

# BANK HOUSE

8 STYLISH APARTMENTS IN THE VIBRANT  
HILLSBOROUGH AREA

# WELCOME TO BANK HOUSE

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Bank house is a development of 8 contemporary apartments, located in the former HSBC historic building in the heart of Hillsborough.

Crafted with environmentally conscious and energy-efficient features, these meticulously designed one and two-bedroom apartments provide an ideal urban retreat for first time buyers, investors and local people.

Living at Bank House places you at the centre of vibrant Hillsborough, surrounded by an abundance of shops, pubs, and restaurants. The area has undergone significant regeneration and investment, making it an appealing and dynamic place to call home, with further redevelopment initiatives on the horizon.

With unbeatable public transport links and key road access, this is the ideal home for the commuter. Moreover, Hillsborough enjoys close proximity to lush green spaces, including the Peak District, just a short drive away.







# ABOUT BANK HOUSE

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The building's exterior boasts traditional red brickwork complemented by hand crafted gritstone quoins, and ornate details across the elevations, paying homage to its original architecture.

Once inside the building, the quality timber panelled finish of the entrance hall makes an immediate statement, delivering a sleek and modern ambiance that sets the tone for the interior design.

Each apartment is thoughtfully designed to optimise internal space, featuring large windows and high ceilings to welcome in masses of natural light.

Individual Wi-Fi enabled heating panels save on energy usage within the apartment and add a convenience to everyday living.

The building has a secure communal entry door system at the rear, along with an integrated bike store which is accessed from the ground floor communal area.

A number of apartments offer tranquil views overlooking the River Loxley to the North-West Elevation.



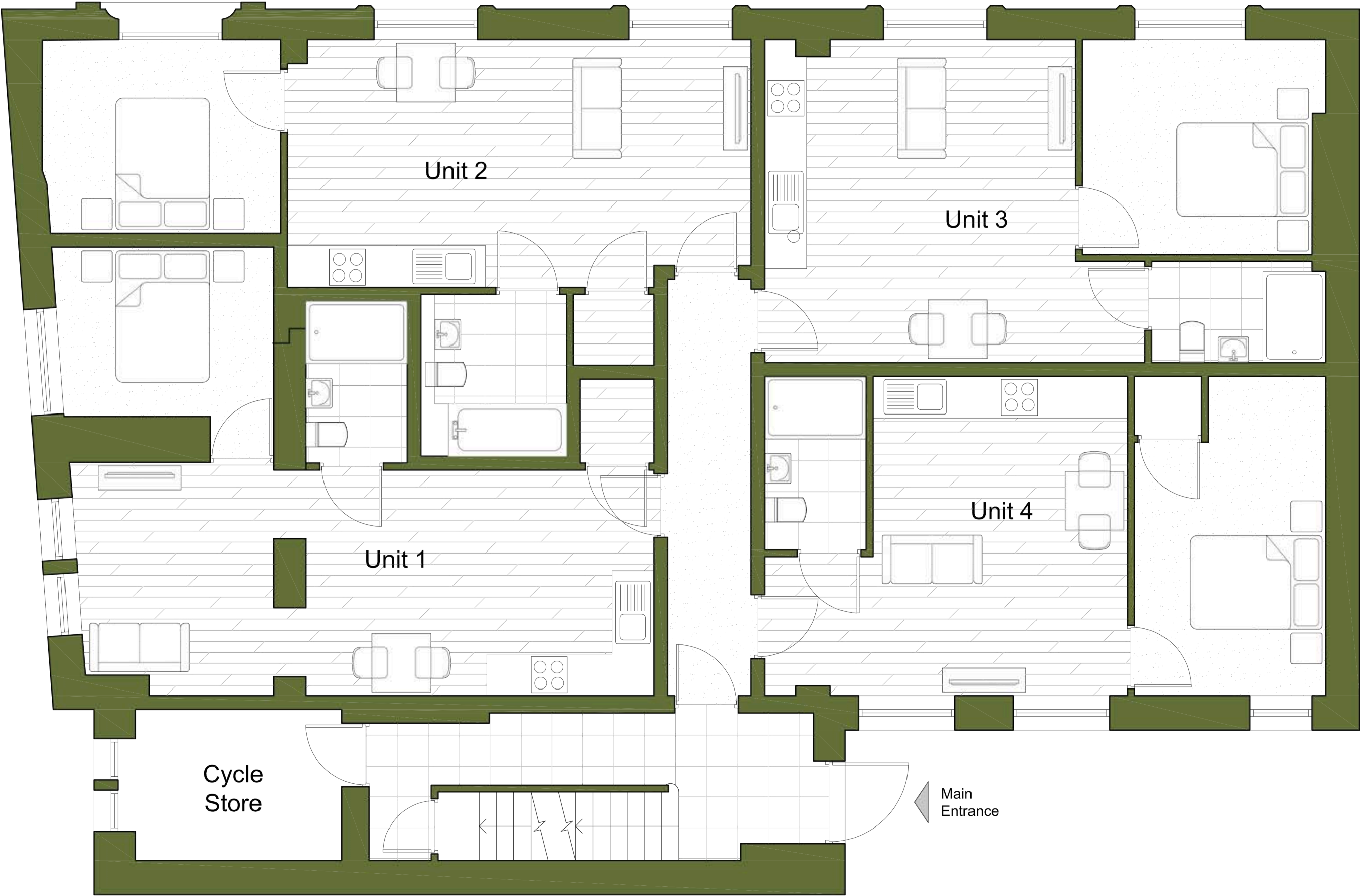












Unit 2

Unit 3

Unit 1

Unit 4

Cycle Store

Main Entrance





Unit 5

Unit 6

Unit 7



Rooflight

Unit 8

Rooflight



# APARTMENT 1

## 1-BED

### **Apartment 1 - Ground Floor**

1 Bedroom

Internal area 409 sq ft

### **Living area**

TV point

Luxury engineered oak flooring

Large picture windows

### **Kitchen**

Architect designed kitchen

Fully integrated oven & fridge

Quartz work tops & upstands

High level cupboards

### **Bedroom**

Fully carpeted floor area

Bedside cabinet electric points

### **Bathroom**

Porcelanosa tiling

High quality bathroom fittings

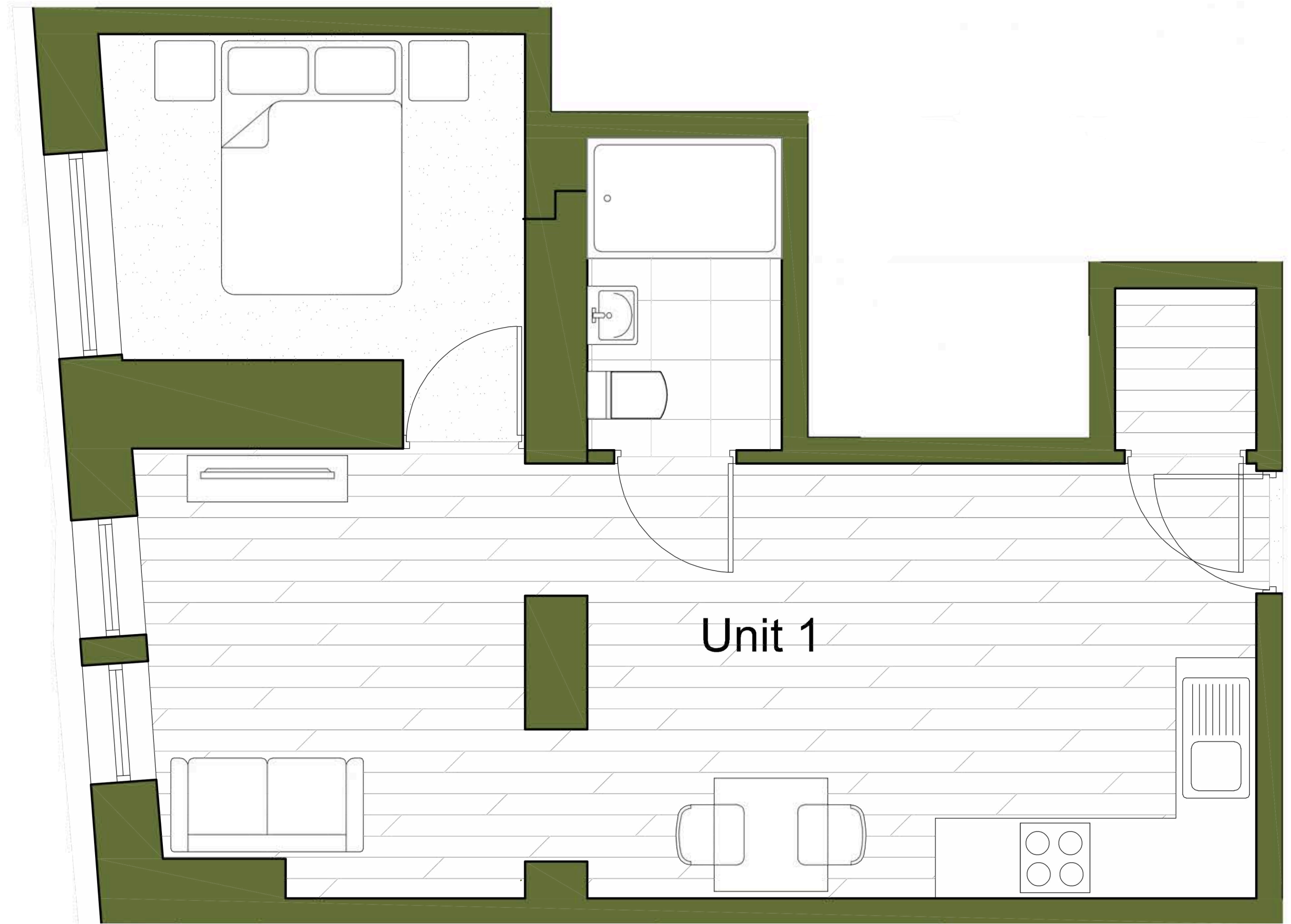
Fully tiled bath area with overhead shower

High quality taps and shower head

Heated towel radiator

Removable bath panel

7mm glass shower screen



Unit 1



# APARTMENT 2

## 1-BED

### **Apartment 2 - Ground Floor**

1 Bedroom

Internal area 409 sq ft

### **Living area**

TV point

Luxury engineered oak flooring

Large picture windows

### **Kitchen**

Architect designed kitchen

Fully integrated oven & fridge

Quartz work tops & upstands

High level cupboards

### **Bedroom**

Fully carpeted floor area

Bedside cabinet electric points

### **Bathroom**

Porcelanosa tiling

High quality bathroom fittings

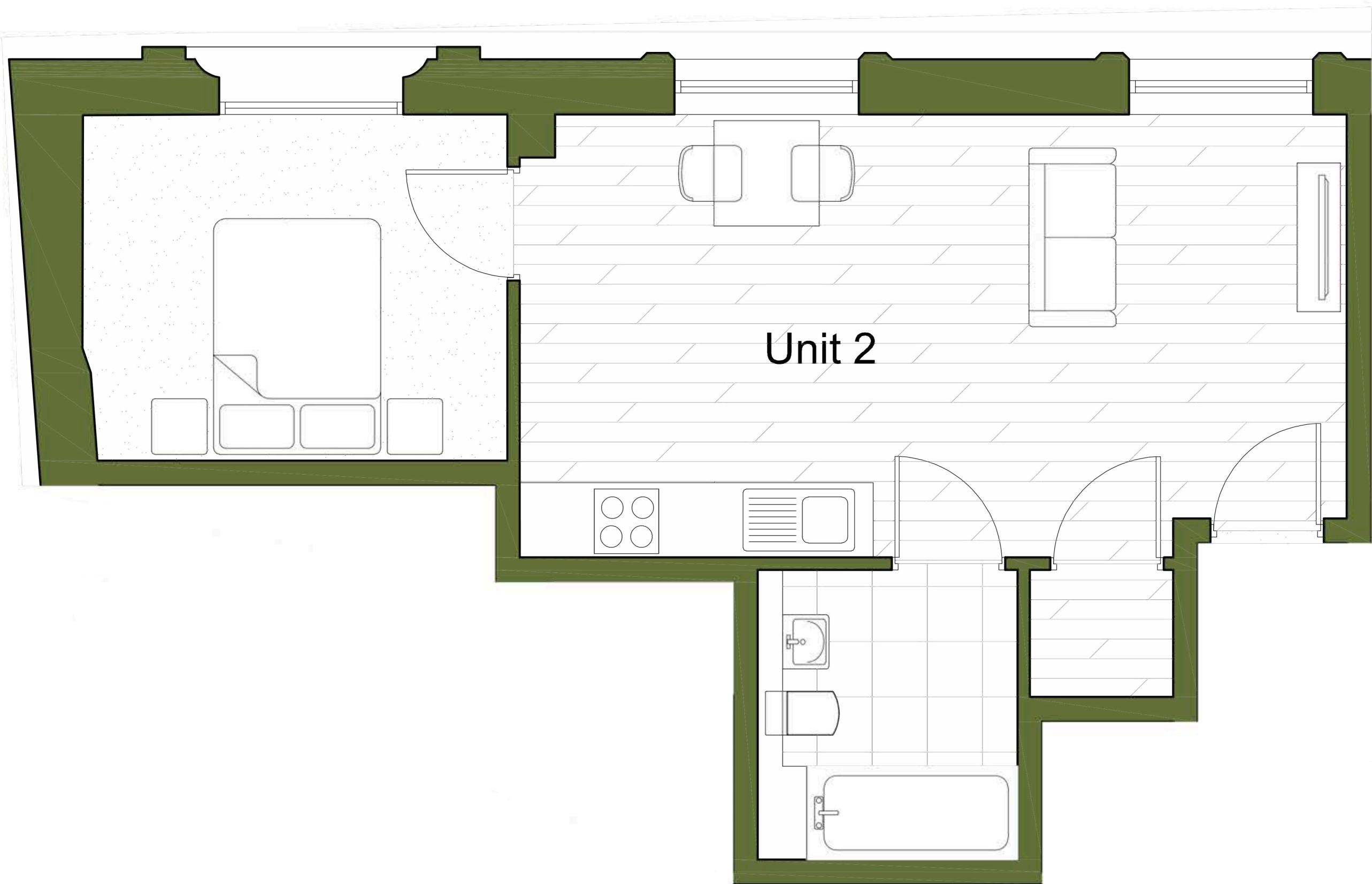
Fully tiled bath area with overhead shower

High quality taps and shower head

Heated towel radiator

Removable bath panel

7mm glass shower screen



Unit 2

# APARTMENT 3

## 1-BED

### **Apartment 3 - Ground Floor**

1 Bedroom

Internal area 355 sq ft

### **Living area**

TV point

Luxury engineered oak flooring

Large picture windows

### **Kitchen**

Architect designed kitchen

Fully integrated oven & fridge

Quartz work tops & upstands

High level cupboards

### **Bedroom**

Fully carpeted floor area

Bedside cabinet electric points

### **Bathroom**

Porcelanosa tiling

High quality bathroom fittings

Fully tiled bath area with overhead shower

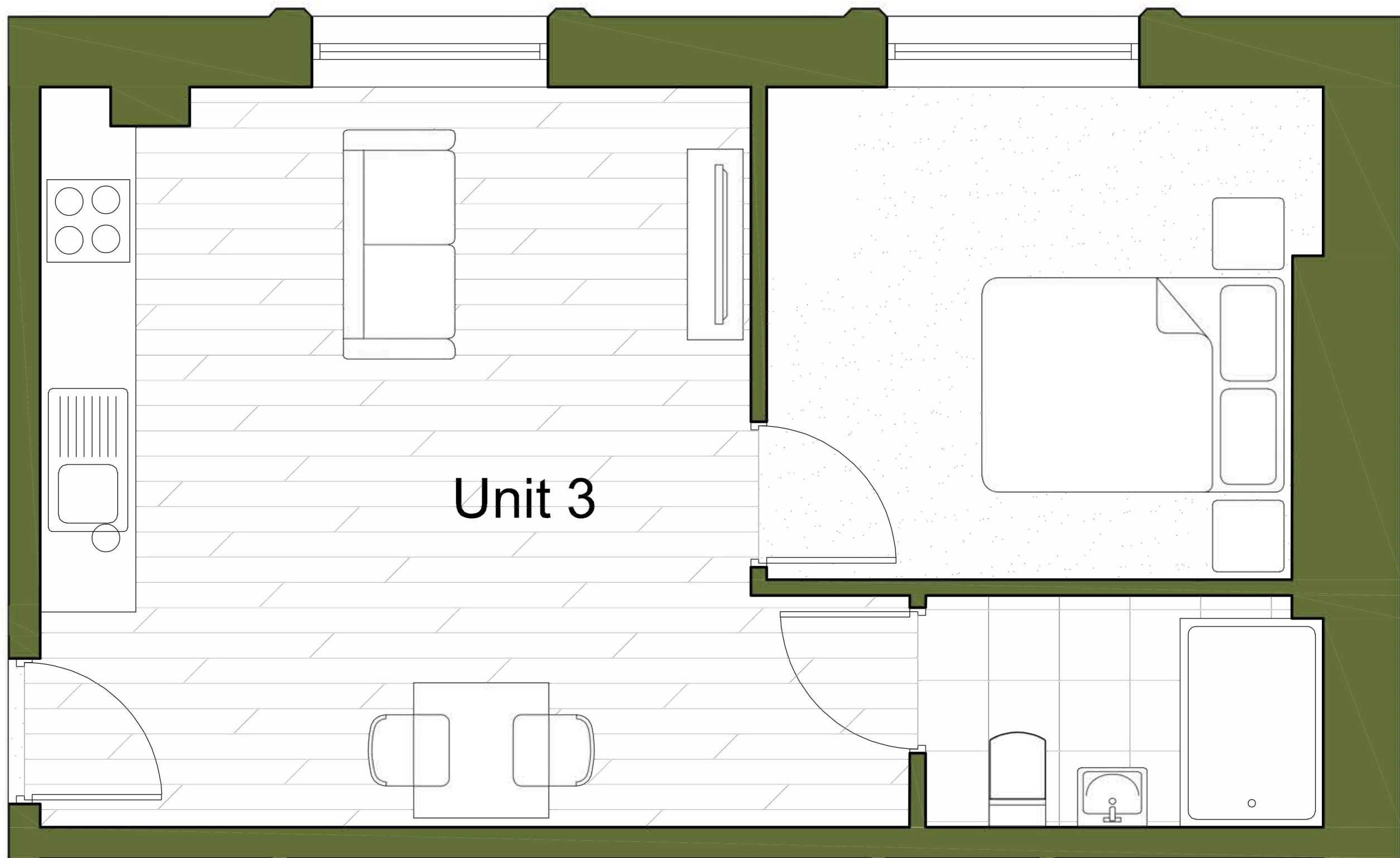
High quality taps and shower head

Heated towel radiator

Removable bath panel

7mm glass shower screen





# APARTMENT 4

## 1-BED

### **Apartment 4 - Ground Floor**

1 Bedroom

Internal area 366 sq ft

### **Living area**

TV point

Luxury engineered oak flooring

Large picture windows

### **Kitchen**

Architect designed kitchen

Fully integrated oven & fridge

Quartz work tops & upstands

High level cupboards

### **Bedroom**

Fully carpeted floor area

Bedside cabinet electric points

### **Bathroom**

Porcelanosa tiling

High quality bathroom fittings

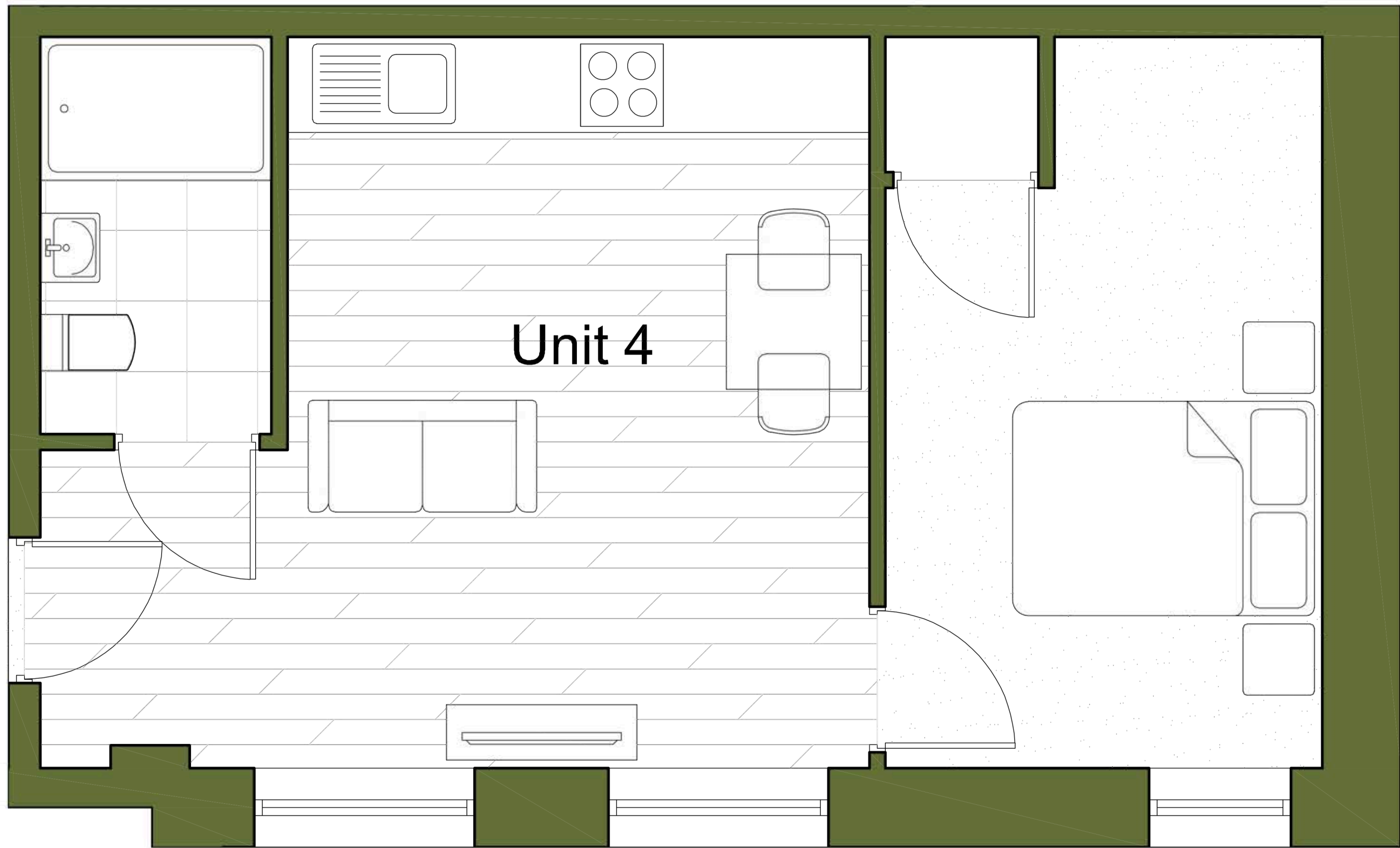
Fully tiled bath area with overhead shower

High quality taps and shower head

Heated towel radiator

Removable bath panel

7mm glass shower screen





# APARTMENT 5

## 1-BED

### **Apartment 5 - First Floor**

1 Bedroom

Internal area 366 sq ft

### **Living area**

TV point

Luxury engineered oak flooring

Large picture windows

### **Kitchen**

Architect designed kitchen

Fully integrated oven & fridge

Quartz work tops & upstands

High level cupboards

### **Bedroom**

Fully carpeted floor area

Bedside cabinet electric points

### **Bathroom**

Porcelanosa tiling

High quality bathroom fittings

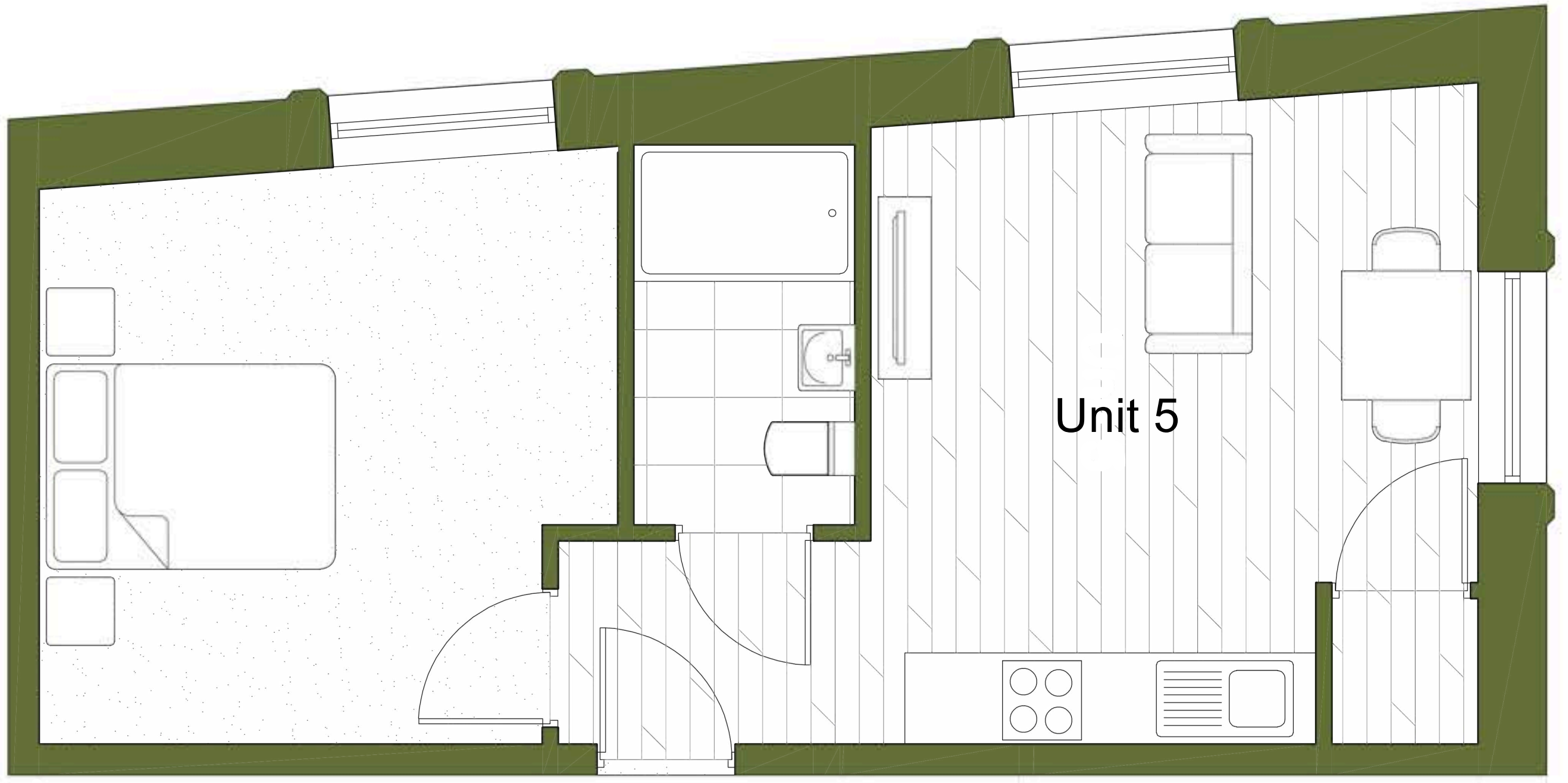
Fully tiled bath area with overhead shower

High quality taps and shower head

Heated towel radiator

Removable bath panel

7mm glass shower screen



Unit 5

# APARTMENT 6

## 2-BED

### **Apartment 6 - First Floor**

2 Bedroom

Internal area 581 sq ft

### **Living area**

TV point

Luxury engineered oak flooring

Large picture windows

### **Kitchen**

Architect designed kitchen

Fully integrated oven & fridge

Quartz work tops & upstands

High level cupboards

### **Bedroom**

Fully carpeted floor area

Bedside cabinet electric points

### **Bathroom**

Porcelanosa tiling

High quality bathroom fittings

Fully tiled bath area with overhead shower

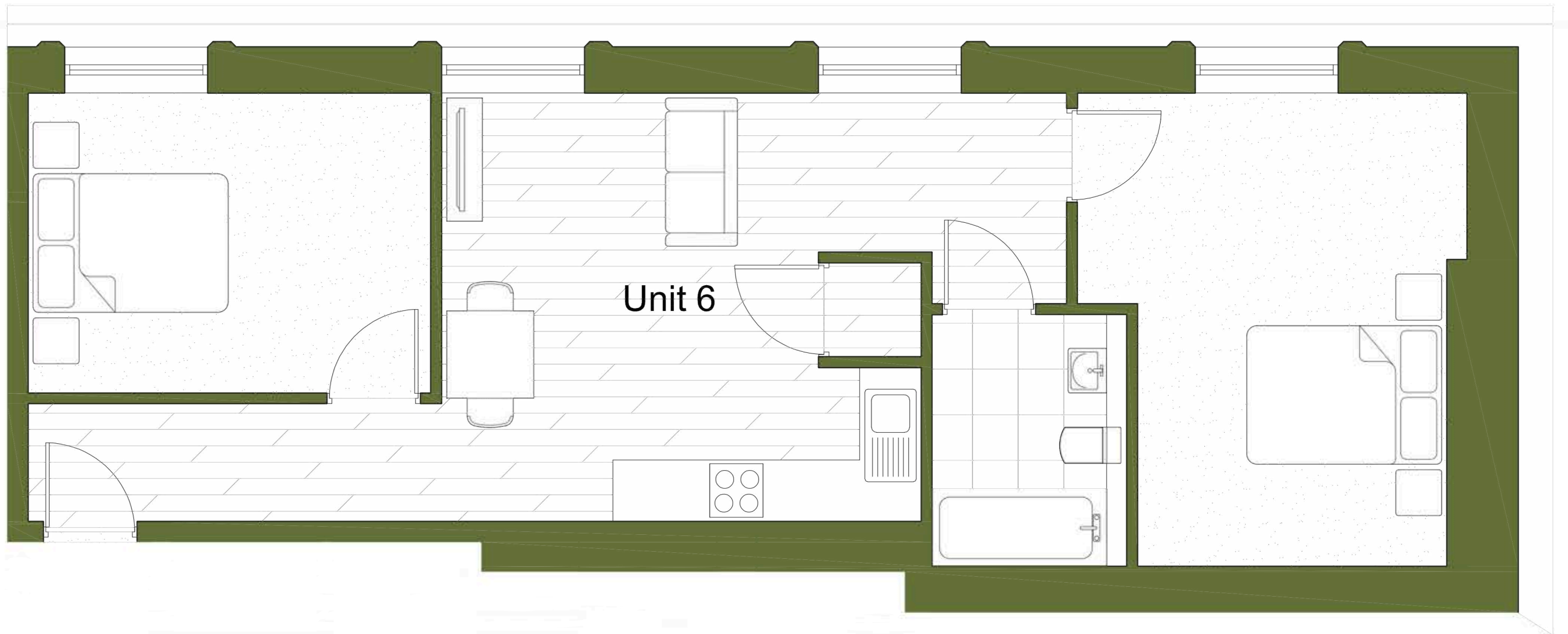
High quality taps and shower head

Heated towel radiator

Removable bath panel

7mm glass shower screen





# APARTMENT 7

## 1-BED

### **Apartment 7 - First Floor**

1 Bedroom

Internal area 323 sq ft

### **Living area**

TV point

Luxury engineered oak flooring

Large picture windows

### **Kitchen**

Architect designed kitchen

Fully integrated oven & fridge

Quartz work tops & upstands

High level cupboards

### **Bedroom**

Fully carpeted floor area

Bedside cabinet electric points

### **Bathroom**

Porcelanosa tiling

High quality bathroom fittings

Fully tiled bath area with overhead shower

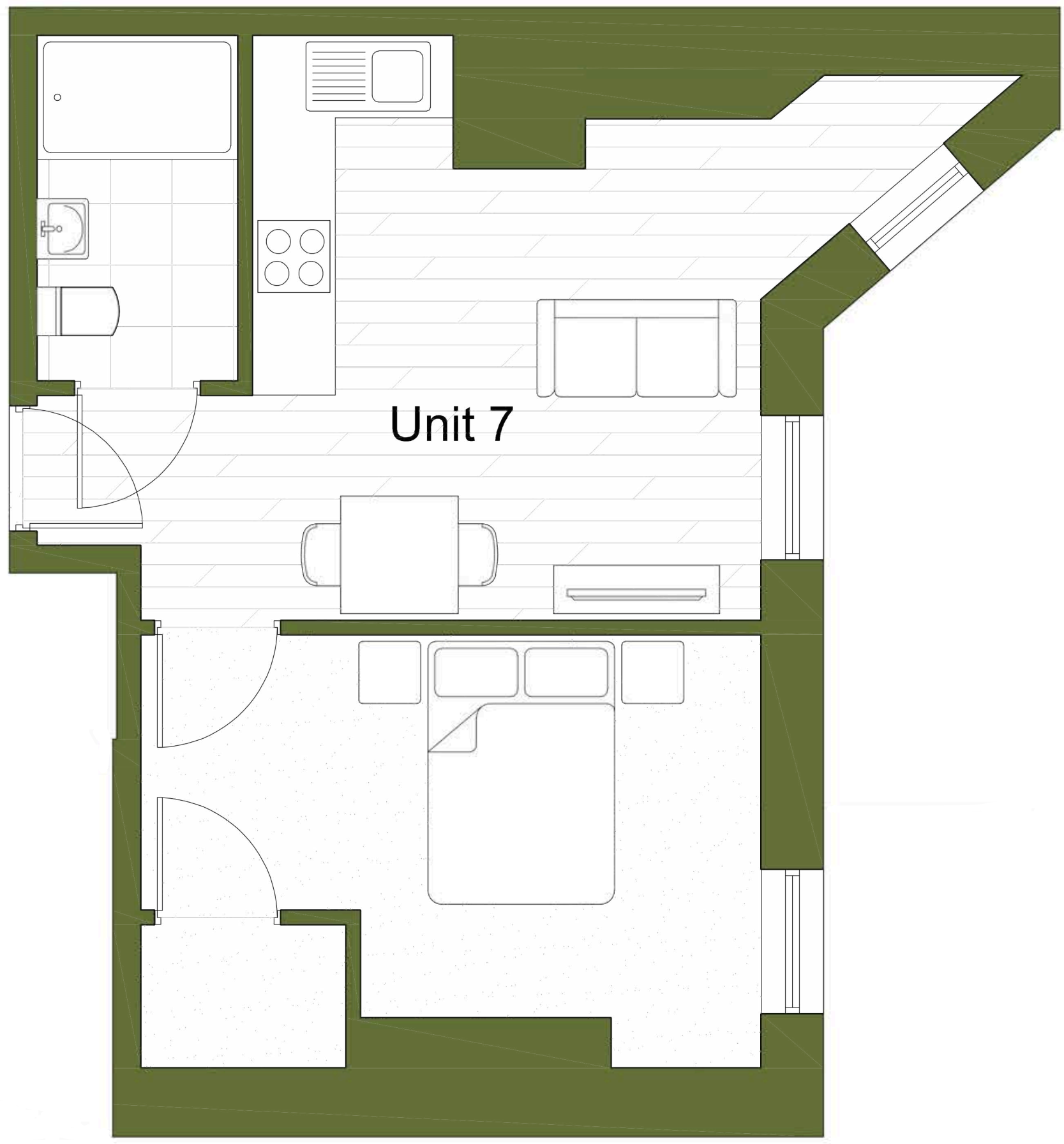
High quality taps and shower head

Heated towel radiator

Removable bath panel

7mm glass shower screen





Unit 7

# APARTMENT 8

## 1-BED

### **Apartment 8 - Second Floor**

1 Bedroom

Internal area 516 sq ft

### **Living area**

TV point

Luxury engineered oak flooring

Large picture windows

### **Kitchen**

Architect designed kitchen

Fully integrated oven & fridge

Quartz work tops & upstands

High level cupboards

### **Bedroom**

Fully carpeted floor area

Bedside cabinet electric points

### **Bathroom**

Porcelanosa tiling

High quality bathroom fittings

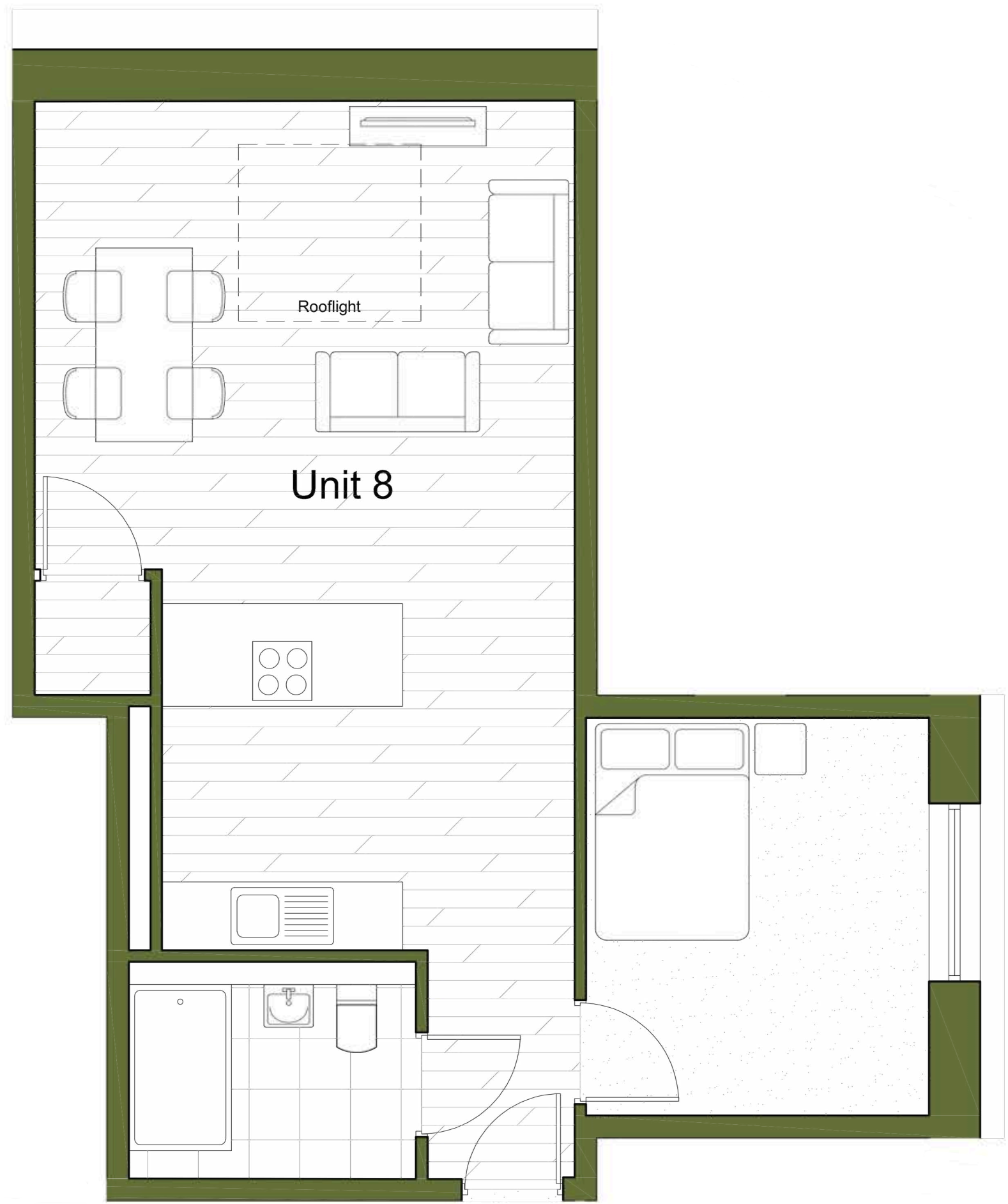
Fully tiled bath area with overhead shower

High quality taps and shower head

Heated towel radiator

Removable bath panel

7mm glass shower screen



Rooflight

Unit 8



# APARTMENT PRICING

Apartment 1 - Ground Floor	-	RESERVED
Apartment 2 - Ground Floor	£152,500	AVAILABLE
Apartment 3 - Ground Floor	£145,000	AVAILABLE
Apartment 4 - Ground Floor	£145,000	AVAILABLE
Apartment 5 - First Floor	£157,500	AVAILABLE
Apartment 6 - First Floor	-	RESERVED
Apartment 7 - First Floor	£144,000	AVAILABLE
Apartment 8 - Second Floor	£169,500	AVAILABLE

# SERVICE CHARGE

## WHATS INCLUDED

- Communal maintenance and cleaning
- External window and gutter cleaning
- Compliance contracts with sprinklers, CCTV, Etc
- H&S and fire risk assessments
- Pest control
- Building insurances
- Statutory testing of fire alarms and emergency lighting

\* Excludes building insurance costs \*

## ANNUAL CHARGE PER APARTMENT

Apartment 1	£1,470.00
Apartment 2	£1,520.00
Apartment 3	£1,400.00
Apartment 4	£1,400.00
Apartment 5	£1,500.00
Apartment 6	£1,790.00
Apartment 7	£1,400.00
Apartment 8	£1,650.00

# APARTMENT SPECIFICATIONS

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You can be certain that when you move into your new home at Bank House, it has been built with the future in mind. Our commitment extends beyond the structure itself to encompass the needs of its occupants and the broader environmental impact, both locally and globally. Employing cutting-edge technology and innovative construction methods to create sustainable homes from the ground up. Wherever possible, we try to use environmentally friendly materials and minimise the use of the planet's limited resources.

Each apartment boasts highly insulated walls and customisable heating, controlled via a user-friendly app. Our lighting exclusively features energy-efficient LED fixtures, and there's no gas infrastructure within the property.

With careful consideration given to long term sustainability and our comprehensive design approach that considers both the building and its residents, we are confident that Bank House stands as a testament to quality.



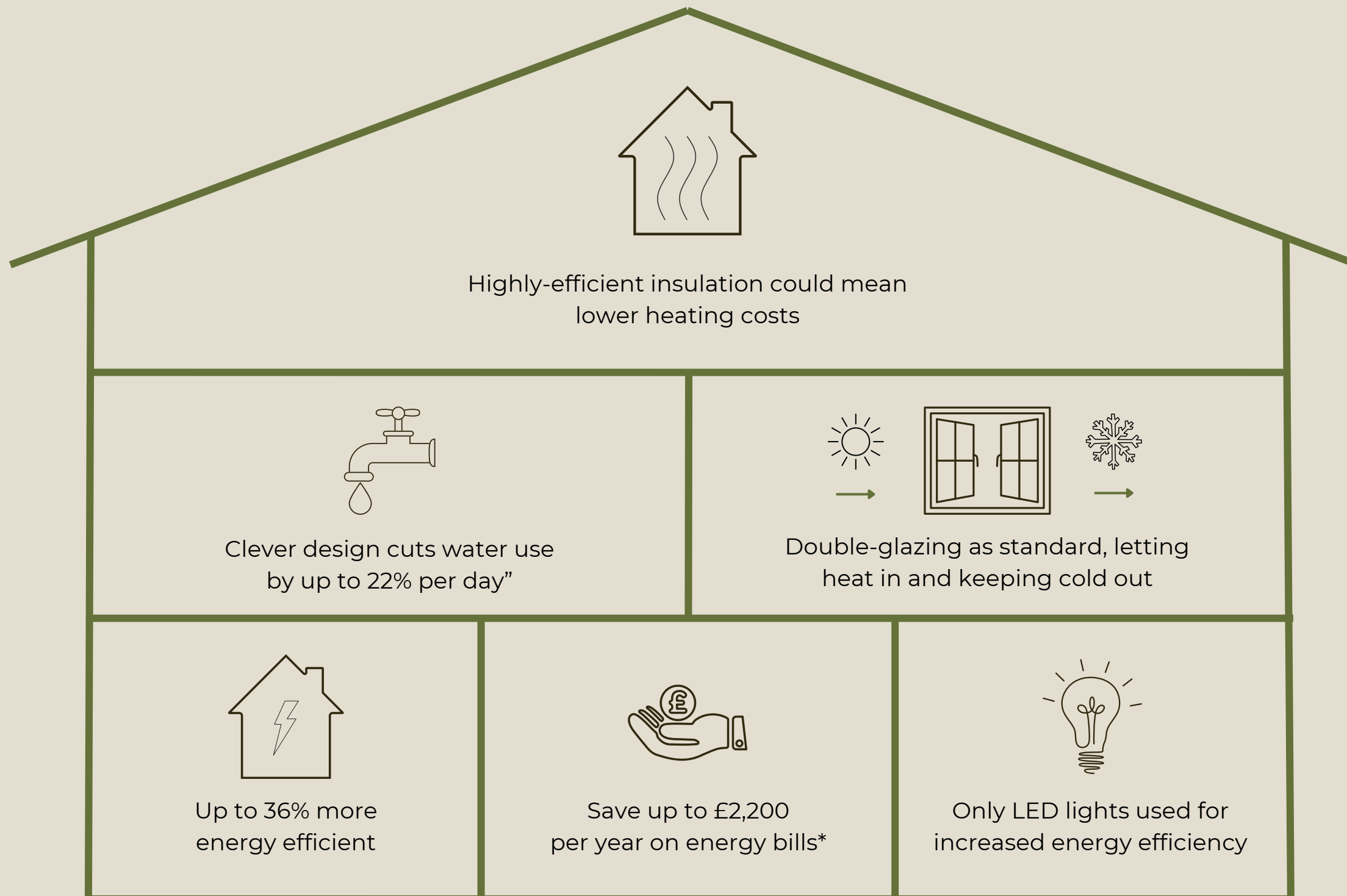








# HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



\*indicative figures, based on HBF 'Watt a Save' report published July 2023  
"Source Water UK







# IN AND AROUND HILLSBOROUGH

Hillsborough boasts its own distinct shopping district, featuring a blend of well-known high street brands nestled between Hillsborough Barracks, Hillsborough Exchange, and the streets in between. But the area is also experiencing something of a rebirth, with a fast-growing community of new independent businesses, injecting a fresh energy into the area.

Middlewood Road serves as the heart of Hillsborough's own high street, hosting a diverse array of establishments such as Pangolin Craft Beer, Bricks and Bits Toy Shop, Molly's Café Deli, Purple Pumpkin and Cupola Gallery, all within close proximity to Hillsborough Park. In addition to Molly's Café Deli, there are a variety of independent eateries, including the charming The Orange Bird, Ayla's Breakfast House and Coffee Boo, or for more liquid refreshment there's The Hillsborough Tap and Brass Monkey.

Just a stone's throw away, The Green Shop offers locally sourced produce and treats, including a well-stocked craft beer selection. Adopting a similar ethos, Annie Jude's gift shop showcases a hand-picked selection of locally-made products from across Sheffield.





# HILLSBOROUGH'S GREAT OUTDOORS

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If you're looking to get away from the hustle and bustle of urban life, Bank House offers easy access to a great deal of green spaces to escape to.

Hillsborough Park is only a short walk away and offers a serene ambiance to unwind and recharge. Recent enhancements to the park include reconstruction and expansion of the pavilion, playground extension and the creation of a 'figure of eight' jogging and activities track. Additionally, a new redevelopment by Age UK has transformed the Grade II listed Old Coach House into dementia-friendly café facility, offering both takeaway and inside dining options.

Just a short drive away, and you'll find yourself amidst the breathtaking landscapes of the idyllic Peak District National Park. Here, you'll be spoilt for choice with the ample number of trails, quaint villages and rural landscapes. Visitor Centres and bike hire facilities stand ready to guide you in the right direction to make the most of your visit.















# ABOUT CATHERALL DEVELOPMENTS

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Specialising in high quality residential developments, Catherall Developments excels in a spectrum of projects, from the conversion of listed buildings to the construction of new city-centre apartments,

At Catherall Developments we work collaboratively with a range of architectural practices who inspire, encourage and challenge us. This ensures we maintain our customer led ethos, which is at the heart of our business.

Our founder and CEO, Matt Catherall, brings over 18 years of invaluable experience in the construction & property development industry. Having graduated as a Quantity Surveyor from Nottingham Trent University with a first class honours degree, cost control, programme and exceptional project management remain at the core of the business.

Catherall Developments was created with one principle in mind, to create beautiful homes of exceptional quality, all while maintaining affordability.



**CATHERALL**  
**DEVELOPMENTS LTD**



# DISCLAIMER

Whilst every effort has been made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, dimensions and details of the specification that are accurate at time of going to press. Please therefore view the contents of this website as being for guidance only and appreciate that as a development progresses some changes may become necessary. This website does not constitute a contract or warranty and Catherall Developments reserve the right to make changes as it sees fit without notice. Floor plans and dimensions stated in this website are indicative and whilst correct at time of press should be confirmed by Catherall Developments. All measurements are rounded to the nearest whole number. Furniture, bathroom and kitchen layouts are indicative only.

FOR MORE INFORMATION VISIT:

[CATHERALLDEVELOPMENTS.CO.UK](http://CATHERALLDEVELOPMENTS.CO.UK)

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