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An architectural rendering of a modern, multi-story brick residential building with a gabled roof and multiple windows. The building is set against a blue sky with light clouds. A person is visible walking on the sidewalk in front of the building.

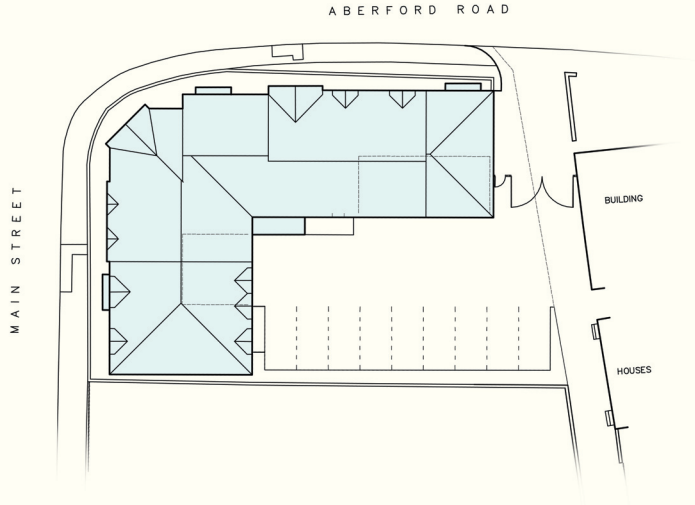
Headland Court

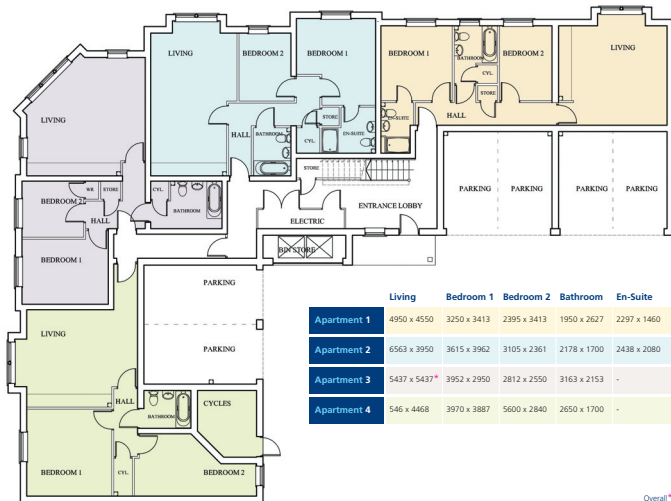
GARFORTH

Headland Court

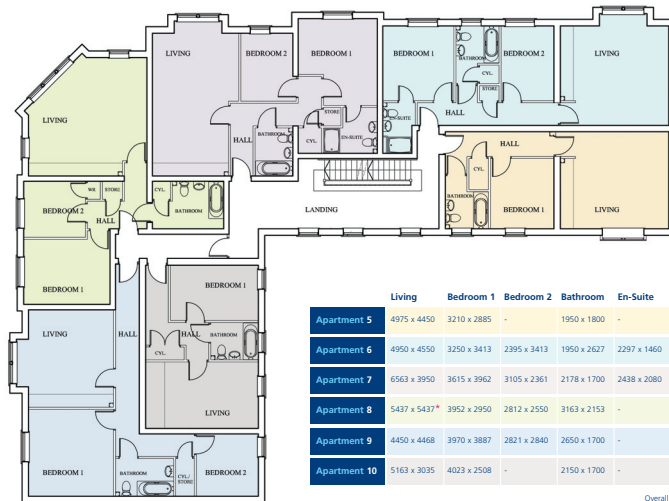
Headland Court is located within an established sought after area of Garforth on the outskirts of Leeds. Situated just off the high street with all local amenities readily available, and within easy walking distance from the local train station, Headland Court is ideally placed for all your needs.

If it's the hustle and bustle of city centre life you require, the city of Leeds is just a 10 minute train journey away with its cosmopolitan feel. Yet if the quite country feel is more to your taste, the likes of Lotherton Hall and wide open countryside is only a few miles away. Combine these with the fact Garforth lies within a few miles of both the A1 and M1 making it an ideal location for your home.

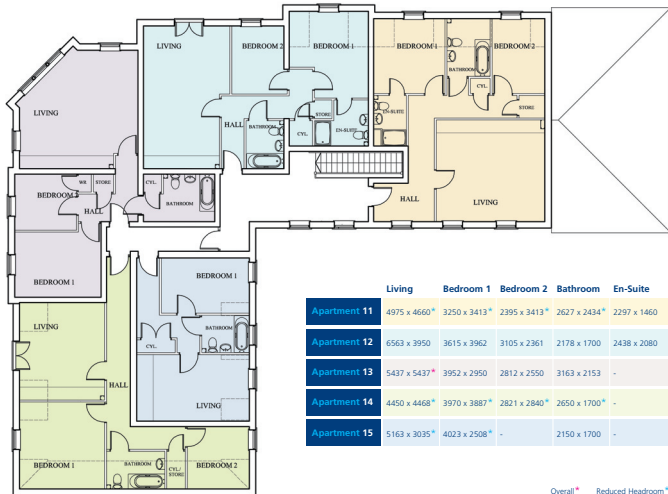




Overall*



Overall*



	Living	Bedroom 1	Bedroom 2	Bathroom	En-Suite
Apartment 11	4975 x 4660*	3250 x 3413*	2395 x 3413*	2627 x 2434*	2297 x 1460
Apartment 12	6563 x 3950	3615 x 3962	3105 x 2361	2178 x 1700	2438 x 2080
Apartment 13	5437 x 5437*	3952 x 2950	2812 x 2550	3163 x 2153	-
Apartment 14	4450 x 4468*	3970 x 3887*	2821 x 2840*	2650 x 1700*	-
Apartment 15	5163 x 3035*	4023 x 2508*	-	2150 x 1700	-

Overall* Reduced Headroom*

Fully Fitted Kitchen to include:-

- Choice of units and worktops*, stainless steel single electric oven, ceramic hob, chimney cooker hood
- Free standing fridge freezer

Bathrooms

- White contemporary range with chrome taps
- Thermostatic shower finished in white/chrome fitted over bath (in apartments without ensuite only)
- Bifold or pivot screen to bath (in apartments without ensuite only)
- Rinser/mixer handset to bath
- Heated towel rail
- Bathroom cabinet with integrated shaver socket and down lighters
- Contemporary tiling

Ensuite

- White contemporary range with chrome taps
- Thermostatic shower finished in white/chrome
- Full height shower cubicle
- Heated towel rail
- Contemporary tiling

Electrical and Communication

- Good selection of electrical switches and sockets
- Sky & terrestrial TV points to lounge and master bedroom
- BT points to lounge and master bedroom
- 7 day programmable electric heating system

Internal Finishes

- Contemporary flush veneered style doors
- Chrome finish ironmongery
- 100mm chamfered skirting and 50mm chamfered architrave
- Smooth finish ceiling
- All internal woodwork to be white gloss finish
- All internal ceilings to be painted white
- All internal walls to be painted cream

Outer & Communal Finish

- High performance double glazed uPVC windows
- BLP 10 year Buildings Defect Warranty
- Secure electronic door entry system
- Secure gated entry to the development
- Individual allocated car space

* Customer choices and optional extras can only be included at an early stage of the construction