

SPRING 2007

Rein Road, Horsforth, Leeds LS18

5 Only Good Sized Natural Stone Family Homes with Flexible Accommodation

Horsforth is one of the best regarded and most pleasant of Leeds' suburbs, with extensive local amenities including a vibrant and bustling high street, excellent local schools and ready access to Leeds city centre, Leeds ring road and the M1/M62 motorway networks.

The site at Rein Road is well located within the peaceful Newlay conservation area, one of the oldest and most desirable parts of Horsforth, on the north bank of the River Aire.

The 5 houses, built in natural Yorkshire gritstone, will be constructed to the very highest quality and specification. Set in generous plots with turfed gardens and feature sett paving to the driveways, each home has a minimum of 4 bedrooms (plus study) and/or bedrooms 5 and 6, 3 ensuite bathrooms, spacious reception rooms, fully fitted kitchen, Appliances and granite work tops, garages with electrically operated doors and luxury fittings and fixtures throughout, including wardrobes and fireplace to individual choice. Plots 4 and 5 will be accessed via their own private drive.

| | |
|--------|----------|
| Plot 1 | £535,000 |
| Plot 2 | £580,000 |
| Plot 3 | £585,000 |
| Plot 4 | £635,000 |
| Plot 5 | £640,000 |

Plots 4 & 5 will be completed Summer 2007. Plots 1, 2 and 3 will be completed Autumn 2007

For further information please contact

Ivan or Richard Conroy on 01484 667777 (head office) or 07973 857063 (mobile)
www.towngatehomes.co.uk

PLOT 5 – REIN ROAD, HORSFORTH, LEEDS

GENERAL SPECIFICATION

The property will be sold with Freehold Tenure and is covered by a Zurich Municipal 10 year warranty. A local Authority Completion Certificate is issued in conjunction with Zurich.

External Walls

Cavity walls will be formed using natural 140mm coursed stone, black-faced, with 'Kingspan' or similar cavity wall insulation and blockwork. Stone heads, sills, jambs and mullions to door and window frames, where fitted, will be in natural stone.

Roof

Spanish blue slates will be fitted on traditional timber roof construction or attic style roof trusses. Low maintenance pvc-u fascia, soffit and bargeboards will be fitted.

Rainwater Goods

Gutters and rainwater pipes will be in upvc with a black finish.

Insulation

270mm thick fibreglass insulation will be fitted to loft areas with 'Kingspan' or similar insulation to any sloping ceilings. Fibreglass or 'Jablite' insulation will be fitted to the ground floor.

Windows

Pvc-u windows in a cream finish will be fitted with gold coloured lockable handles.

Glazing

Sealed double glazed units with 'K' glass will be fitted throughout with florielle obscure glass to bathroom or other applicable windows.

External Doors

Pvc-u doors, in a cream finish, to the front and rear doors will be partly glazed. Double glazed units to doors will be in obscure glass. French doors will also be pvc-u to match.

Heating System

A comprehensive gas fired central heating system is fitted comprising condensing boiler, pressurised cylinder and panel radiators with thermostatic valves. A radiator will be fitted to the airing cupboard. System control is by room thermostats fitted at ground and first floor level to give zoned heating.

Burglar Alarm

The standard security alarm comprises infra-red detectors, two keypads and external alarm box. This can be extended as required for additional security. A monitored alarm can be included subject to the usual annual maintenance/Redcare charges.

Garage Door

A Wessex or similar timber effect garage door will be fitted, finished in a Rosewood/Mahogany colour. An electric door operator will be fitted.

Kitchen

A PC allowance of £14,000 is included for the design and supply of the kitchen. The allowance includes a double oven, hob, extractor, dishwasher and fridge/freezer. A choice of doors, worktops and tiling is available.

Wardrobes

A PC allowance of £3,500 is included for the design, supply and fitting of wardrobes to the purchasers choice.

Fire and Fireplace

A PC allowance of £1,500 is included for the supply and fitting of a fire and fireplace to be chosen from any showroom. A class 1 flue is fitted to the lounge. We can recommend the following showrooms:

Batley Barless
Hick Lane
Batley

Stoves Direct Ltd
66 Huddersfield Road
Elland

Fireplace World
307 Old Wakefield Road
Huddersfield

Artisan Fireplace Design Ltd
Phoenix Street
Brighouse

Internal Doors

4 panel oak doors will be fitted to all floors. Complimentary glazed doors will be fitted to the sun lounge, utility room and between the dining room and lounge. Brass door furniture will be fitted as standard.

Sanitaryware

The cloakroom and bathrooms will be fitted out with sanitary-ware and furniture as detailed on the separate specification sheet. Alternatively, a PC allowance of £6,000 is included for the supply of sanitary-ware to the purchasers choice.

Wall Tiling/Floor Finishes

Walls will be tiled to splash-back areas in the cloakroom, house bathroom and en-suite shower rooms with shower areas being fully tiled. A PC allowance of £17.50 per square metre is included for the purchase of wall tiles to the bathrooms and a PC allowance of £25.00 per square metre is included for the purchase of kitchen wall tiles.

Wall tiling between the worktop and underside of wall units is included in the kitchen, with a splash-back being fitted above the utility room worktops.

Ceramic floor tiles will be fitted to the cloakroom, kitchen/breakfast room, utility and bathroom/en-suite floors. A PC allowance of £17.50 per square metre is included for the purchase of floor tiles.

Electrical Installation

Ample provision is made for lighting and socket outlets throughout the property with shaver points provided in the main en-suite and house bathroom. telecom points to the kitchen/breakfast, study, master bedroom and playroom, and TV aerial points to the lounge, kitchen/breakfast, master bedroom, bedroom 2 and playroom. Wiring is provided for 4No external light points. Low voltage lights are fitted to the lounge, kitchen, entrance hall, landing areas, bedrooms 1 and 2, house bathroom and shower rooms.

The kitchen will be equipped with all necessary power points for appliances and pelmet lighting below wall cupboards will be provided.

Decoration Work

Walls will be finished in 2 coats of matt emulsion in Imperial Cream, ceilings will be finished with 2 coats of matt white emulsion paint.

Gyproc coving is fitted to the lounge, dining room, study, hall and landing.

Internal woodwork will be finished in either a white eggshell or gloss paint. The staircase will be similarly painted with the handrails, balusters and newels finished with a satin or gloss polyurethane varnish.

External Works

Artificial stone pavings will be laid to paths and patio areas enabling access around the property. The entrance drive will be finished in artificial stone sett pavings within precast concrete edgings. Trees and shrubs will be planted in accordance with any landscape requirement by the Planning Authority.

Services

All mains services are connected to the property, with provision for gas, water, and electric meters to be read externally.

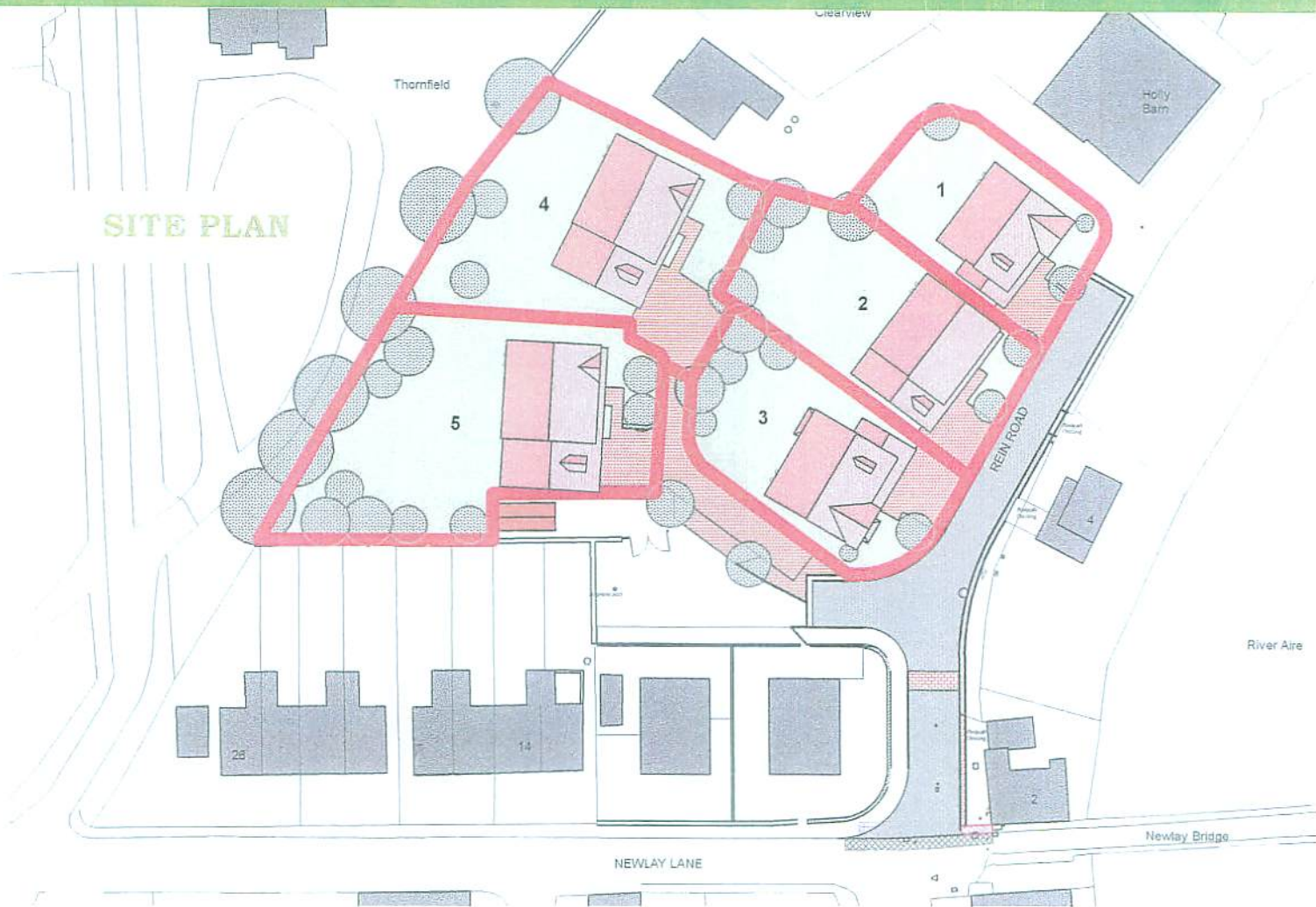
0000000000

This specification has been prepared to indicate the materials and fittings proposed to be used in the construction of the dwelling and associated works.

Due to our commitment for continuous improvement, and subject to availability, we reserve the right to change design, method of construction, materials and fittings included in the works from time to time.

Any PC allowances indicated are net trade prices and include any VAT payable due to Government legislation.

REIN ROAD, HORSFORTH, LEEDS



Towngate Homes Ltd



PLOT 1

Ground Floor

| | | |
|---------------------|-----------------------|-------------------|
| Lounge | 5160mm x 4245mm | 16' 11" x 13' 11" |
| Dining Room | 4410mm x 3460mm | 14' 6" x 11' 4" |
| Breakfast / Kitchen | 4310mm x 3385mm | 14' 2" x 11' 1" |
| Utility | 3385mm x 1500mm | 11' 1" x 4' 11" |
| WC | 2000mm x 1535mm (max) | 6' 7" x 5' 0" |
| Garage | 5570mm x 4470mm | 18' 3" x 14' 8" |

First Floor

| | | |
|-----------------|-----------------------|------------------|
| Master Bedroom | 4880mm x 4245mm | 16' 0" x 13' 11" |
| Ensuite | 2710mm x 2150mm (max) | 8' 11" x 7' 2" |
| Bedroom 2 | 4245mm x 3035mm | 13' 11" x 9' 11" |
| Ensuite | 2000mm x 1864mm | 6' 7" x 6' 1" |
| Bedroom 3 | 3140mm x 2885mm | 10' 4" x 9' 6" |
| Bedroom 4 | 2995mm x 2885mm | 9' 10" x 9' 6" |
| Bathroom | 2855mm x 2335mm | 9' 6" x 7' 8" |
| Airing Cupboard | 1555mm x 1500mm | 5' 1" x 4' 11" |

Second Floor

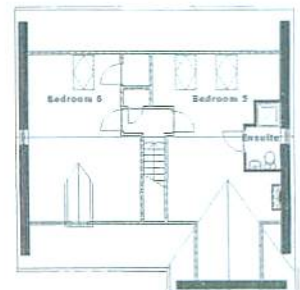
| | | |
|-----------|-------------------------------|------------------|
| Bedroom 5 | 8294mm x 4783mm (max) | 27' 3" x 15' 8" |
| Ensuite | 2475mm x 1300mm (max) | 8' 1" x 4' 3" |
| Bedroom 6 | 6260mm x 4225mm (excl. cup'd) | 20' 6" x 13' 10" |



Ground Floor Plan



First Floor Plan



Second Floor Plan



Towngate Homes Ltd



PLOT 2

Ground Floor

| | | |
|-------------|-----------------|------------------|
| Lounge | 6015mm x 3760mm | 19' 9" x 12' 4" |
| Dining Room | 3420mm x 3160mm | 11' 3" x 10' 4" |
| Study | 4100mm x 2870mm | 13' 5" x 9' 5" |
| Kitchen | 5810mm x 3420mm | 19' 1" x 11' 3" |
| Utility | 2870mm x 1550mm | 9' 5" x 5' 1" |
| WC | 1550mm x 1200mm | 5' 1" x 3' 11" |
| Garage | 8570mm x 3300mm | 28' 1" x 10' 10" |

First Floor

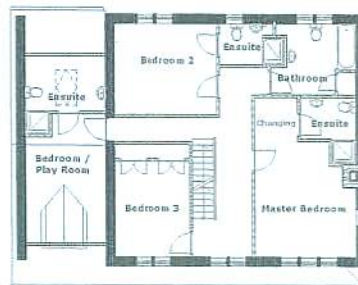
| | | |
|--------------------|--|------------------|
| Master Bedroom | 6015mm x 3760mm (max - incl. changing) | 19' 9" x 12' 4" |
| Ensuite | 2475mm x 2075mm (max) | 8' 1" x 6' 10" |
| Bedroom 2 | 3910mm x 3410mm | 12' 10" x 11' 2" |
| Ensuite | 2000mm x 1550mm | 6' 7" x 5' 1" |
| Bedroom 3 | 3600mm x 2870mm (excl. cup'ds) | 11' 10" x 9' 5" |
| Bedroom / Playroom | 4860mm x 2985mm (max) | 15' 11" x 9' 10" |
| Ensuite | 2985mm x 2940mm | 9' 10" x 9' 8" |
| Bathroom | 3150mm x 2670mm | 10' 4" x 8' 9" |

Second Floor

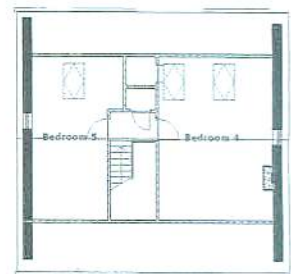
| | | |
|------------------|-------------------------------|-----------------|
| Bedroom 4 | 6150mm x 4275mm (excl. cup'd) | 20' 2" x 14' 0" |
| Bedroom 5 | 6150mm x 3470mm (max) | 20' 2" x 11' 5" |
| plus Store Rooms | | |



Ground Floor Plan



First Floor Plan



Second Floor Plan



Towngate Homes Ltd



PLOT 3

Ground Floor

| | | |
|---------------------|-----------------------|------------------|
| Lounge | 6700mm x 4460mm (max) | 22' 0" x 14' 8" |
| Dining Room | 4310mm x 3750mm | 14' 2" x 12' 4" |
| Breakfast / Kitchen | 5820mm x 5160mm (max) | 19' 1" x 16' 11" |
| Utility | 2525mm x 1600mm (max) | 8' 3" x 5' 3" |
| WC | 1545mm x 800mm | 5' 1" x 2' 7" |
| Garage | 5785mm x 4470mm | 19' 0" x 14' 8" |

First Floor

| | | |
|----------------|--|-----------------|
| Master Bedroom | 6470mm x 4460mm (max) | 21' 3" x 14' 8" |
| Ensuite | 2260mm x 2200mm (max) | 7' 5" x 7' 3" |
| Bedroom 2 | 3800mm x 3650mm (max - excl. corridor) | 12' 6" x 12' 0" |
| Ensuite | 2050mm x 1800mm | 6' 9" x 5' 11" |
| Bedroom 3 | 4020mm x 3000mm (max) | 13' 2" x 9' 10" |
| Bedroom 4 | 3800mm x 2855mm | 12' 6" x 9' 6" |
| Bathroom | 2855mm x 2330mm | 9' 6" x 7' 8" |

Second Floor

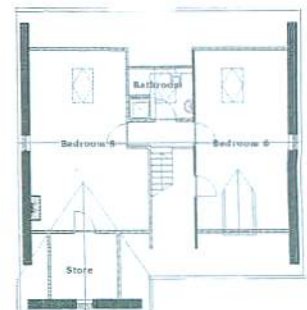
| | | |
|-----------|-----------------------|-----------------|
| Bedroom 5 | 6800mm x 4460mm (max) | 22' 4" x 14' 8" |
| Bedroom 6 | 6800mm x 3410mm | 22' 4" x 11' 2" |
| Bathroom | 2400mm x 1900mm | 7' 10" x 6' 3" |
| Store | 2526mm x 2464mm | 8' 3" x 8' 1" |



Ground Floor Plan



First Floor Plan



Second Floor Plan



Towngate Homes Ltd



PLOTS 4 & 5

Ground Floor

| | | |
|-------------|-----------------------|------------------|
| Lounge | 5939mm x 3760mm (max) | 19' 6" x 12' 4" |
| Dining Room | 3545mm x 3220mm | 11' 8" x 10' 7" |
| Study | 4075mm x 3270mm | 13' 4" x 10' 9" |
| Kitchen | 6150mm x 3545mm | 20' 2" x 11' 8" |
| Sun Lounge | 4785mm x 3330mm | 15' 8" x 11' 10" |
| Utility | 3270mm x 1550mm | 10' 9" x 5' 1" |
| WC | 1550mm x 1180mm (max) | 5' 1" x 3' 11" |
| Garage | 5750mm x 4785mm | 18' 10" x 15' 8" |

First Floor

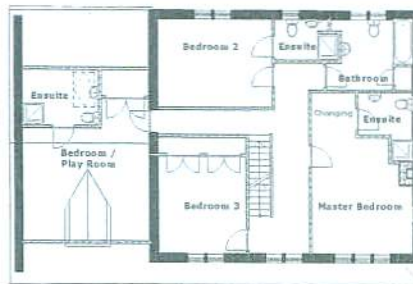
| | | |
|--------------------|-------------------------------|------------------|
| Master Bedroom | 6000mm x 3760mm (max) | 19' 8" x 12' 4" |
| Ensuite | 2010mm x 2556mm | 8' 5" x 6' 7" |
| Bedroom 2 | 4260mm x 3345mm | 14' 0" x 11' 0" |
| Ensuite | 1985mm x 1590mm | 6' 6" x 5' 3" |
| Bedroom 3 | 3610mm x 3270mm (excl. cup'd) | 11' 10" x 10' 9" |
| Bedroom / Playroom | 5275mm x 4825mm | 17' 4" x 15' 10" |
| Ensuite | 2850mm x 2100mm | 9' 4" x 6' 11" |
| Bathroom | 3200mm x 2670mm (max) | 10' 6" x 8' 9" |

Second Floor

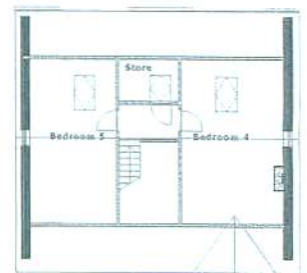
| | | |
|-----------|-----------------|-----------------|
| Bedroom 4 | 6145mm x 3760mm | 20' 2" x 12' 4" |
| Bedroom 5 | 6145mm x 3270mm | 20' 2" x 10' 9" |
| Store | 2240mm x 1600mm | 7' 4" x 5' 3" |



Ground Floor Plan



First Floor Plan



Second Floor Plan



Towngate Homes Ltd



Street Scene from South East



Street Scene from South West



Towngate Homes Ltd



