BRITANNIA GARDENS

— PUDSEY —

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An exciting new development of 12, two bedroom mews homes

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BRITANNIA GARDENS
— PUDSEY —

Stylish & Contemporary New Build Homes

Situated within the popular market town of Pudsey, we are proud to present Britannia Gardens - A superb new development of 12, high quality, two bedroom mews homes.

The homes provide an excellent level of specification throughout and have been designed to offer comfortable, contemporary accommodation.

Pudsey is well known for it's combination of convenient local shopping and leisure facilities, together with excellent access to Leeds City Centre and it's surrounding areas.

*Indicative computer generated image-

Pudsey - The Ideal Location

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Pudsey boasts a wealth of charm and character as a town, surrounded on two sides by open countryside and at it's centre the award winning Pudsey Park. The Town was famous in the 18th and 19th Centuries for wool manufacture and also has strong ties with cricket. Yorkshire and England cricketers Sir Leonard Hutton, Herbert Sutcliffe, Ray Illingworth and Matthew Hoggard all learnt to play here and hence, cricket still plays a major part in the life of the Town.

The Town is not short of amenities and is home to two health centres, outstanding primary and secondary schools, a wide choice of shops and a market which operates every Tuesday, Friday and Saturday in addition to a Farmers Market on the last Thursday of every month. Restaurants and bars are in abundance and the latest addition to Pudsey is a multi-million pound bus station, which provides links to both local areas and further afield, catering for all needs.

Just a car drive away is Owlcotes Centre, home to Marks & Spencer and a 24 hour Asda mega store and adjacent is New Pudsey Railway Station with regular trains to both Leeds and Bradford City Centres and other destinations.

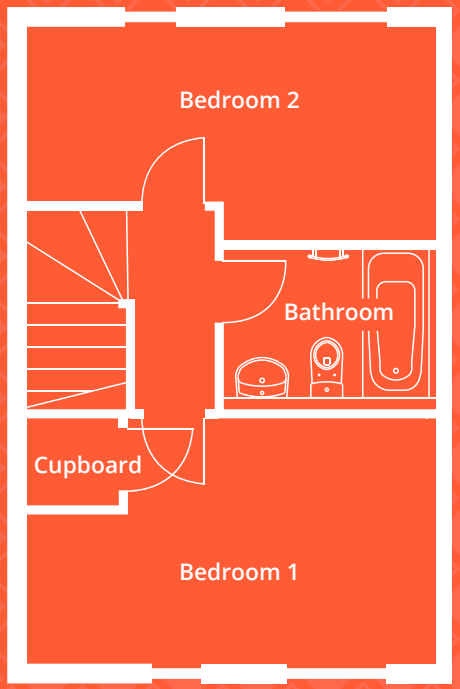
KEY: Primary Schools | Supermarkets | Public Amenities

SAT NAV: LS28 9AY

(Hover over schools and amentieis to highlight)

1. St Joseph Catholic Primary School
2. Grangefield High School
3. Crawshaw School
4. Southroyd Primary School
5. Greenside Primary School
6. Pudsey Primrose Hill Primary School
7. Priesthorpe High School
8. Asda/ M&S
9. Morrisons
10. Co-op
11. Pudsey Leisure Centre
12. Pudsey Park
13. Pudsey Police Station
14. Pudsey Civic Hall

Site Plan & Accommodation



FIRST FLOOR

GROUND FLOOR

ROOM	LENGTH X WIDTH (Max)*
Lounge/Dining	1458 x 4540
Kitchen	2797 x 2257
Ground WC	1649 x 1016
Bedroom 1	2728 x 4540
Bedroom 2	2372 x 4540
Bathroom	1850 x 2365

*Measurements are subject to building tolerances.

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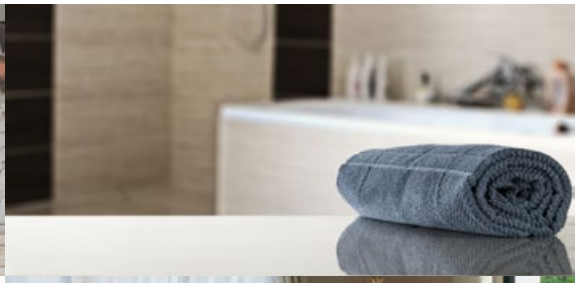

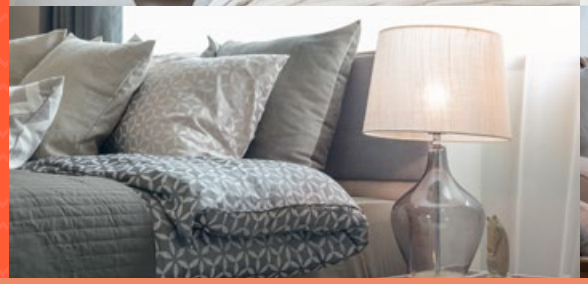

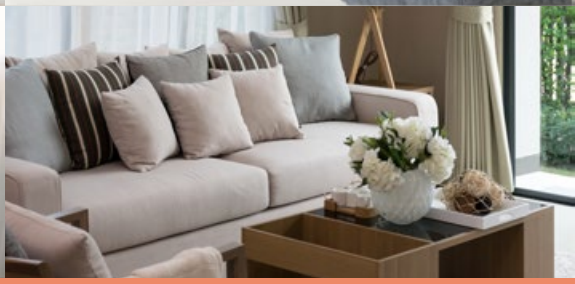

The Finer Details

Kitchens:

- High quality German made kitchen (matt or gloss door finish depending on plot) with quality laminate worktops, under wall unit lighting, tiled upstand and splashback.
- Stainless steel oven, gas hob, extractor and one and a half bowl sink.
- Space provided for washing machine and fridge freezer.

Bathrooms:

- Quality white sanitaryware with thermostatic bath/shower mixer, glass shower screen, chrome fittings and a heated chrome towel rail.
- Full height tiling to bath area and tiled splashback to basin.
- Vinyl flooring.

Ground Floor WC:

- Quality white sanitaryware with chrome fittings and tiled splashback to basin.
- Vinyl flooring.

Finishes:

- Flush oak veneered doors with satin anodised aluminium ironmongery.

Energy Saving Features:

- uPVC double glazed windows.
- Thermostatically controlled gas fired central heating to all rooms.
- Insulation in accordance with current building regulations.
- Photovoltaic panels (solar panels) on the roof of house numbers 2 and 9.

Warranty:

premier guarantee

Each property will benefit from a Premier Guarantee warranty issued on legal completion.

HOME

Crema - Mountain Oak*

White - Black Oak*

*Indicative computer generated image

A Development By:

GREGORY PROPERTY GROUP

Illuminating INVESTMENTS

Further Enquiries:

(Click Logo to visit website)

Help to Buy

william h brown

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