



# Radley Court

Mirfield



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A select development of  
two and three bedroom homes

[www.radleycourt.co.uk](http://www.radleycourt.co.uk)

These particulars do not constitute an offer, warranty or contract.





# Radley Court

*This place called home is different from any other.*

*Our concept of living harmonises nature with new style, a meandering stream, an aromatic herb garden, amidst lush greenery in this quiet and secure location.*

*Each home has been gifted with extra attention to detail.*

*With stunning design and polished finishing touches, creating a home for you, with personal touches of magic already added.*



Fusion



Zest



Embrace



Harmony



Serenity



## Darren Smith Homes is proud to present Radley Court, Mirfield

A select development of two and three bedroom homes set within a very highly regarded area, adjacent to the beautiful grounds of the College of the Resurrection. The development will include 16 houses for sale in five different house styles.

## Darren Smith Homes

Darren Smith Homes prides itself on its strapline, striving for perfection, this ambition runs centrally through the core of the business and aims to deliver this to each and every home owner.

With Radley Court we have embarked on a groundbreaking concept for Darren Smith Homes, by putting the initial planning and design phase under the microscope. Our criteria has been to prioritise the design, comfort and practicalities of space saving and home enjoyment, paying focus to the connection between the internal and external living spaces. These factors will complement our already recognised meticulous building standards.

We have commissioned CR interiors, a highly regarded interior design company with years of experience in home interiors, to look at the development as a whole and each individual house design, internally and externally, to achieve all of the above aspirations. Each home has an interior mood board, raising suggestions of how you can maximise internal décor and design, enabling each home buyer to pursue their desired level of attention to detail and finish.

To complement the above further we have a highly experienced and well regarded New Homes Sales Manager available to arrange a home visit appointment to discuss the sale of Radley Court properties. To potential home buyers this can then follow simultaneously with our New Homes Financial Advisor who can identify the most competitive financial packages presently available.

To find out more about Darren Smith Homes visit: [www.darrensmithhomes.co.uk](http://www.darrensmithhomes.co.uk).



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### 2 Bedroom Mews Style House

Built in natural stone with a feature ashler central façade, a natural blue slate roof and state of the art energy efficient windows. Zest has a contemporary style main entrance door and the first floor accommodation leads to a stunning feature balcony. A parking space is allocated for Zest within the communal Piazza.



### 3 Bedroom Family Home

Featured in natural stone with an ashler lower façade and a natural blue slate roof, Serenity benefits from state of the art energy efficient windows and velux windows to the front and rear roof elevation. This family home incorporates an integral single car garage with a contemporary style door to complement the main entrance door and an allocated parking space directly on the property's own driveway.

### Secure Automated Gated Entrance

Secure automated gates lead into the private piazza area which complements an external refuge store that is contemporary in design.



### 3 Bedroom Family Home

Constructed in natural stone with a feature ashler central façade and a natural blue slate roof. Each floor in Harmony boasts opening french doors leading to a ground floor patio, a first floor balcony and a juliet balcony to the master bedroom. Harmony has a contemporary style main entrance door and state of the art energy efficient windows. This property benefits from an adjacent single car garage and an allocated parking space.



### 3 Bedroom Family Home

Constructed in natural stone with a feature ashler central façade and a natural blue slate roof. Embrace has a contemporary style main entrance door, state of the art energy efficient windows and in addition to this, a feature curved canopy above the front facing ground floor french doors and a juliet balcony from the first floor living area. Embrace benefits from an adjacent single car garage and an allocated parking space.



### 2 Bedroom First Floor Coach House

Constructed in natural stone with generously proportioned feature balconies to the front and rear of the property. The roof is a natural blue slate with velux windows to the roof elevation and Fusion benefits from state of the art energy efficient windows. An integral ground floor garage and a car parking space is included with this property.

### Piazza

The Piazza is constructed using a variety of natural materials to harmonise the soft landscapes with the external surroundings. It is a communal area for the residents of Radley Court who can enjoy natural surroundings and the stunning features of a meandering stream, aromatic herb borders and a circular patio area with complimentary curved seating.





Zest

## 2 BEDROOM MEWS STYLE HOUSE

£149,950

A contemporary 2 bedroom, 3 storey mews style house incorporating a high specification and design with low maintenance and living flexibility at the core of its appeal. Zest is complemented with state of the art energy efficient windows and under floor heating throughout.

### Ground Floor

- Reception hallway and stairs to first floor.
- Wet room with walk in shower, toilet, basin and heated towel radiator with an access door to utility with space for a washer / dryer.
- Bedroom 2 with a full length feature energy efficient window.

### First Floor

- An open plan family room complementing a luxuriously designed kitchen which will be fitted as standard with built in appliances and a living area with french doors leading to an exterior balcony.

### Second Floor

- Master bedroom incorporating built in storage, two energy efficient windows and a velux roof feature window.
- An adjoining en-suite with a large shower area, toilet, hand basin and heated towel rail.
- A front garden area and an allocated parking space.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The SAP Energy Rating for Zest is 83. For further information on the Energy Assessment and floor dimensions on each house, please visit [www.radleycourt.co.uk](http://www.radleycourt.co.uk)



Fusion

## 2 BEDROOM COACH HOUSE

£149,950

Open plan in design, generous in proportion, the kitchen, dining and living area in Fusion is complemented with a vaulted ceiling and a velux roof light creating a light and congenial contemporary atmosphere.

Fusion is enhanced by state of the art energy efficient windows and under floor heating throughout.

### Ground Floor

- Integral garage with electric up and over door.
- Utility area having space for a washer / dryer.
- Stairs from front entrance giving access to first floor living accommodation.

### First Floor

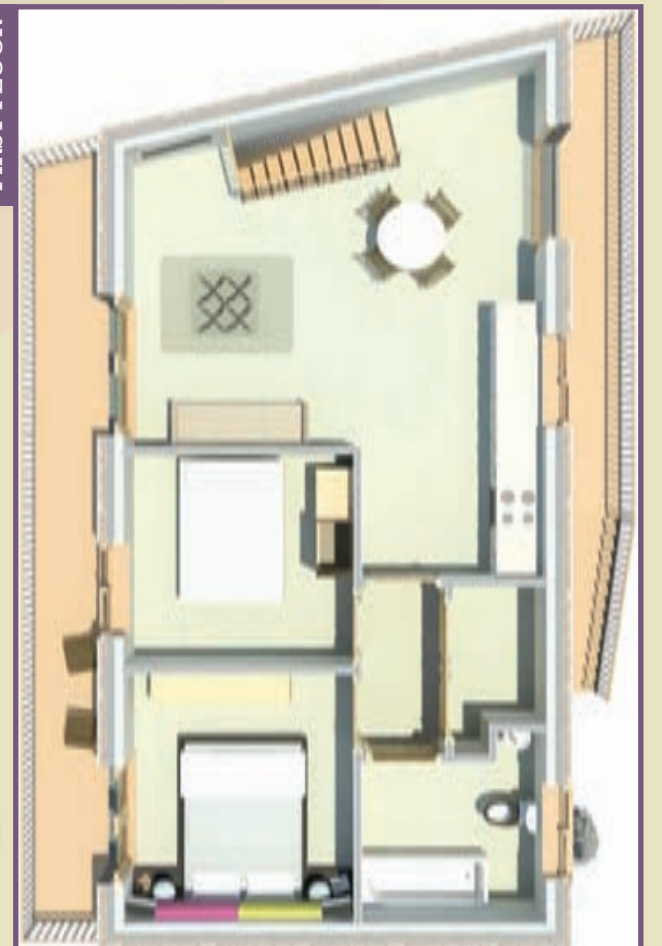
- Open plan in design incorporating a luxuriously designed kitchen which will be fitted as standard, having built in appliances with space for a dining and living area. This floor is enhanced by corresponding front french doors leading to a piazza facing external balcony with steps to the garden area.
- Master bedroom with matching french doors leading to a garden facing external balcony.
- Bedroom 2 to the front.
- Luxurious house bathroom incorporating a bath with shower and side screen, toilet, hand wash basin and heated towel radiator.
- Garden area to the front.



GROUND FLOOR GARAGE SPACE



FIRST FLOOR



The SAP Energy Rating for Fusion is 79. For further information on the Energy Assessment and floor dimensions on each house, please visit [www.radleycourt.co.uk](http://www.radleycourt.co.uk)





## 3 BEDROOM FAMILY HOME

# Embrace £184,950

A 3 bedroom family home offering a unique layout, benefitting from an open plan, luxuriously designed living kitchen area leading to an external patio and garden area. In addition to this, a first floor separate living area which benefits from a juliet balcony overlooking the garden.

Embrace is complemented throughout with state of the art energy efficient windows and under floor heating.

Single garage with an electric up and over door.

### Ground Floor

- Entrance reception leading to an open plan luxuriously designed kitchen which will be fitted as standard having built in appliances with space for a dining and living area. This floor benefits from a separate w.c.

### First Floor

- A separate living area for relaxation with a juliet balcony to the front.
- A luxurious family bathroom with a shower over bath, toilet, hand wash basin and a heated towel radiator.
- Bedroom 3 with space for bedroom furniture.

### Second Floor

- Master bedroom with space for furniture.
- Complemented by an en-suite consisting of a shower area, toilet, hand wash basin and a heated towel radiator.
- Bedroom 2 with a full height window and space for bedroom furniture.

- Patio area and garden to the front.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## 3 BEDROOM FAMILY HOME

# Harmony £189,950

A luxurious family home with a ground floor, open plan, luxuriously designed kitchen, living and dining area with french doors leading to a patio and front garden. In addition to this the first floor houses a separate living area with french doors opening onto an external balcony overlooking the garden.

Harmony is complemented throughout with state of the art energy efficient windows and under floor heating.

Garage with electric up and over doors.

### Ground Floor

- An entrance reception leading to an open plan, luxuriously designed kitchen which will be fitted as standard having built in appliances, with space for a dining area leading to a cosy snug.
- Separate w.c. with toilet and hand basin.

### First Floor

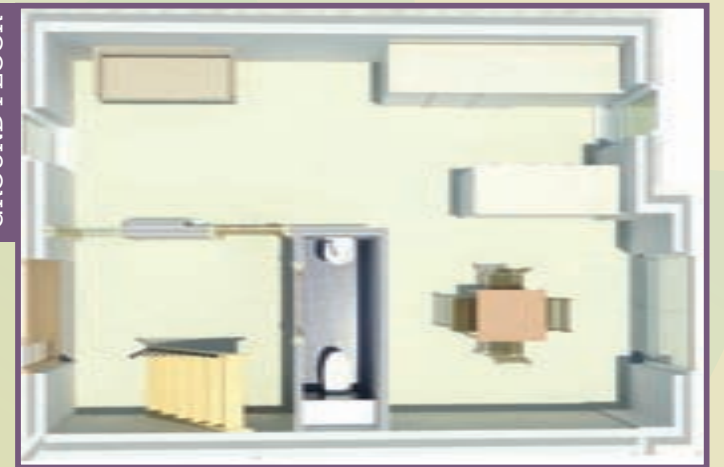
- A separate living area with full height windows leading to a walk on balcony overlooking the garden.
- A luxurious family bathroom with a shower over bath, toilet, hand wash basin and a heated towel radiator.
- Bedroom 3 with space for bedroom furniture.

### Second Floor

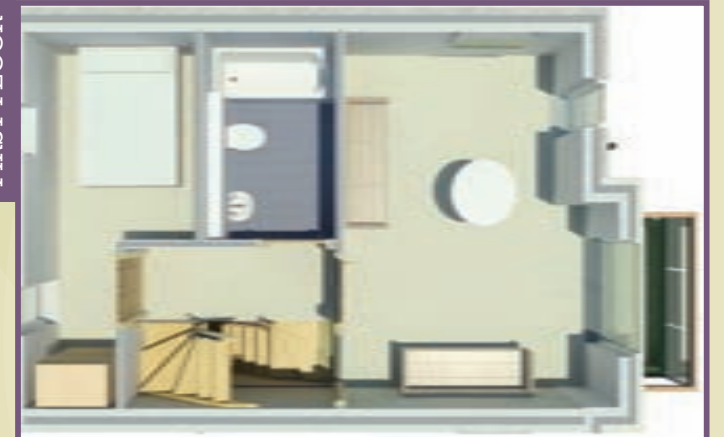
- Master bedroom with lots of space to accommodate bedroom furniture with a full height window and french doors leading onto a juliet balcony.
- The master bedroom benefits from an en-suite consisting of a shower area, toilet, hand wash basin and a heated towel radiator.
- Bedroom 2 with a full height window and space for bedroom furniture.
- Patio area and a garden to the front of the property.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







## 3 BEDROOM FAMILY HOME

**Serenity** £209,950

One of only two, 3 bedroom family homes with a ground floor kitchen dining area, a separate first floor living area and a master bedroom that occupies the whole of the second floor, incorporating a dressing room and en-suite.

Serenity enjoys a garden to the front and to the rear and benefits from an integral garage.

Serenity is complemented throughout with state of the art energy efficient windows and under floor heating.



### Ground Floor

- Integral garage with an electric up and over door with access to the properties internal spacious hallway.
- Open plan luxuriously designed kitchen and dining area with french doors leading to a patio and front garden area.

### First Floor

- A separate lounge area for relaxation and entertaining.
- Bedroom 2 with space for a single bed and bedroom furniture.
- Bedroom 3 with space for a double bed and bedroom furniture.
- A luxurious family bathroom, including a shower over bath, hand wash basin, toilet and a heated towel radiator.

### Second Floor

- A very spacious master bedroom occupying the whole of this floor with velux roof windows and a stand alone dressing room.
- A luxurious en-suite incorporating a shower area, toilet, hand wash basin and a heated towel radiator.
- Gardens to the front and to the rear.



# Living & working in Mirfield

Mirfield is a traditional West Yorkshire town set in the beautiful countryside of Kirklees. With easy access to Leeds, Huddersfield and Manchester, Mirfield has become a sought after address for both families and young professionals alike. Mirfield has some of the best performing schools in Yorkshire which would have pleased the Brontë sisters who studied at what is now the Holly Bank school. Also the so called burial site of Robin Hood lies on the estate of Lady Armitage; actor Patrick Stewart was born and lived in Mirfield and his family still reside in the town .

Great restaurants and pubs sit alongside the picturesque Calder and Hebble navigation which traditionally served the textile mills of West Yorkshire. Whilst the woollen mills are now few in number the direct rail access from Mirfield station means the town still has a vibrant commuter link to all major towns and cities.

Mirfield people enjoy great facilities and amenities not only served by the commuter links but by the array of town centre shops and boutiques, health and beauty spas, sports facilities and lush countryside.

For detailed location details please visit [www.radleycourt.co.uk](http://www.radleycourt.co.uk)



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The SAP Energy Rating for Serenity is 81. For further information on the Energy Assessment and floor dimensions on each house, please visit [www.radleycourt.co.uk](http://www.radleycourt.co.uk)

