



**SOUTHFIELD &
ELLIS HOUSE**

— H A R R O G A T E —

WELCOME TO

SOMETHING UNIQUE

SOUTHFIELD &

ELLIS HOUSE

OFFER YOU A

UNIQUE LIVING

EXPERIENCE IN

THE HEART OF

HARROGATE

Southfield and Ellis House are situated in an unequalled location right in the heart of Harrogate with everything on the doorstep and the only Harrogate development currently available with a direct level walk into the town centre, to Waitrose Supermarket and the Bus and Railway Stations. However, that's not all, the 200 acre famous Harrogate Stray is literally a stones throw from the development, invaluable open space providing greenery and sanctuary in such a unique way and typically framing everything that's good about Harrogate.

Most apartments will have two bedrooms although each of the two blocks will have one single bedroom apartment each. All of the two bedroom apartments will have ensuite facilities with sumptuous kitchens with Miele appliances, quartz work surfaces and carefully chosen kitchen units. The contemporary bathrooms ooze quality, complimented by Hans Grohe fittings and oversized tiles associated with the opulence of the grand hotels of yesteryear.



UNEQUALLED LOCATION

CONTEMPORARY APARTMENTS
SPANNING TWO BUILDINGS
AND FOUR STOREYS.
BOTH OFFERING HOMES TO
THE SAME HIGH STANDARDS.



High efficiency, remote controlled electric heating plus underfloor heating to bathrooms and en-suites and sealed unit double glazing ensure that the home environment is kept at optimum levels of comfort. Many of the properties enjoy views across the beautiful vistas including Harrogate town and the aforementioned Stray.

Security has been designed to allow safe access and egress from the development either by car or foot. A remote control system raises the vehicular garage doors to the undercroft parking area situated on the ground floor of Ellis House. An audio/video entry phone system allows access to the communal areas and each private apartment. A lift is provided to all floors.



The landscaped gardens soften the immediate vicinity and have been designed with the ease of maintenance and upkeep in mind. Sitting areas have been designed to afford locations of sanctuary.

ALL ON THE DOORSTEP



Whether it be the Everyman cinema, Betty's – Harrogate's famous tea rooms, or an endless selection of clothes shops, eateries and bars, wherever you choose to wander within the town, Southfield and Ellis House are only a short stroll away.



Harrogate has no shortage of attractions, whether you love the great outdoors or prefer shopping and good food, beautiful gardens, history and culture or theatre, Harrogate has it all. Indulge your passions and senses in this vibrant and cosmopolitan spa town.



SPECIFICATION

KITCHEN

- Fully fitted quality kitchen complete with 'quartz' worktops & upstands
- Soft closers to all unit doors
- Miele electric oven, microwave, induction hob with extractor hood
- Quality German manufactured Integrated 70/30 fridge/freezer
- Inset sink 1.5 bowl & chrome 'Quooker' type monobloc hot/cold/boiling water tap
- Quality German manufactured Integrated dishwasher
- Integrated washer/dryer (not applicable if separate utility)
- White recessed downlighters
- Under wall unit lights

UTILITY (where applicable)

- Freestanding washer/dryer

MAIN BATHROOM

- Contemporary white Villeroy & Boch sanitary ware
- Hans Grohe chrome single lever basin mixer with popup waste
- Hans Grohe thermostatic bath filler with pop-up waste & overflow
- Hans Grohe over bath shower with thermostatic multi valve
- Ceramic wall tiling – full height
- Ceramic floor tiling with underfloor heating
- White recessed downlighters
- Chrome heated towel rail
- Integrated mirror/cabinet with built in shaver and power point

EN - SUITE (where applicable)

- Contemporary white Villeroy & Boch sanitary ware
- Hans Grohe chrome single lever basin mixer with popup waste
- Ceramic wall tiling – full height
- Ceramic floor tiling with underfloor heating
- Shower complete with glass door/chrome frame & Hans Grohe thermostatic controls
- White recessed downlighters
- Chrome heated towel rail

Integrated mirror/cabinet with built in shaver and power point

FLOORING

- High quality fitted carpets and underlay to all bedrooms
- High quality engineered flooring to hallway/kitchen/living/dining areas

HEATING

- Electric high efficiency remotely controlled panel radiators
- Underfloor heating to bathrooms and en-suites (where applicable)

ELECTRICAL

- Telephone Point
- Television socket
- Wired for Sky and Virgin connection
- Electric sockets with USB ports to selected areas

OTHER ELECTRICAL

- Smoke and carbon monoxide detectors
- Smart meter

INTERNAL & EXTERNAL WINDOWS AND DOORS

- Powder coated aluminium double glazed windows complete with chrome handles
- Contemporary solid oak timber internal doors complete with chrome ironmongery

DECORATION

- Off-white emulsion to walls and ceilings
- Painted architraves and skirting boards

COMMUNAL AREAS

- Audio/video high security entry system
- Lift to all floors
- Designated private bin storage area
- Electric security shutter to undercroft car park with remote fob access
- External lighting
- External lighting and fully landscaped external areas

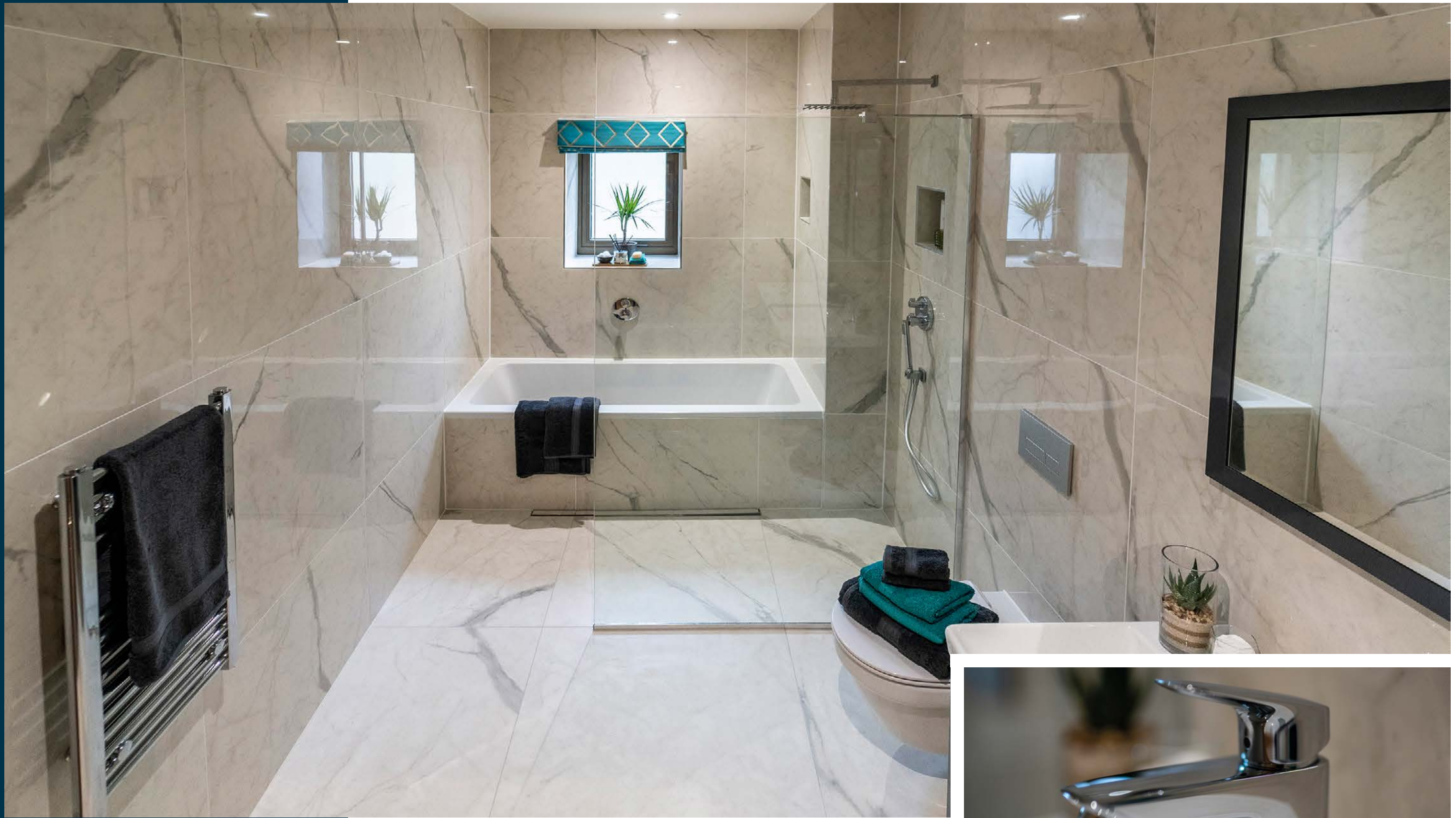
WARRANTY

- 10 year warranty provided by Checkmate.

N.B: The Show Apartment contains many non-standard specification items which can be purchased at an additional cost if desired.





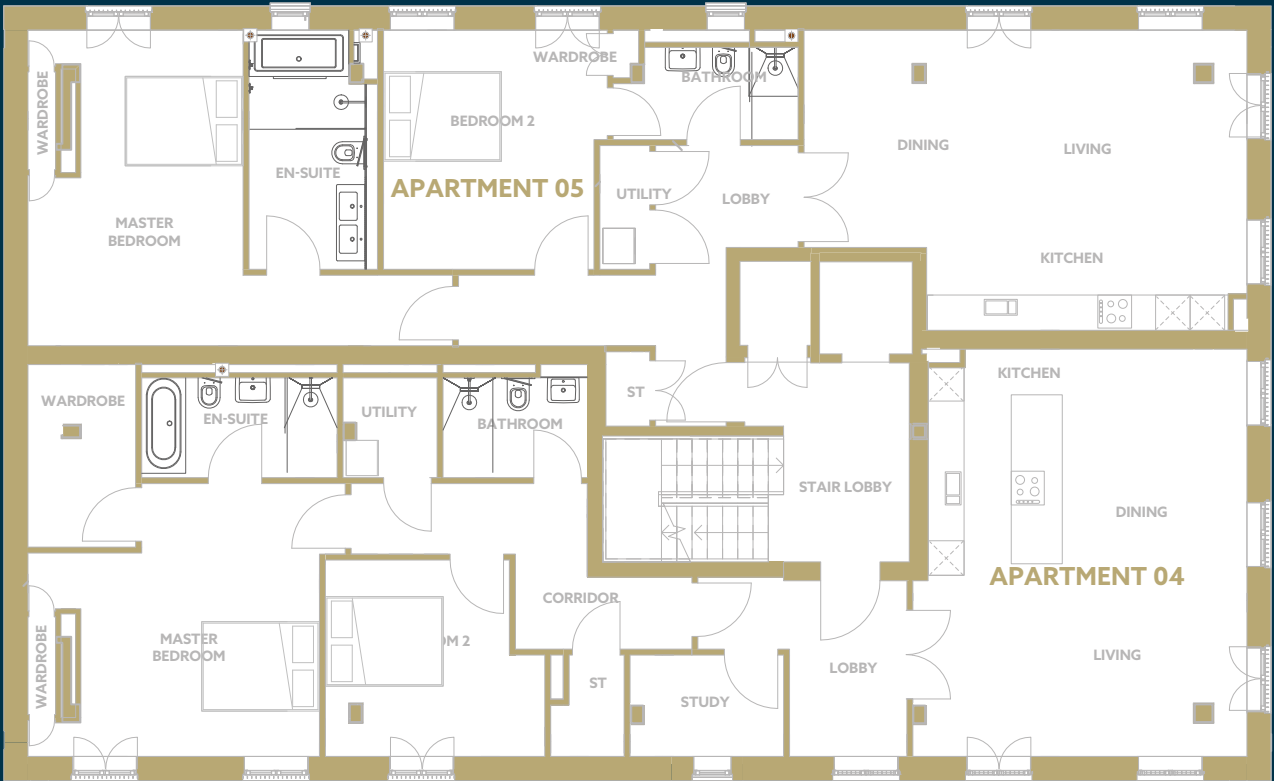


SOUTHFIELD

GROUND FLOOR



FIRST FLOOR



01

	M	FT
Kitchen/ Living	4.00 x 3.35	13'1" x 10'2"
Bedroom	5.48 x 3.00(min)	17'12" x 9'10"
Total	38.7sqm	416sqft

02

	M	FT
Living/ Dining	6.92 x 6.72(max)	22'8" x 22'1"
Kitchen	2.89 x 2.50	9'6" x 8'2"
Bedroom 1	3.44 x 3.19	11'3" x 10'6"
Bedroom 2	3.42 x 3.13	11'3" x 10'3"
Total	69.1sqm	743.5sqft

03

	M	FT
Living/Dining/ Kitchen	7.55 x 5.15(max)	24'9" x 16'11"
Bedroom 1	5.38 x 3.66	17'8" x 12'0"
Bedroom 2	4.07 x 3.88(min)	13'4" x 12'6"
Total	110sqm	1184sqft

04

	M	FT
Living/Dining/ Kitchen	6.94 x 5.70(max)	22'9" x 18'8"
Bedroom 1	4.99 x 4.759(max)	16'4" x 15'7"
Bedroom 2	3.73 x 3.35	12'3" x 11'2"
Study	2.62 x 1.72(max)	8'7" x 5'8"
Total	120.5sqm	1296.7sqft

05

	M	FT
Living/Dining/ Kitchen	7.55 x 5.12(max)	24'9" x 16'10"
Bedroom 1	5.37 x 3.66(max)	17'7" x 12'0"
Bedroom 2	4.35 x 4.07	14'3" x 13'4"
Total	109.3sqm	1177sqft



SOUTHFIELD

SECOND FLOOR



THIRD FLOOR



06

	M	FT
Living/Dining/Kitchen	6.94 x 5.70(max)	22'9" x 18'8"
Bedroom 1	4.99 x 4.759(max)	16'4" x 15'7"
Bedroom 2	3.73 x 3.35	12'3" x 11'2"
Study	2.62 x 1.72(max)	8'7" x 5'8"
Total	120.5sqm	1296.7sqft

07

	M	FT
Living/Dining/Kitchen	7.55 x 5.12(max)	24'9" x 16'10"
Bedroom 1	5.37 x 3.66(max)	17'7" x 12'0"
Bedroom 2	4.35 x 4.07	14'3" x 13'4"
Total	109.3sqm	1177sqft

08

	M	FT
Living/Dining/Kitchen	6.94 x 5.70(max)	22'9" x 18'8"
Bedroom 1	4.99 x 4.759(max)	16'4" x 15'7"
Bedroom 2	3.73 x 3.35	12'3" x 11'2"
Study	2.62 x 1.72(max)	8'7" x 5'8"
Total	120.5sqm	1296.7sqft

09

	M	FT
Living/Dining/Kitchen	7.55 x 5.12(max)	24'9" x 16'10"
Bedroom 1	5.37 x 3.66(max)	17'7" x 12'0"
Bedroom 2	4.35 x 4.07	14'3" x 13'4"
Total	109.3sqm	1177sqft

*Note all dimensions are subject to slight variations





ELLIS HOUSE

FIRST FLOOR



01

	M	FT
Living/ Dining/ Kitchen	6.18 x 5.18(max)	20'3" x 17'0"
Bed 1	4.10 x 5.18(max)	13'5" x 17'0"
Bed 2	4.45 x 2.70	14'7" x 8'10"
Total	84.9 sqm	914.3 sqft

02

	M	FT
Living/ Dining/ Kitchen	6.75 x 4.85	22'2" x 15'11"
Bed 1	3.70 x 3.15	12'2" x 10'4"
Bed 2	4.40 x 2.85	14'5" x 9'4"
Total	83.5 sqm	899.3 sqft

03

	M	FT
Living/ Dining/ Kitchen	4.90 x 4.90	16'1" x 16'1"
Bed 1	5.26 x 2.72	18'5" x 8'11"
Bed 2	3.68 x 2.65	12'1" x 8'8"
Total	75.1 sqm	808 sqft

04

	M	FT
Living/ Dining/ Kitchen	5.25 x 5.15 (exc bay)	17'3" x 16'11"
Bed 1	5.00 x 3.00(min)	16'5" x 9'11"
Bed 2	5.30 x 3.10	17'5" x 10'2"
Total	87 sqm	937 sqft

*Note all dimensions are subject to slight variations



ELLIS HOUSE

SECOND FLOOR



THIRD FLOOR



05

	M	FT
Living/ Dining/ Kitchen	6.18 x 5.18(max)	20'3" x 17'0"
Bed 1	4.10 x 5.18(max)	13'5" x 17'0"
Bed 2	4.45 x 2.70	14'7" x 8'10"
Total	84.9 sqm	914.3 sqft

06

	M	FT
Living/ Dining/ Kitchen	6.75 x 4.85	22'2" x 15'11"
Bed 1	3.70 x 3.15	12'2" x 10'4"
Bed 2	4.40 x 2.85	14'5" x 9'4"
Total	83.5 sqm	899.3 sqft

07

	M	FT
Living/ Dining/ Kitchen	5.55 x 5.40	16'1" x 16'1"
Bed 1	5.26 x 2.72	18'5" x 8'11"
Bed 2	3.68 x 2.65	12'1" x 8'8"
Total	75.1 sqm	808 sqft

08

	M	FT
Living/ Dining/ Kitchen	5.25 x 5.15 (exc bay)	17'3" x 16'11"
Bed 1	5.00 x 3.00(min)	16'5" x 9'11"
Bed 2	5.30 x 3.10	17'5" x 10'2"
Total	87 sqm	937 sqft

09

	M	FT
Living/ Dining/ Kitchen	7.60 x 5.35	24'11" x 17'7"
Bed 1	5.00 x 3.65	16'5" x 12'11"
Bed 2	3.85 x 3.70	12'8" x 12'2"
Total	100.1 sqm	1077.7 sqft

10

	M	FT
Living/ Dining/ Kitchen	6.74 x 6.30(max)	22'1" x 20'8"
Bed 1	3.50 x 3.30	11'6" x 10'10"
Bed 2	2.50 x 1.60	8'2" x 5'3"
Total	68.8 sqm	740.2 sqft

11

	M	FT
Living/ Dining/ Kitchen	7.00 x 5.20	23'0" x 17'1"
Bed 1	5.20 x 3.94(min)	17'1" x 12'11"
Bed 2	3.70 x 3.22(min)	12'2" x 10'7"
Total	99.8 sqm	1073.7 sqft



QUATTRO

PROPERTY GROUP

HIGH QUALITY
SCHEMES WITH
AN EYE FOR
DETAIL

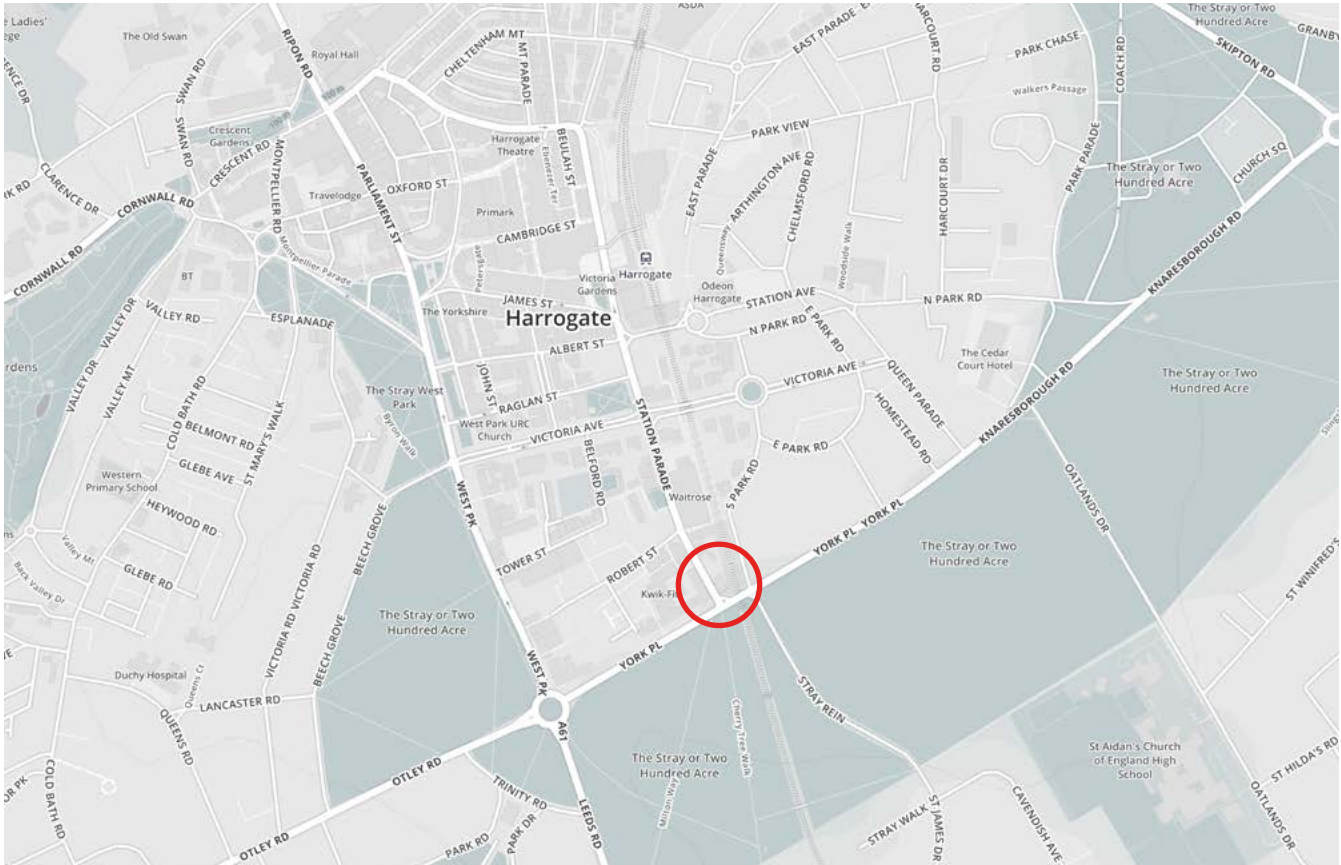
Established in 2016 and with a successful track record running local property rental and investment business, Quattro Property Group is based in Otley, North Yorkshire. Their developments are designed to provide high quality schemes, with an eye for detail, across Yorkshire.

Quattro, in conjunction with Leeds based Castlehouse Construction, has a refreshingly open- minded approach and provides a professional service with attention to detail. Southfield and Ellis House is no exception; with a clear focus on quality, design, and customer satisfaction, Quattro is committed to building homes and local communities where people can thrive and be happy.



LOCATION

103-105 STATION PARADE | HARROGATE | HG1 1HB



TRAVEL TIME

ROAD	HRS	MINS	RAIL	HRS	MINS
LEEDS	-	36	LEEDS	-	37
NEWCASTLE	1	-	LONDON	2	43
YORK	-	42	NEWCASTLE	1	56
SCARBOROUGH	1	36			
SKIPTON	-	37			
WHITBY	1	38			
MANCHESTER	1	41	AIRPORTS		
BIRMINGHAM	2	28	LEEDS/BRADFORD	-	27
RIPON	-	29	TEESIDE	1	-
LIVERPOOL	2	-	DONCASTER	1	-
LONDON	4	-	MANCHESTER	1	41
			EAST MIDLANDS	1	54





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