

Horsforth Grange

LOW HALL ROAD • HORSFORTH



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Live The Life You Love

Welcome to Horsforth Grange

Horsforth Grange is an exclusive development of luxury homes located in the suburb of Horsforth situated in the North West of Leeds.

The highly desirable area of Horsforth is close to all that the city of Leeds has to offer and the development at Horsforth Grange has been creatively designed by our experienced architects to ensure that each homeowner can enjoy the beautiful natural parkland on their doorstep.

Leeds City Centre has a wealth of fabulous shops, restaurants and night life including the recently opened Victoria Gate. Horsforth is a highly sought after part of the City because of its prime position for excellent schools and facilities. It also has easy access to the Yorkshire Dales and North Yorkshire Moors National Park and for those who like shopping and culture, you can visit the spa town of Harrogate, and the historic textile city of Bradford as well as many other idyllic small villages which are all close by.

As with all new homes by Chartford, Horsforth Grange offers attention to detail in keeping with the local architecture and an excellent specification including garage, luxury kitchen and bathrooms.





- The Gladstone
- The Oxford
- The Oakwood
- The Cedar
- The Blenheim
- The Harewood
- The Chatsworth



Built for you

We believe good home design is a vital combination of style and practicality and we've been designing them for 20 years.

The right home understands the way you live your life. It gives you the space you need to feel completely at ease, providing you with energy for the day and a welcome haven on your return.

Each house at Horsforth Grange has been designed to anticipate both your practical and your social needs. We've created open dining kitchens for you to cook and enjoy your meals, french doors and bi-fold doors to blend outdoor and indoor space and bring the light flooding in, relaxing lounges and a sensitive mixture of private and social family space.

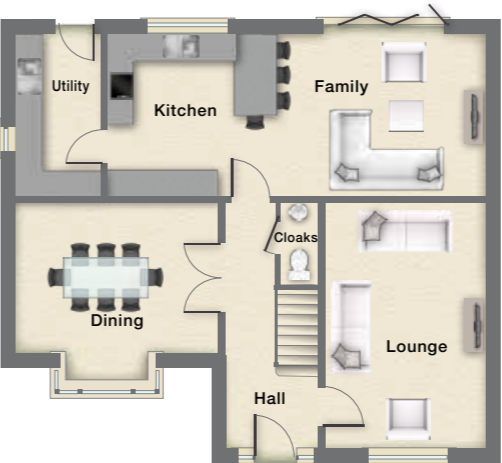
We've put just as much care into the positioning of the houses at Horsforth Grange as we have into their individual design.

Driveways, parking spaces, gardens and the combination of mews and detached homes have all been thoughtfully planned to give you that established community feel.



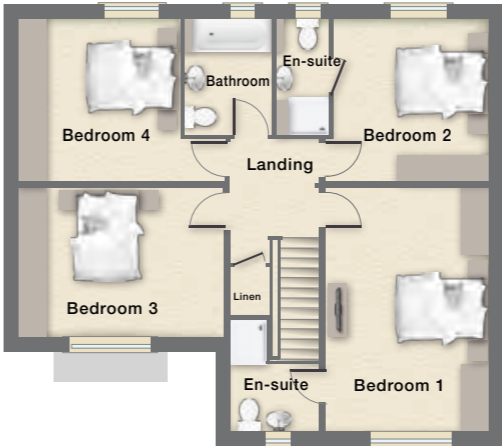
The Gladstone

4 bedroom detached



Ground Floor

Lounge	5.46m x 3.55m	(17'11" x 11'8")
Kitchen / Family	8.42m x 3.62m	(27'8" x 11'10")
Dining	4.57m x 3.32m	(15'0" x 10'10")
Cloaks	1.62m x 0.84m	(5'4" x 2'9")
Utility	3.62m x 1.90m	(11'10" x 6'3")



First Floor

Bedroom 1	5.46m x 3.55m	(17'11" x 11'8")
Bed 1 En-suite	2.05m x 1.49m	(6'9" x 4'10")
Bedroom 2	3.62m x 3.42m	(11'10" x 11'3")
Bed 2 En-suite	2.57m x 1.15m	(8'5" x 3'9")
Bedroom 3	4.57m x 3.32m	(15'0" x 10'10")
Bedroom 4	3.62m x 3.61m	(11'10" x 11'10")
House Bathroom	2.57m x 1.95m	(8'5" x 6'5")

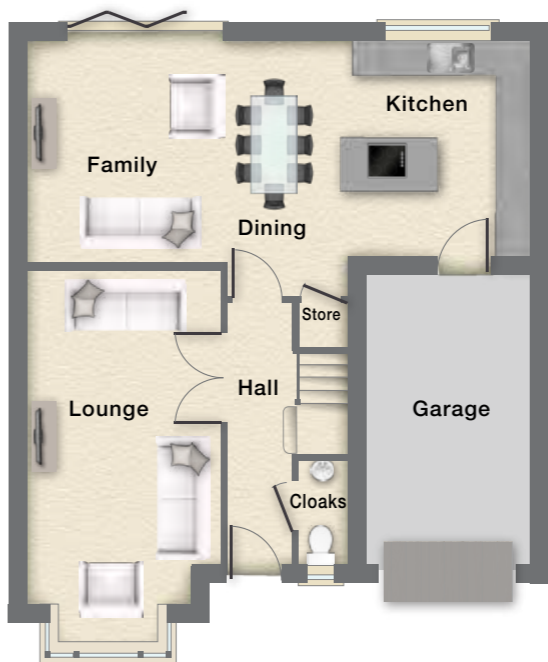
plots 1, 2, 21 & 22

The Oxford

4 bedroom detached



plots 3, 11, 12, 19 & 20



Ground Floor

Lounge	5.73m x 3.40m	(18'10" x 11'2")
Kitchen/Family/Din	8.77m x 4.00m	(28'9" x 13'2")
Cloaks	1.81m x 0.84m	(5'11" x 2'9")
Garage	4.96m x 2.84m	(16'3" x 9'4")



First Floor

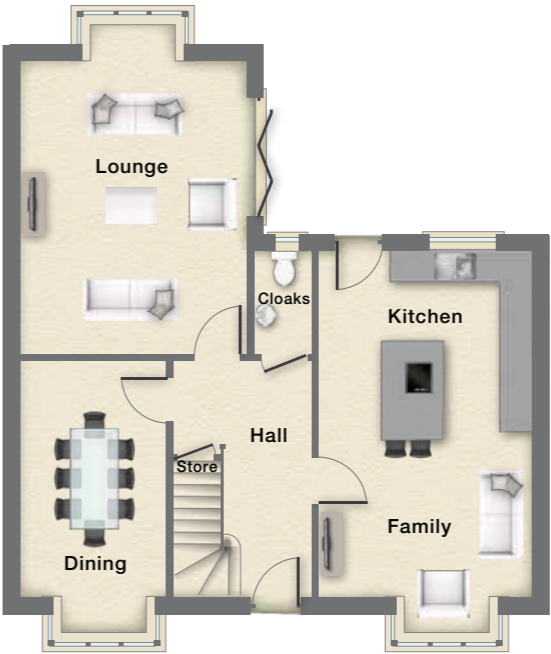
Bedroom 1	3.95m x 3.00m	(13'0" x 9'10")
Bed 1 En-suite	2.20m x 1.46m	(7'3" x 4'10")
Bedroom 2	3.54m x 3.51m	(11'8" x 11'6")
Bed 2 En-suite	2.20m x 1.46m	(7'3" x 4'10")
Bedroom 3	5.05m x 2.64m	(16'6" x 8'8")
Bedroom 4	3.72m x 2.82m	(12'3" x 9'3")
Study	2.59m x 1.80m	(8'6" x 5'11")
House Bathroom	2.20m x 1.96m	(7'3" x 6'6")

The Oakwood

4 bedroom detached

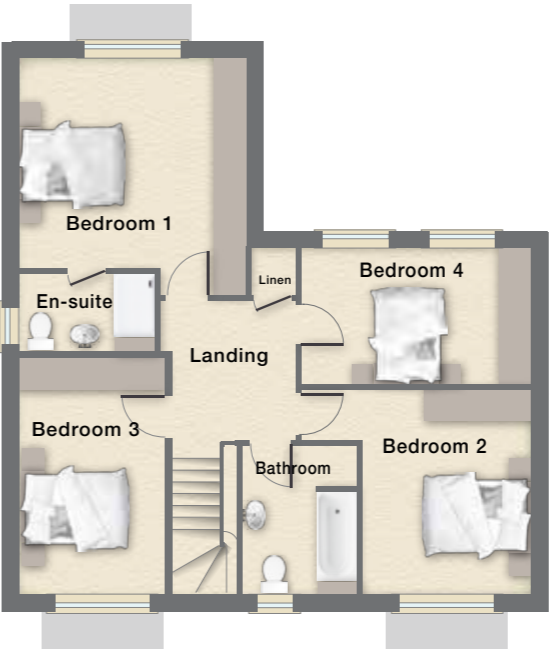


plots 4, 9 & 10



Ground Floor

Lounge	5.52m x 4.28m	(18'2" x 14'0")
Kitchen / Family	6.53m x 4.00m	(21'5" x 13'2")
Dining	4.46m x 2.75m	(14'8" x 9'0")
Cloaks	1.92m x 1.10m	(9'7" x 3'7")



First Floor

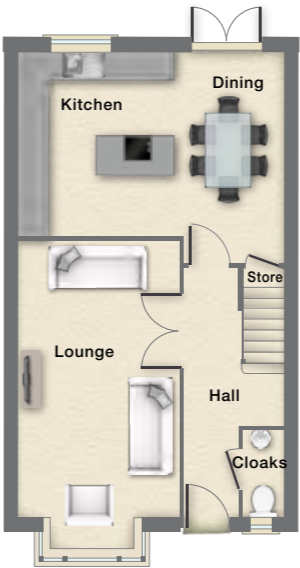
Bedroom 1	4.28m x 3.95m	(14'0" x 13'0")
Bed 1 En-suite	2.58m x 1.45m	(8'6" x 4'9")
Bedroom 2	3.85m x 3.17m	(12'8" x 10'5")
Bedroom 3	4.46m x 2.75m	(14'8" x 9'0")
Bedroom 4	4.33m x 2.60m	(14'2" x 8'5")
House Bathroom	2.82m x 2.18m	(9'3" x 7'2")

The Blenheim

5 bedroom detached

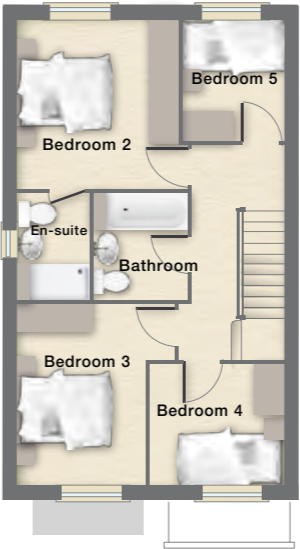


plots 5, 7, 8 & 13



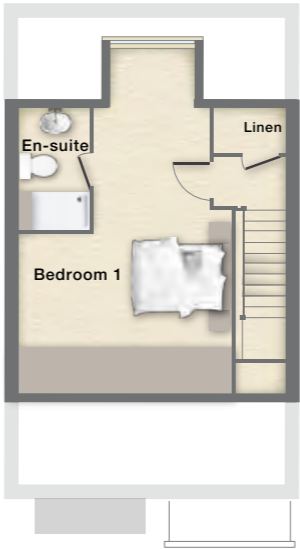
Ground Floor

Lounge	5.73m x 3.35m	(18'9" x 11'0")
Kitchen / Dining	5.52m x 3.80m	(18'2" x 12'6")
Cloaks	1.80m x 0.84m	(5'11" x 2'9")



First Floor

Bedroom 2	3.57m x 3.31m	(11'9" x 10'10")
Bed 2 En-suite	2.20m x 1.46m	(7'3" x 4'10")
Bedroom 3	3.71m x 2.63m	(12'2" x 8'8")
Bedroom 4	2.77m x 2.48m	(9'1" x 8'2")
Bedroom 5/Study	2.49m x 2.10m	(8'2" x 6'10")
House Bathroom	2.20m x 1.96m	(7'3" x 6'6")



Second Floor

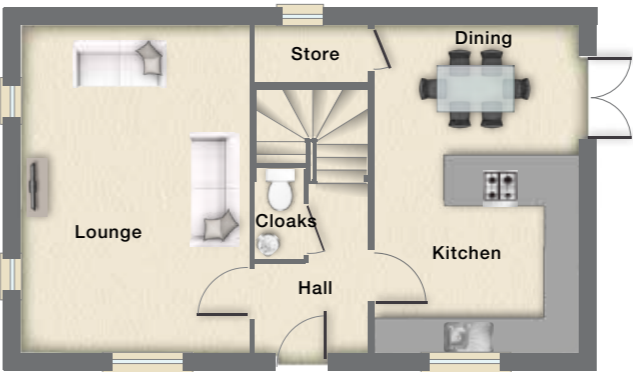
Bedroom 1	6.03m x 4.40m	(19'9" x 14'5")
Bed 1 En-suite	2.55m x 1.45m	(8'4" x 4'9")

The Cedar

4 bedroom detached

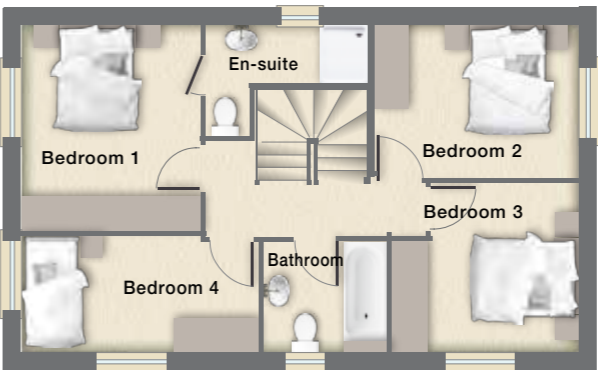


plots 6 & 18



Ground Floor

Lounge	5.74m x 3.95m	(18'10" x 13'0")
Kitchen / Dining	5.74m x 3.56m	(18'10" x 11'8")
Cloaks	1.70m x 0.84m	(5'6" x 2'9")



First Floor

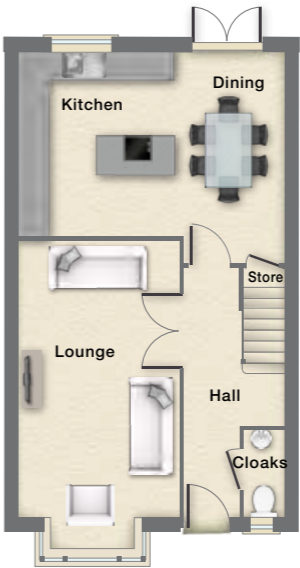
Bedroom 1	3.54m x 3.08m	(11'8" x 10'1")
Bed 1 En-suite	2.88m x 1.02m	(9'6" x 3'4")
Bedroom 2	3.56m x 2.68m	(11'8" x 8'9")
Bedroom 3	3.30m x 2.95m	(10'10" x 9'8")
Bedroom 4	4.14m x 2.10m	(13'7" x 6'8")
House Bathroom	2.14m x 1.91m	(7'0" x 6'3")

The Harewood

5 bedroom news

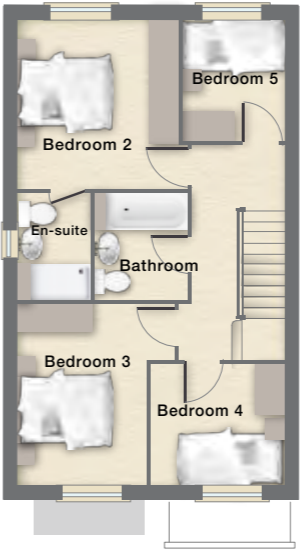


plots 14 & 17



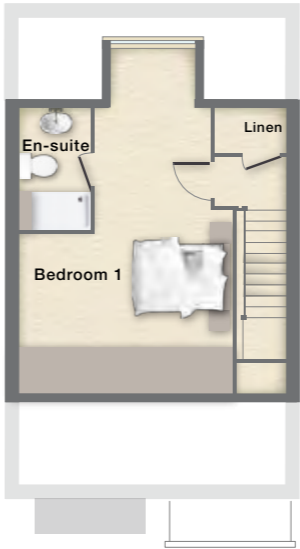
Ground Floor

Lounge	5.73m x 3.35m	(18'9" x 11'0")
Kitchen / Dining	5.52m x 3.80m	(18'2" x 12'6")
Cloaks	1.80m x 0.84m	(5'11" x 2'9")



First Floor

Bedroom 2	3.57m x 3.31m	(11'9" x 10'10")
Bed 2 En-suite	2.20m x 1.46m	(7'3" x 4'10")
Bedroom 3	3.71m x 2.63m	(12'2" x 8'8")
Bedroom 4	2.77m x 2.48m	(9'1" x 8'2")
Bedroom 5/Study	2.49m x 2.10m	(8'2" x 6'10")
House Bathroom	2.20m x 1.96m	(7'3" x 6'6")



Second Floor

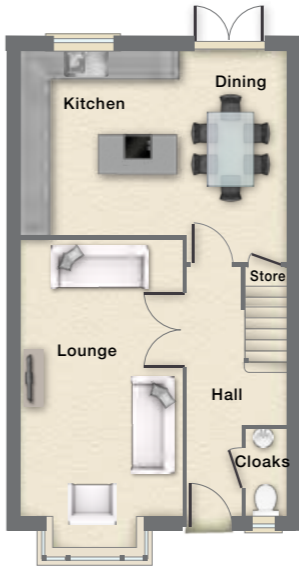
Bedroom 1	6.03m x 4.40m	(19'9" x 14'5")
Bed 1 En-suite	2.55m x 1.45m	(8'4" x 4'9")

The Chatsworth

5 bedroom mews

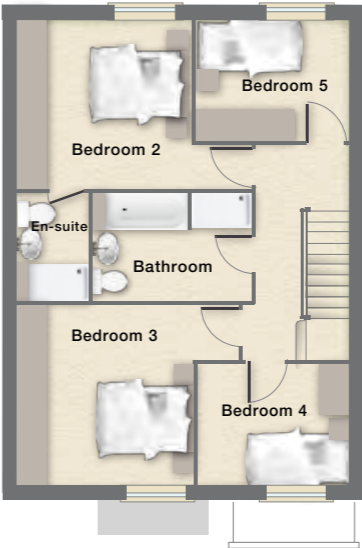


plots 15 & 16



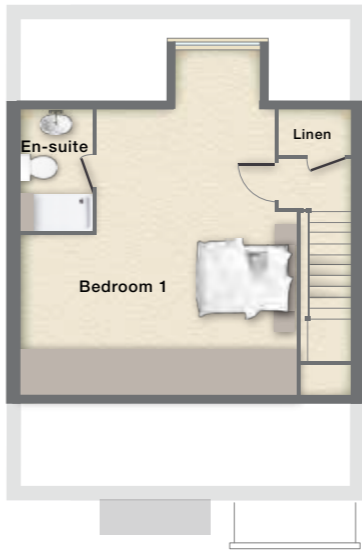
Ground Floor

Lounge	5.73m x 3.35m	(18'9" x 11'0")
Kitchen / Dining	5.52m x 3.80m	(18'2" x 12'6")
Cloaks	1.80m x 0.84m	(5'11" x 2'9")



First Floor

Bedroom 2	3.62m x 3.57m	(11'10" x 11'9")
Bed 2 En-suite	2.20m x 1.46m	(7'3" x 4'10")
Bedroom 3	3.71m x 3.65m	(12'2" x 12'0")
Bedroom 4	3.08m x 2.48m	(10'1" x 8'2")
Bedroom 5	3.11m x 2.48m	(10'2" x 8'2")
House Bathroom	3.29m x 2.20m	(10'9" x 7'3")



Second Floor

Bedroom 1	6.03m x 5.73m	(19'9" x 18'9")
Bed 1 En-suite	2.55m x 1.45m	(8'4" x 4'9")

Specification

Fixtures & Fittings

- Skirting and architraves finished in white
- Emulsion to interior walls
- Ceilings to be painted white
- UPVC white double glazed windows
- Painted double glazed front door
- UPVC bi-fold doors to family area
- White spindles and balustrade to staircase
- White painted internal doors
- Wardrobes to bedroom 1
- Painted steel garage doors
- Chrome ironmongery to all doors

Bathroom & Ensuite

- White sanitary ware
- Chrome sanitary fittings
- Rainhead thermostatic showers to enclosure or over bath*
- Shaver Points to Bed 1, Bed 2 and house bathroom
- Mirrors to house bathroom and en-suite in Bedroom 1

Tiling

- Tiling to all bathrooms, en-suites and downstairs cloaks*
- Floor tiling to main bathroom and en-suites in bedroom 1*

Kitchen/Dining

- Custom designed quality kitchen
- 1½ bowl sink with chrome taps
- CDA appliances as follows:
 - Double electric fan oven
 - Gas or electric hob - 4 rings
 - Feature extractor hood
 - Integrated fridge freezer
 - Integrated dishwasher
 - Washer

Electrical

- TV points to lounge, kitchen and master bedroom
- BT points to lounge, kitchen and master bedroom
- USB sockets to lounge, kitchen and master bedroom
- Pelmet lighting to wall units if applicable
- Plinth lighting
- LED downlighters to kitchen, house bathrooms and all en-suites
- Chrome sockets to kitchen and hallway only - white in all other rooms
- Full Sky and TV system and terrestrial TV to Lounge and kitchen

Heating

- Gas central heating
- Heated towel rails to all bathrooms and en-suites in chrome

Security

- NACOSS approved standard security alarm
- Security lights to front and rear

External

- Door bell
- Paving to pathways and rear patio area*
- Turf to front and rear gardens
- Tarmac to private drives
- 6ft close boarded fence to all boundaries unless indicated on approved drawings
- Outside tap to rear

Warranty

- 10 year Premier new home build guarantee

*See separate drawing layout

Chartford Developments Ltd reserves the rights to amend the layout and specification as may prove necessary without notice.



Be connected

Travel

Horsforth Grange is just 6 miles from Leeds City Centre and 7 miles from Bradford with an excellent road network to both.

Beyond Leeds lies the M1 and beyond Bradford lies the M62 which provide easy links to Manchester, Hull and the South.

Nearby, New Pudsey Station links you to Leeds or Bradford while Horsforth Station links you to the spa town of Harrogate.

For those heading further afield, Leeds Bradford International Airport provides excellent links to the UK and cities across Europe.

Schools

Horsforth provides excellent schools including St Margarets Church of England Primary and Horsforth Newlaithes Junior.

There is also the Froebelian School which is an independent school and is rated within the top ten in the country.

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Sat Nav Ref: LS18 4EF



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy of error can be accepted. Neither do these details constitute in whole or in part any offer or contract. All descriptions, dimensions, layouts and references are given in good faith and are believed to be correct. Prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Please also note that some of the information has been extracted from architect's drawings and as such maybe liable to variation during the actual process of construction. Chartford Developments Ltd reserves, therefore, the rights to amend the layout and specification as may prove necessary without notice. March 2017.



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