shopping centres and a train station.

Huddersfield itself is a large market town boasting impressive Victorian architecture and an abundance of shops, restaurants and bars. Landmark tourist attractions include Castle Hill and Eureka! The National Children's Museum in Halifax.





A PERFECT BALANCE

LUXURY & PRACTICALITY

With bright, airy living spaces, premium kitchens and stylish bathrooms, every home is built with the needs of modern families and professionals in mind. Each carries the quality hallmark of a Harron home, complete with contemporary design, versatile layouts, outstanding energy efficiency and a host of high-quality fittings.

At Harron, our homes are always built to the highest standards and are all covered by the industry-recognised NHBC Buildmark 10-year warranty, which gives buyers total peace of mind when purchasing their perfect home.



THE TONBRIDGE

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5233 x 3226mm	17' 2" x 10' 8" inc bay
Kitchen/Dining	6553 x 4215mm	21' 5" x 13' 9"
Utility	1800 x 1448mm	5' 10" x 4' 9"

FIRST FLOOR

Bedroom 1	3360 x 3188mm	11' 0" x 10' 5" max
Dressing Area	2225 x 1675mm	7' 3" x 5' 5"
En Suite	2475 x 1413mm	8' 1" x 4' 7"
Bedroom 2	4640 x 3165mm	15' 2" x 10' 4"
Bedroom 3	3375 x 3165mm	11' 0" x 10' 4"
Bedroom 4	3343 x 3188mm	10' 11" x 10' 5"
Bathroom	2900 x 2100mm	9' 6" x 6' 10"

THE TONBRIDGE

The Tonbridge is an attractive, four bedroom detached home, perfect for families looking for style combined with high specification design.



GROUND FLOOR



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THE INGLETON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5053 x 3702mm	16' 6" x 12' 1"
Dining Room	3833 x 3702mm	12' 6" x 12' 1" inc bay
Kitchen/Dining	6513 x 3518mm	21' 4" x 11' 6" max
Utility	2125 x 1810mm	6' 11" x 5' 11"

FIRST FLOOR

Bedroom 1	4490 x 3510mm	14' 8" x 11' 6"
En Suite	2790 x 1190mm	9' 1" x 3' 10"
Bedroom 2	3667 x 2825mm	12' 0" x 9' 3"
Bedroom 3	3667 x 2790mm	12' 0" x 9' 1"
Bedroom 4	3300 x 2025mm	10' 9" x 6' 7"
Bathroom	2652 x 2076mm	8' 8" x 6' 9"

THE INGLETON

The beautiful Ingleton is a stylish four bedroom property that benefits from high specification design and classic details.



GROUND FLOOR



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THE WINDSOR

FOUR BEDROOM DETACHED
HOME WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5163 x 3105mm	16' 11" x 10' 2" inc bay
Dining Area	3253 x 2835mm	10' 8" x 9' 3"
Kitchen	3253 x 3030mm	10' 8" x 9' 11"
Utility	2188 x 1650mm	7' 2" x 5' 4"

FIRST FLOOR

Bedroom 1	3303 x 3000mm	10' 10" x 9' 10"
Dressing Area	1815 x 1140mm	5' 11" x 3' 8"
En Suite	1815 x 1763mm	5' 11" x 5' 9"
Bedroom 2	4062 x 2940mm	13' 3" x 9' 7" max
Bedroom 3	3303 x 2650mm	10' 10" x 8' 8"
Bedroom 4	3443 x 2650mm	11' 3" x 8' 8"
Bathroom	2600 x 2115mm	8' 6" x 6' 11"

THE WINDSOR

This stylish, four bedroom detached home with integral garage offers the best in modern day living for families that want luxury and style.



GROUND FLOOR



FIRST FLOOR

THE SETTLE V0

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5215 x 3615mm	17' 1" x 11' 10" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

THE SETTLE V0

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



GROUND FLOOR



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THE SETTLE V1

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	5215 x 4139mm	17' 1" x 13' 6" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

THE SETTLE V1

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



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THE BAYBRIDGE

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	4780 x 3296mm	15' 8" x 10' 9"
Kitchen/Dining	5728 x 2735mm	18' 9" x 8' 11"
Utility	1725 x 1688mm	5' 7" x 5' 6"
WC	1725 x 910mm	5' 7" x 2' 11"

FIRST FLOOR

Bedroom 1	3901 x 3296mm	12' 9" x 10' 9"
En Suite	2115 x 1475mm	6' 11" x 4' 10"
Bedroom 2	3664 x 2663mm	12' 0" x 8' 8"
Bedroom 3	3901 x 3145mm	12' 9" x 10' 3"
Bedroom 4	3664 x 2663mm	12' 0" x 8' 8"
Bathroom	2639 x 2026mm	8' 7" x 6' 7"

THE BAYBRIDGE

This exquisite, four bedroom detached home spoils you with space and style. The charming Baybridge is perfect for the modern family that enjoys fine living.



GROUND FLOOR



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THE SALCOMBE V0

FOUR BEDROOM DETACHED HOME
WITH DETACHED GARAGE



GROUND FLOOR

Lounge	4665 x 4065mm	15' 3" x 13' 4"
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	3330 x 3300mm	10' 11" x 10' 9"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

THE SALCOMBE V0

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.



GROUND FLOOR

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THE SALCOMBE V1

FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	4740 x 4665mm	15' 6" x 15' 3" inc bay
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	6878 x 3330mm	22' 6" x 10' 11"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

THE SALCOMBE V1

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.



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THE EDLINGHAM

FIVE BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	5028 x 4600mm	16' 5" x 15' 1"
Kitchen/Dining	6115 x 4402mm	20' 0" x 14' 5"
Dining Room	4100 x 3278mm	13' 5" x 10' 9"
Garden Room	3390 x 3375mm	11' 1" x 11' 0"
Study	3278 x 2738mm	10' 9" x 8' 11"
Utility	3278 x 1778mm	10' 9" x 5' 9"

FIRST FLOOR

Bedroom 1	3400 x 3000mm	11' 1" x 9' 10"
Dressing Area	3474 x 1500mm	11' 4" x 4' 11"
En Suite 1	2400 x 1853mm	7' 10" x 6' 0"
Bedroom 2	3753 x 3127mm	12' 3" x 10' 3" max
En Suite 2	1838 x 1800mm	6' 0" x 5' 10"
Bedroom 3	3703 x 3128mm	12' 1" x 10' 3" max
Bedroom 4	3300 x 3008mm	10' 9" x 9' 10"
Bedroom 5	3474 x 3008mm	11' 4" x 9' 10"
Bathroom	2800 x 2500mm	9' 2" x 8' 2"

THE EDLINGHAM

This outstanding five bedroom property has a true air of opulence about it. The Edlingham offers classic design features and elegant style through its spacious layout and has the added benefit of a detached double garage.



GROUND FLOOR

FIRST FLOOR

THE DUNSTANBURGH

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

Lounge	6080 x 3953mm	19' 11" x 12' 11" inc bay
Kitchen/Dining	6027 x 3910mm	19' 9" x 12' 9"
Dining Room	3910 x 3588mm	12' 9" x 11' 9"
Utility	2188 x 1685mm	7' 2" x 5' 6"

FIRST FLOOR

Bedroom 1	3563 x 3383mm	11' 8" x 11' 1"
Dressing Area	2475 x 2240mm	8' 1" x 7' 4"
En Suite 1	2475 x 1663mm	8' 1" x 5' 5"
Bedroom 2	4095 x 3796mm	13' 5" x 12' 5"
Bedroom 3	3645 x 3263mm	11' 11" x 10' 8"
En Suite 2	2821 x 1975mm	9' 3" x 6' 5"
Bedroom 4	4003 x 3408mm	13' 1" x 11' 2"
Bedroom 5	2852 x 2823mm	9' 4" x 9' 3"
Study	2775 x 2221mm	9' 1" x 7' 3"
Bathroom	2823 x 2075mm	9' 3" x 6' 9"

THE DUNSTANBURGH

This grand, thoughtfully designed five bedroom property with integral double garage is truly spacious and offers everything you could wish for in a large family home.



GROUND FLOOR

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THE KENILWORTH

FIVE BEDROOM DETACHED
HOME WITH DETACHED GARAGE



GROUND FLOOR

Lounge	5203 x 3113mm	17' 0" x 10' 2" inc bay
Family Room	4125 x 2747mm	13' 6" x 9' 0" inc bay
Kitchen/Dining	4853 x 4140mm	15' 11" x 13' 6"
Utility	2113 x 1650mm	6' 11" x 5' 4"

FIRST FLOOR

Bedroom 1	3878 x 3113mm	12' 8" x 10' 2"
Dressing Area	2450 x 1413mm	8' 0" x 4' 7"
En Suite	2450 x 1600mm	8' 0" x 5' 2"
Bedroom 2	3233 x 2800mm	10' 7" x 9' 2"
Bedroom 5	3095 x 2800mm	10' 1" x 9' 2"
Bathroom	2665 x 2054mm	8' 8" x 6' 8"

SECOND FLOOR

Bedroom 3	5239 x 3163mm	17' 2" x 10' 4" max
Bedroom 4	3381 x 2774mm	11' 1" x 9' 1" max
Bathroom 2	2774 x 1758mm	9' 1" x 5' 9"

THE KENILWORTH

The Kenilworth is an exquisite five bedroom family home that offers spacious living over three floors with classic design and stylish features.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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THE HEDINGHAM

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



THE HEDINGHAM

Discerning house hunters looking for the very best in modern living will be enchanted by this detached five-bedroom home with integral double garage.

GROUND FLOOR

Lounge	6215 x 3815mm	20' 4" x 12' 6"
Kitchen/ Family Dining	4650 x 6325mm	15' 3" x 20' 9"
Dining Room	4000 x 3365mm	13' 1" x 11' 0"
Utility	2588 x 2113mm	8' 5" x 6' 11"

FIRST FLOOR

Bedroom 1	3463 x 4463mm	11' 4" x 14' 7"
Dressing Area	3690 x 2775mm	12' 1" x 9' 1" max
En Suite 1	2775 x 1963mm	9' 1" x 6' 5"
Bedroom 2	4028 x 3615mm	13' 2" x 11' 10"
Bedroom 3	3463 x 3523mm	11' 4" x 11' 6"
En Suite 2	1575 x 2713mm	5' 2" x 8' 10"
Bedroom 4	3463 x 3868mm	11' 4" x 12' 8" max
Bedroom 5	4378 x 3263mm	14' 4" x 10' 8"
Study	3303 x 2390mm	10' 10" x 7' 10"
Bathroom	2275 x 2713mm	7' 5" x 8' 10"



GROUND FLOOR



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THE PORTCHESTER

FIVE BEDROOM DETACHED HOME
WITH INTEGRAL DOUBLE GARAGE



THE PORTCHESTER

Though grand in design, the Portchester offers classic features and elegant style throughout its spacious layout. The majestic five bedroom home with integral double garage is truly delightful.

GROUND FLOOR

Lounge	5602 x 3186mm	18' 4" x 10' 5" inc bay
Dining Area	3674 x 2351mm	12' 0" x 7' 8" inc bay
Kitchen	5078 x 3554mm	16' 7" x 11' 7"
Dining/ Family Room	2973 x 2705mm	9' 9" x 8' 10"
Utility	1873 x 1625mm	6' 1" x 5' 3"

FIRST FLOOR

Bedroom 1	4296 x 3457mm	14' 1" x 11' 4" max
Entrance to Bedroom 1	2280 x 1442mm	7' 5" x 4' 8"
Dressing Area	1857 x 3517mm	6' 0" x 11' 6"
En Suite	3515 x 1743mm	11' 6" x 5' 8"
Bedroom 2	3623 x 3070mm	11' 10" x 10' 0"
En suite 2	2149 x 1971mm	7' 0" x 6' 5"
Bedroom 3	3623 x 2600mm	11' 10" x 8' 6"
Bedroom 4	2578 x 3370mm	8' 5" x 11' 0"
Bedroom 5/Office	2123 x 2050mm	6' 11" x 6' 8"
Bathroom	2936 x 2600mm	9' 7" x 8' 6"



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2 BEDROOM HOMES

 **THE HADLEIGH**
2 bedroom home
Plots 190 & 191

3 BEDROOM HOMES

 **THE BAMBURGH**
3 bedroom home
Plots 188, 189, 197, 198, 199,
200, 201 & 202

4 BEDROOM HOMES

 **THE SETTLE V0**
4 bedroom home
Plots 148, 166, 168, 171, 207 & 209

 **THE BAYBRIDGE**
4 bedroom home
Plots 224 & 225

 **THE SETTLE V1**
4 bedroom home
Plots 162 & 163

 **THE INGLETON**
4 bedroom home
Plots 125, 127, 154, 158, 176,
226 & 229

 **THE TONBRIDGE**
4 bedroom home
Plots 131, 143, 156, 164, 169,
183, 206 & 221

 **THE NIDDERDALE**
4 bedroom home
Plots 130, 144, 153, 157, 173,
187, 192 & 212

 **THE WARKWORTH**
4 bedroom home
Plots 122, 124, 126, 132, 139,
142, 147, 161, 174 & 211

 **THE SALCOMBE V0**
4 bedroom home
Plot 196

 **THE WINDSOR**
4 bedroom home
Plots 155, 159, 165, 172, 175, 181,
184, 186, 220, 222, 223 & 228

 **THE SALCOMBE V1**
4 bedroom home
Plots 128, 141, 145, 149, 150,
160, 170, 193, 204 & 227

5 BEDROOM HOMES

 **THE BERKHAMSTED**
5 bedroom home
Plots 133, 135, 136, 151,
180 & 194

 **THE HEDINGHAM**
5 bedroom home
Plots 123, 138 & 178

 **THE DUNSTANBURGH**
5 bedroom home
Plots 134, 179, 185, 203 & 210

 **THE KENILWORTH**
5 bedroom home
Plots 129, 152, 167 & 205

 **THE EDLINGHAM**
5 bedroom home
Plots 137, 140, 177, 182,
195 & 208

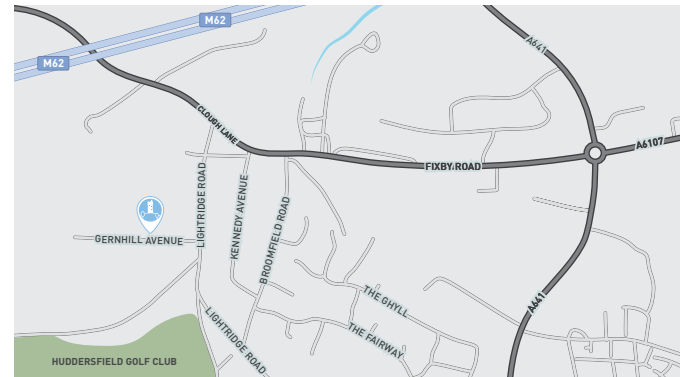
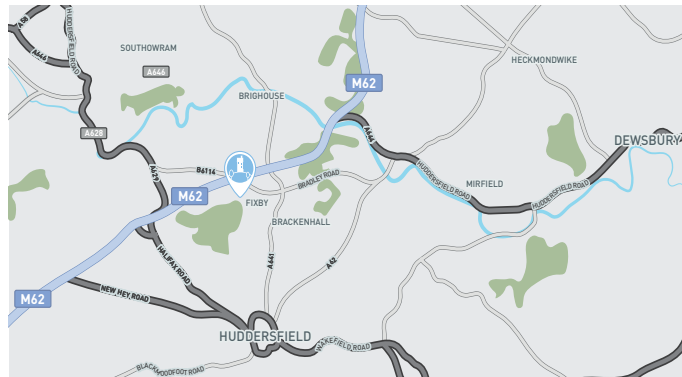
 **THE PORTCHESTER**
5 bedroom home
Plot 146





HOW TO FIND US

AN ENVIABLE POSTCODE



VICTORIA HEIGHTS, GERNHILL AVENUE, FIXBY, HD2 2HR





VICTORIA HEIGHTS
GERNHILL AVENUE
FIXBY
HD2 2HR



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

harronhomes.co.uk