



Greenholme News

IRON ROW
BURLEY IN WHARFEDALE
ILKLEY



HOMES BY

CHARTFORD

The Difference is the Detail

1 BEDROOM APARTMENT

Plots 8a, 8b, 9a, 9b, 10a, 10b



This welcoming one-bedroom apartment shows how great design can make a space feel stylish. The high specification fittings and build quality is designed for modern lifestyles and wellbeing.

The private entrance hallway leads onto the living, kitchen and dining area, giving an option of a connected social space but also a cosy retreat. Also, off the hallway is the main bedroom and the house bathroom completes the space.

Burley in Wharfedale is a sought-after village with a thriving community spirit, surrounded by countryside and yet conveniently placed for easy access to Leeds, Harrogate and Bradford. Greenholme Mews is just a 3-minute walk to the village which benefits from a good range of local amenities including shops, post office, pubs, cafés, doctor's surgery and railway station.



SPECIFICATION

FIXTURES & FITTINGS

- PVCu double glazed windows in anthracite grey
- Composite front door in charcoal with chrome letter plate & spy hole
- Aluminium anthracite grey coloured French doors
- Internal doors finished in white gloss with stylish ironmongery
- Quality skirting boards and architraves finished in white gloss
- Bespoke fitted wardrobes to bedroom
- Moduleo LayRed floor coverings to kitchen/living area

BATHROOM

- Contemporary Ideal sanitaryware in white
- Chrome sanitary fittings
- Thermostatic mixer shower over bath

KITCHEN

- Custom designed quality kitchen, featuring soft close doors and drawers
- Quartz worktop and upstand
- Undermounted 1 ½ bowl stainless steel sink
- Plinth and under-cabinet LED strip lighting
- Integrated appliances include:
 - Single oven
 - 4 zone induction hob
 - Full height fridge/freezer 70/30 split
 - Integrated dishwasher
 - Integrated washer dryer

TILING

- Full height ceramic tiling to all walls in bathroom
- Ceramic floor tiling to bathroom

HEATING

- Gas central heating with thermostatically controlled radiators
- Chrome heated towel rail to bathroom

SECURITY

- Internal security system with alarm
- External light to front door
- Motion activated security light to rear garden area
- Panic button to bedroom

ELECTRICAL

- TV point to living area and bedroom
- BT point to living area
- USB socket to living area and bedroom
- LED downlights to living/kitchen/bathroom
- Polished chrome sockets and light switches
- Shaver point to bathroom
- Electric vehicle charging point
- Smart home-controlled doorbell and heating control

EXTERNAL

- Turf to front and rear gardens where applicable
- Paving to pathway and patio
- Block paving to driveway
- 6ft fencing to rear boundary

WARRANTY

- 10 Year Premier new home build guarantee

FIRST FLOOR

APARTMENT 8B	Living Dining Kitchen	4.62m max x 4.40m max	15'2" x 14'5"
	Bedroom	4.62m max x 3.58m	15'2" x 11'8"
	Bathroom	2.20m x 1.97m	7'2" x 6'5"

APARTMENT 9B	Living Dining Kitchen	5.94m max x 3.91m max	18'0" x 13'0"
	Bedroom	4.94m x 2.75m	16'0" x 9'0"
	Bathroom	2.16m x 1.95m	7'1" x 6'4"

APARTMENT 10B	Living Dining Kitchen	4.62m max x 4.40m max	15'0" x 14'0"
	Bedroom	4.62m max x 3.63m max	15'0" x 12'0"
	Bathroom	2.20m x 1.97m	7'2" x 6'5"

GROUND FLOOR

APARTMENT 8A	Living Dining Kitchen	4.62m max x 4.40m max	15'2" x 14'5"
	Bedroom	3.58m max x 2.61m max	11'8" x 8'6"
	Bathroom	2.20m x 1.97m	7'2" x 6'5"

APARTMENT 9A	Living Dining Kitchen	5.95m x 4.27m min	19'6" x 14'0"
	Bedroom	4.08m max x 3.53m max	13'4" x 11'6"
	Bathroom	2.25m x 1.94m	7'4" x 6'4"

APARTMENT 10A	Living Dining Kitchen	4.62m max x 4.40m max	15'2" x 14'5"
	Bedroom	3.58m x 2.61m min	11'8" x 8'6"
	Bathroom	2.20m x 1.97m	7'2" x 6'5"



FIRST



PLOT 10B

PLOT 9B

PLOT 8B

GROUND



PLOT 10A

PLOT 9A

PLOT 8A



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