

HERITAGE

- REDROW -

WHITEHALL GRANGE

LEEDS, WEST YORKSHIRE





WELCOME TO WHITEHALL GRANGE



A COLLECTION OF 2, 3 AND 4 BEDROOM HOMES IN THE VIBRANT CITY OF LEEDS.

A development of prestigious new homes located on the edges of one of Britain's most dynamic and exciting cities. Set on the outskirts of a truly vibrant metropolis but with excellent transport links for commuters, yet with plenty of open green spaces and beautiful countryside on your doorstep. An excellent range of schools located within easy reach of home. Whitehall Grange is a development that buyers of all kinds will aspire to live in.





AN INSPIRED **NEW HOME**

Explore what makes this
Heritage collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this Heritage collection offers the best of both worlds.

WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE AREA

With many amenities within easy reach of home, shopping will always be a pleasure at Whitehall Grange. You'll find a Sainsbury's Local store less than 10 minutes away by road, with a variety of other supermarkets and convenience stores also within easy reach of home. There is also a doctor's surgery just a short drive away, and for those with children, the 24th South West Leeds Scouts group in nearby Farnley provides a perfect opportunity for them to make friends and get to know the area.

For eating and drinking out, there will be plenty of choice. The Woodcock is walking distance from home and offers a hearty menu of classic pub grub, including fish and chips, steaks and burgers. Italian restaurant Sambuca Armley, meanwhile, is perfect for pasta and pizza, and popular with families too. The Beulah Bistro, with a broad and cosmopolitan menu, is also well worth a visit.



ENJOY AN ACTIVE LIFESTYLE

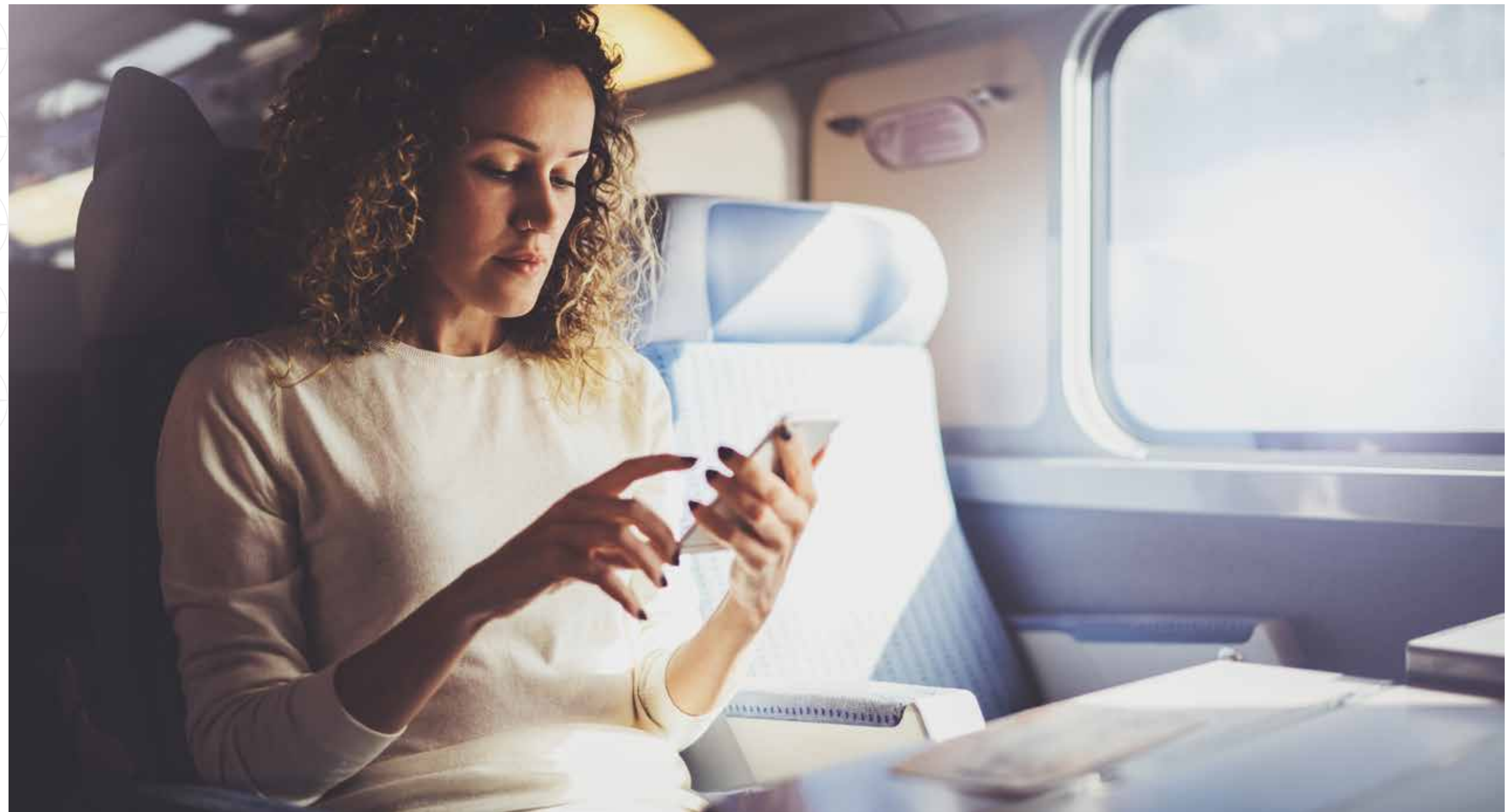
For those seeking fun, recreation and fitness, there is much to enjoy. Armley Leisure Centre is less than 10 minutes from home and has a 100-station gym, two-court and four-court sports halls, a 25-metre swimming pool plus learner and hydrotherapy pools. Football and cricket fans alike can also participate in their choice of sport locally at New Farnley Cricket Club and Armley Wanderers Football Club respectively.

New Farnley Community Centre is around 10 minutes away by foot and runs a variety of events and social and club activities throughout the year.

OPPORTUNITIES FOR LEARNING

Those with children will be pleased to find a good selection of schools for youngsters at different stages of their educational journeys. Lawns Park and Cobden primary schools are both located within a 10 minute drive of home and are both rated 'Good' by Ofsted.

For older students, Farnley Academy is around 5 minutes away in the car.



GETTING AROUND

For those travelling by road or rail, transport connections are superb. The M621 motorway is minutes away for connections to Leeds city centre, and also links with the M1 for travel to Sheffield (1 hour), Nottingham (1 hour and 39 minutes) and Derby (1 hour and 38 minutes). The M62 is also easily accessible and will take you to Manchester in around 1 hour and 20 minutes.

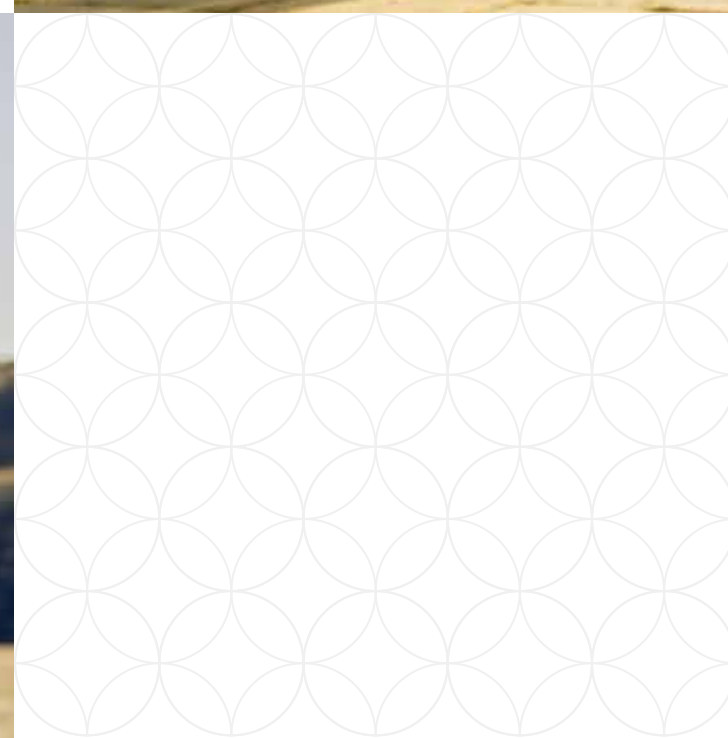
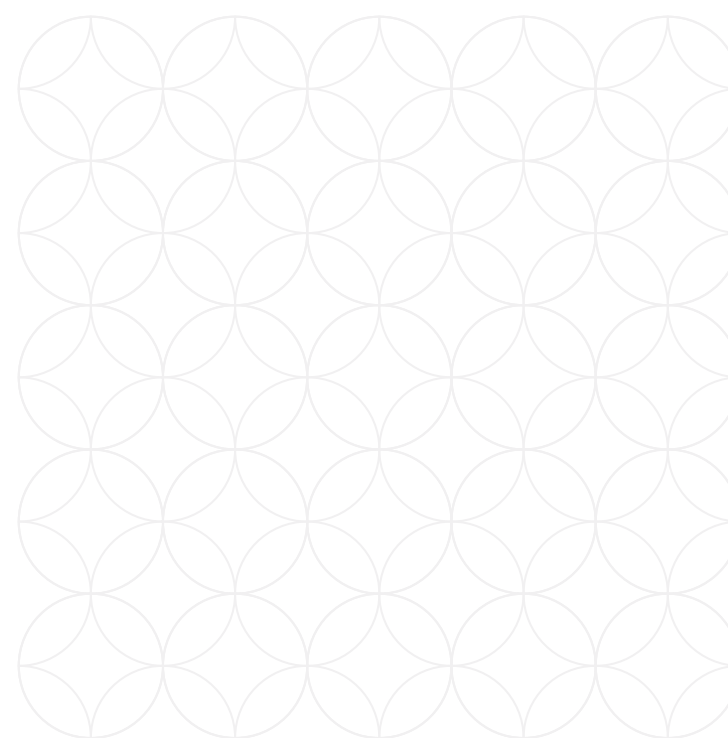
Those looking to travel by train can reach Leeds railway station in around 15 minutes, for services to Manchester (1 hour and 4 minutes), Newcastle (1 hour and 24 minutes), Liverpool (1 hour and 44 minutes) and London King's Cross (2 hours and 16 minutes).

For air travel, Leeds Bradford Airport is around a 30 minute drive and Manchester Airport about 1 hour and 7 minutes away.



WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Whitehall Grange**.



SO YOU GET MORE OUT

- Public Green Space & LEAP
- Cycleways and Footpaths
- Affordable Housing
- Local Equipped Area of Play

EXPLORE WHITEHALL GRANGE



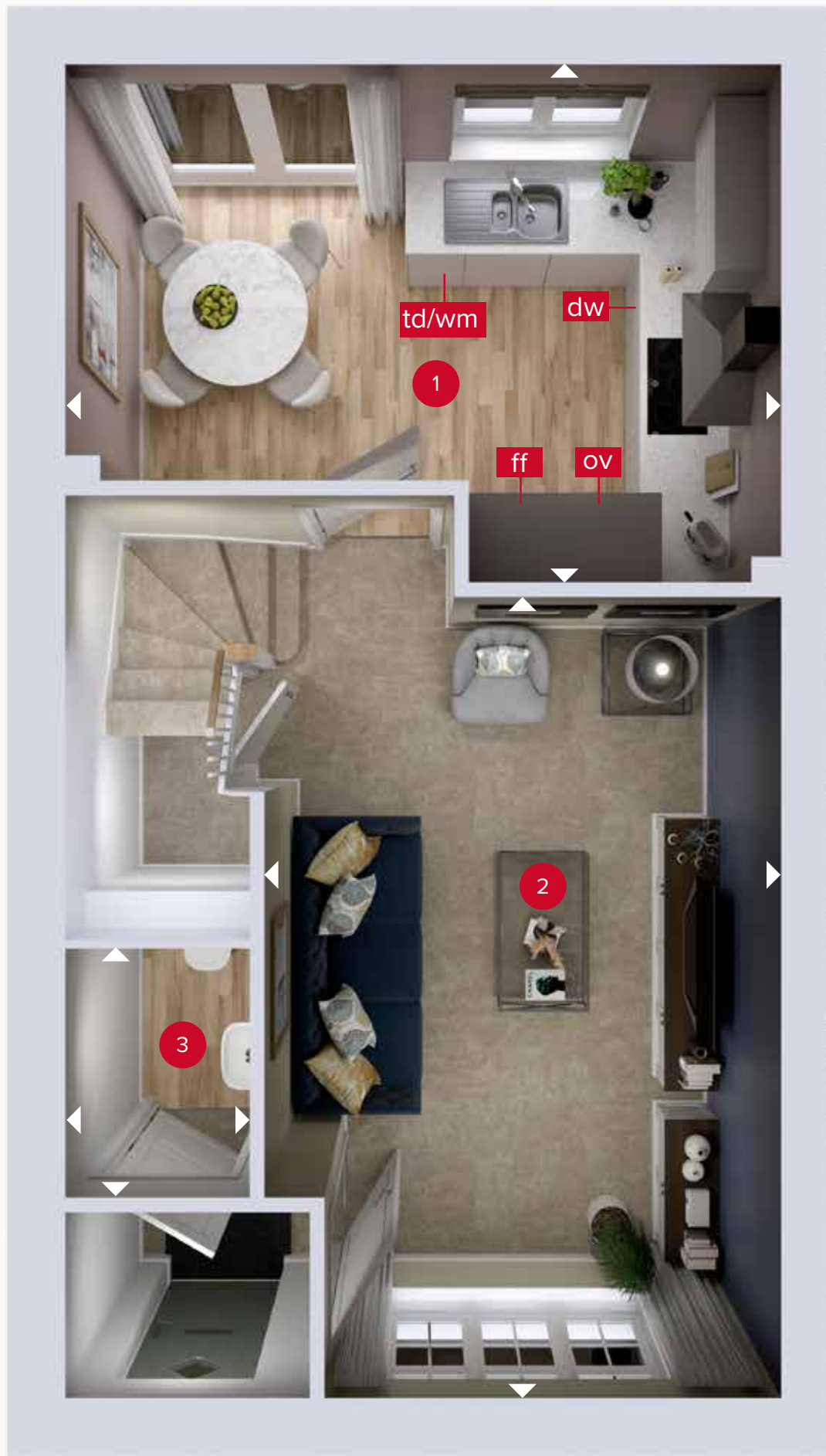
KEY

LEDBURY 2 BEDROOM SEMI-DETACHED HOME	MARLOW 4 BEDROOM DETACHED HOME
LEDBURY 3 3 BEDROOM TERRACED HOME	HARLECH 4 BEDROOM DETACHED HOME
WARWICK 3 BEDROOM DETACHED HOME	OXFORD 4 BEDROOM DETACHED HOME
AMBERLEY 3 BEDROOM DETACHED HOME	CAMBRIDGE 4 BEDROOM DETACHED HOME
AMBERLEY ALT 3 BEDROOM DETACHED HOME	CANTERBURY 4 BEDROOM DETACHED HOME
OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME	HARROGATE 4 BEDROOM DETACHED HOME
SHREWSBURY 4 BEDROOM DETACHED HOME	AFFORDABLE HOUSING

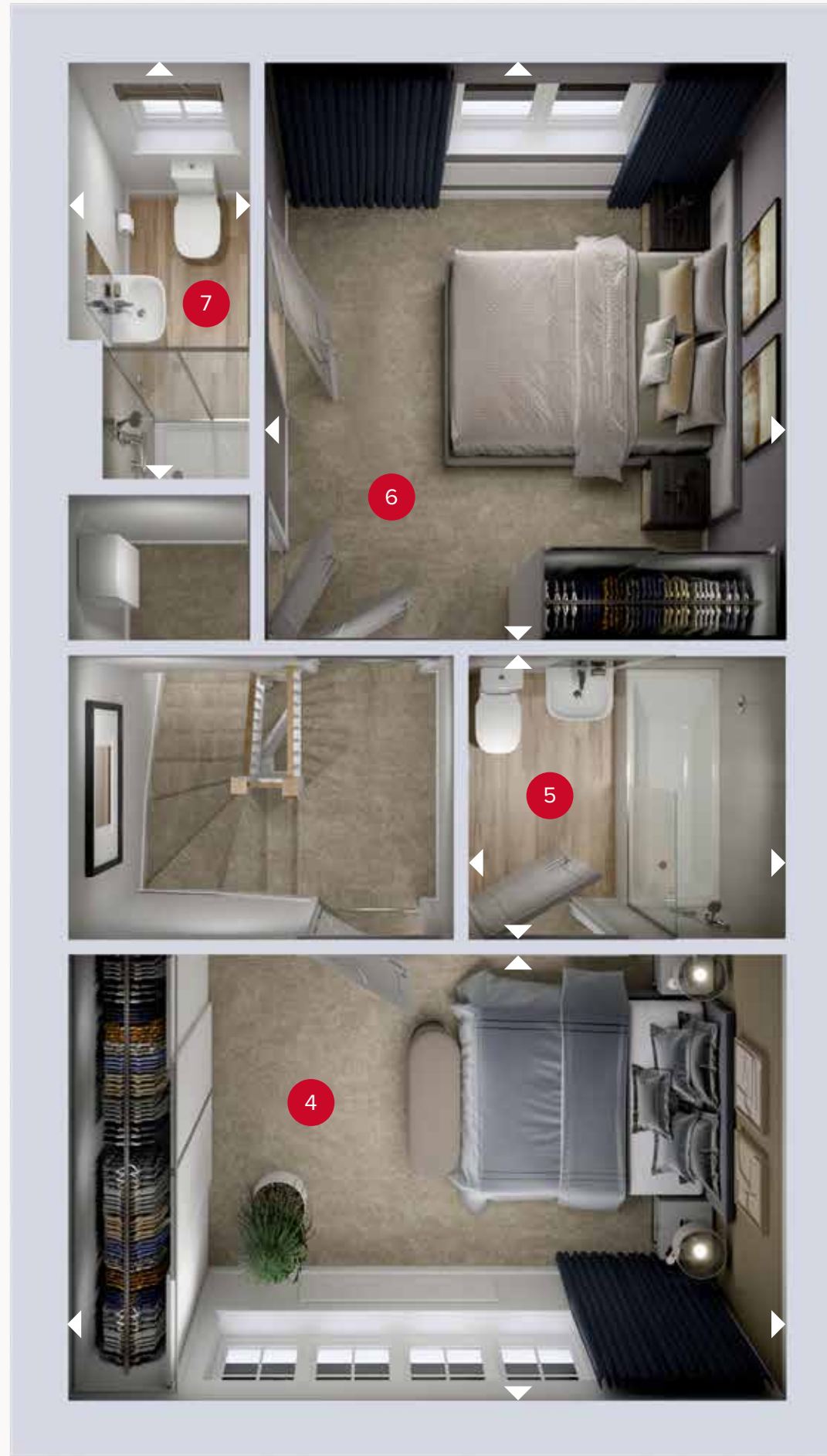
- V - Visitor Parking
- B/S - Bin Collection Point
- S/S - Sub Station
- - Homes designed with enhanced access

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.





GROUND FLOOR



FIRST FLOOR

THE LEDBURY

GROUND FLOOR

1	Kitchen/Dining	14'1" x 8'2"	4.30 x 2.50 m
2	Lounge	15'9" x 10'2"	4.81 x 3.10 m
3	Cloaks	5'7" x 3'8"	1.70 x 1.11 m

FIRST FLOOR

4	Bedroom 1	14'1" x 8'9"	4.30 x 2.67 m
5	En-suite 1	6'3" x 5'7"	1.90 x 1.70 m
6	Bedroom 2	11'5" x 10'3"	3.47 x 3.13 m
7	En-suite 2	8'2" x 3'7"	2.50 x 1.09 m



Customers should note this illustration is an example of the Ledbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 00926-07 EF_LEDB_EM.1

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher
wm - washing machine space
td - tumble dryer space





GROUND FLOOR



FIRST FLOOR

THE LEDBURY MID

GROUND FLOOR

1 Lounge	15'11" x 10'4"	4.85 x 3.14 m
2 Kitchen/Dining	14'3" x 10'1"	4.34 x 3.08 m
3 Cloaks	5'7" x 3'8"	1.70 x 1.11 m

FIRST FLOOR

4 Bedroom 1	14'3" x 8'11"	4.34 x 2.71 m
5 En-suite 1	6'4" x 5'4"	1.94 x 1.71 m
6 Bedroom 2	11'3" x 10'4"	3.43 x 3.16 m
7 En-suite 2	8'1" x 3'7"	2.47 x 1.09 m



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▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher





GROUND FLOOR



FIRST FLOOR

THE LEDBURY END

GROUND FLOOR

1 Lounge	15'11" x 10'4"	4.85 x 3.14 m
2 Kitchen/Dining	14'3" x 10'1"	4.34 x 3.08 m
3 Cloaks	5'7" x 3'8"	1.70 x 1.11 m

FIRST FLOOR

4 Bedroom 1	14'3" x 8'11"	4.34 x 2.71 m
5 En-suite 1	6'4" x 5'4"	1.94 x 1.71 m
6 Bedroom 2	11'3" x 10'4"	3.43 x 3.16 m
7 En-suite 2	8'1" x 3'7"	2.47 x 1.09 m

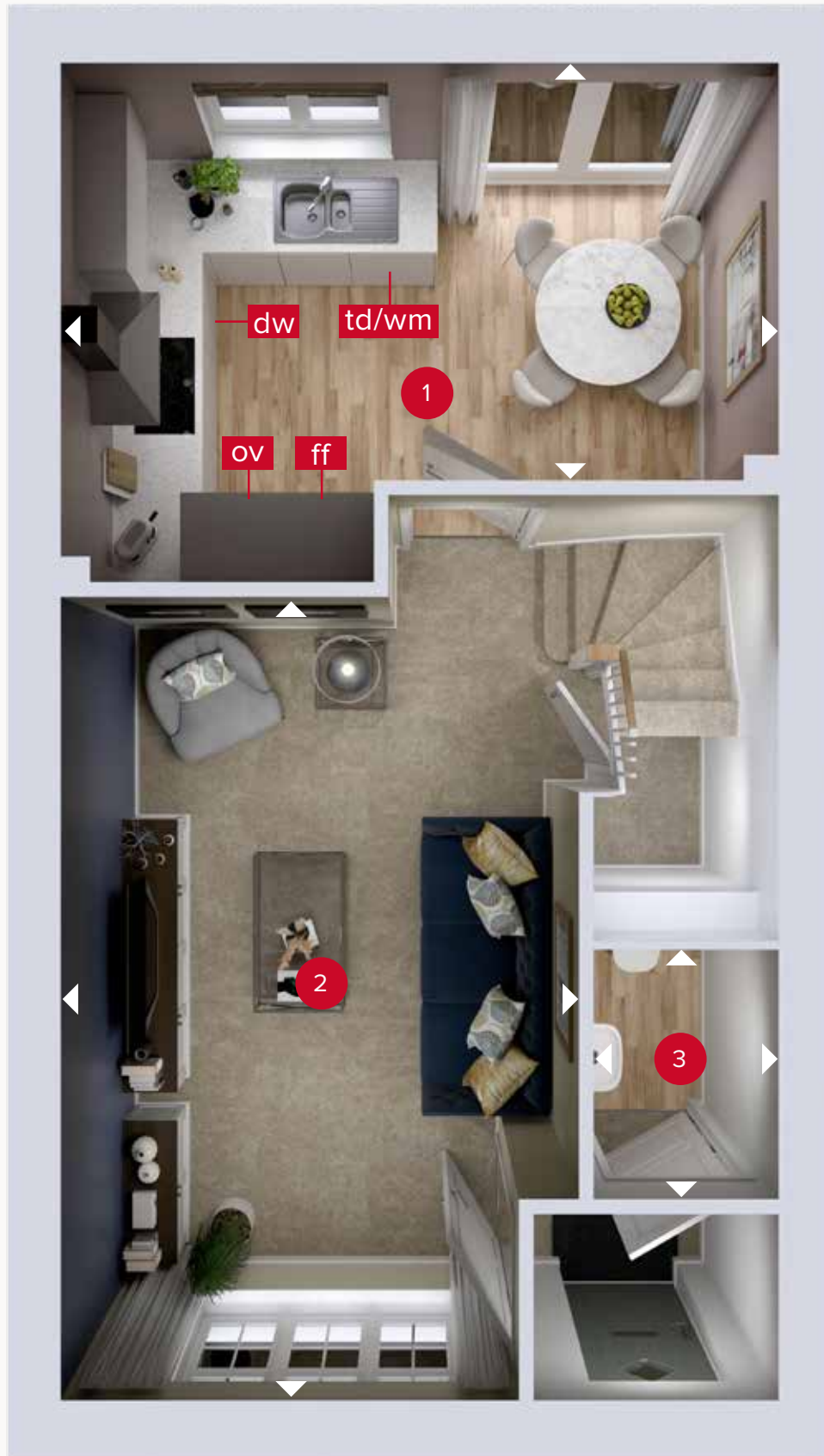


Customers should note this illustration is an example of the Ledbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 03212-05 EF_LEDB_DM.1

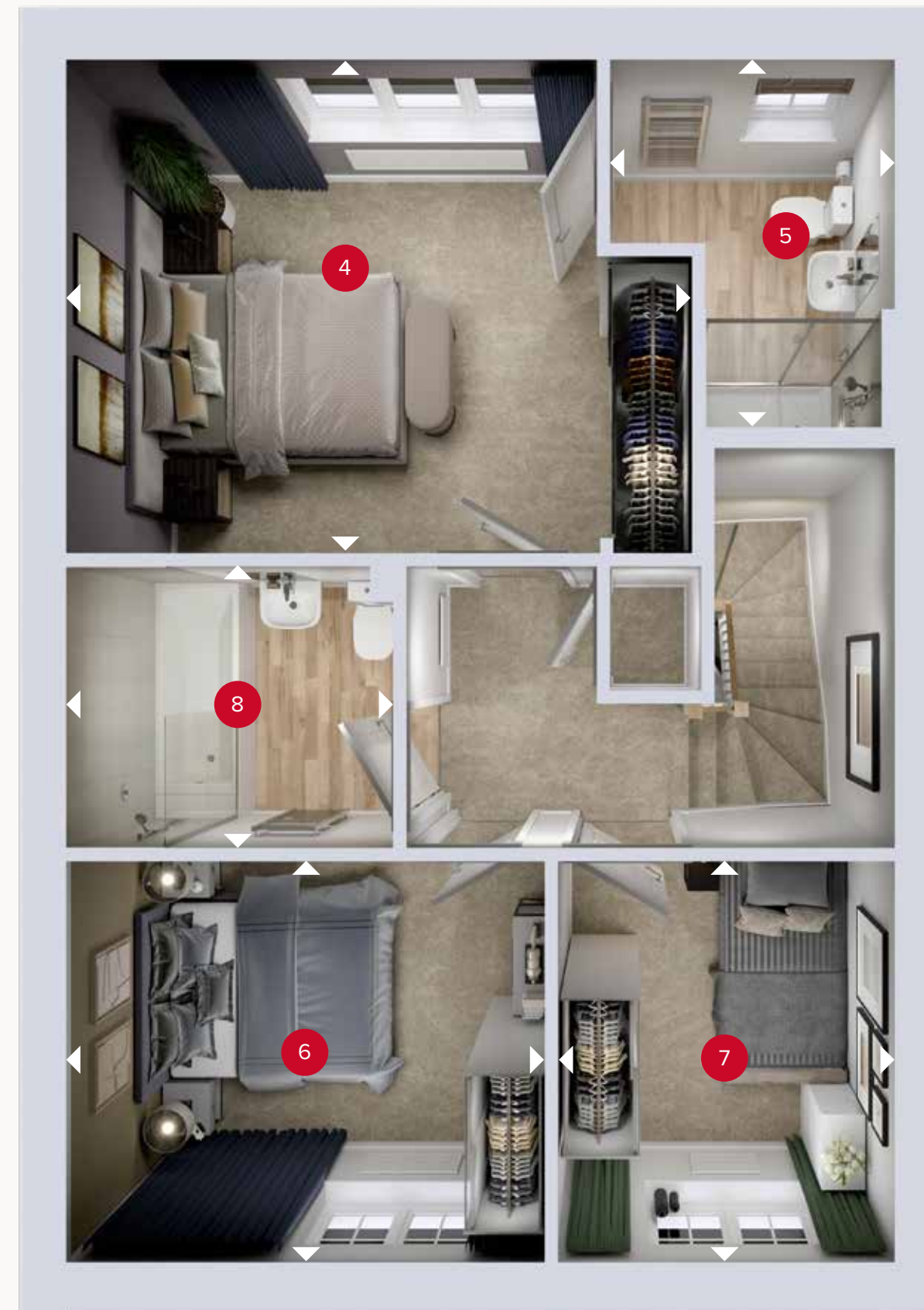
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher





GROUND FLOOR



FIRST FLOOR

THE LEDBURY 3

GROUND FLOOR

1	Kitchen/Dining	14'3" x 8'1"	4.34 x 2.47 m
2	Lounge	15'11" x 10'4"	4.85 x 3.14 m
3	Cloaks	5'7" x 3'8"	1.70 x 1.11 m

FIRST FLOOR

4	Bedroom 1	13'9" x 10'10"	4.18 x 3.29 m
5	En-suite	8'1" x 6'3"	2.47 x 1.90 m
6	Bedroom 2	10'6" x 8'11"	3.20 x 2.71 m
7	Bedroom 3	8'11" x 7'5"	2.71 x 2.25 m
8	Bathroom	7'2" x 6'1"	2.19 x 1.85 m



Customers should note this illustration is an example of the Ledbury 3 house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_LED3_MM.4

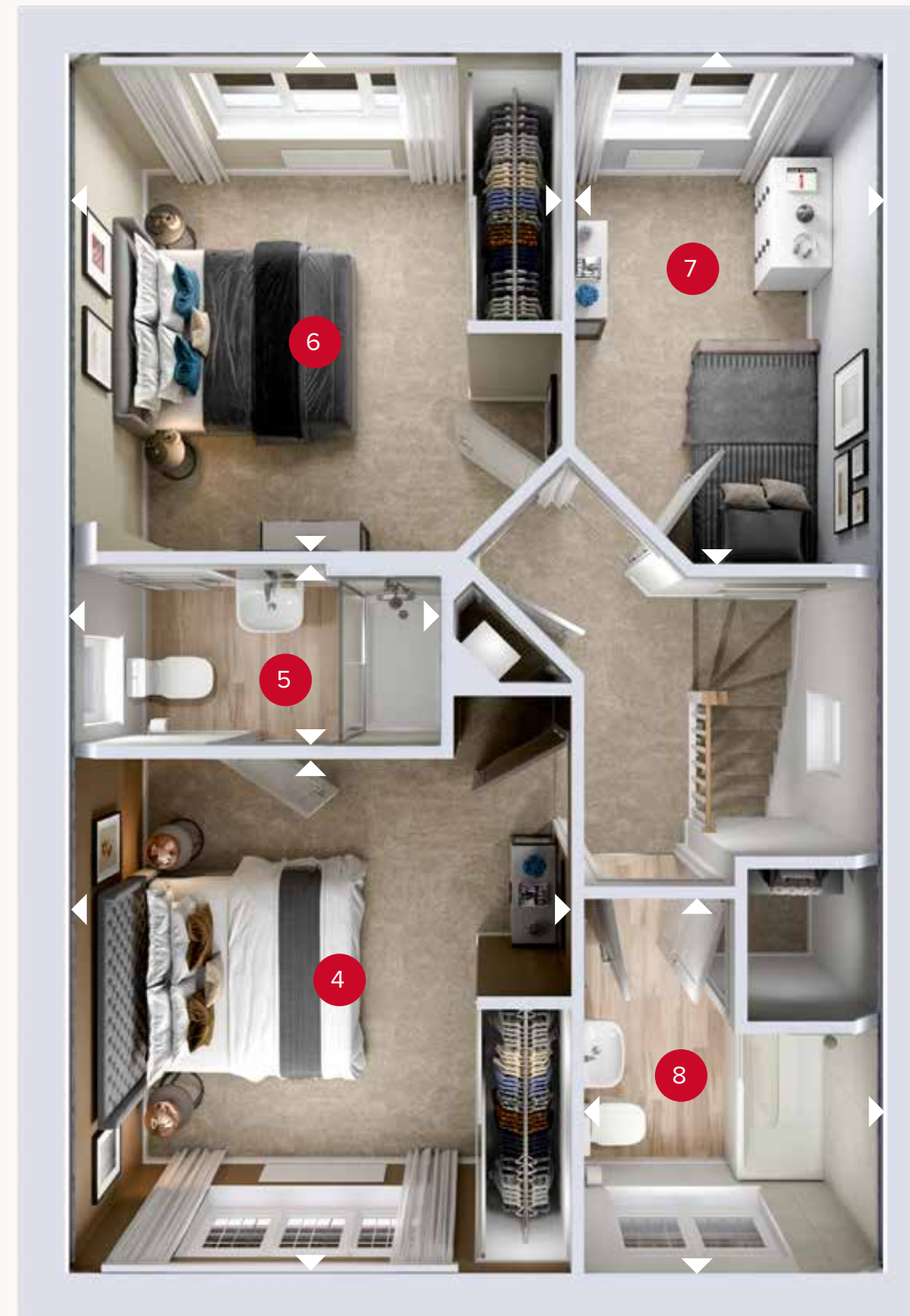
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
 ff - fridge freezer
 dw - dishwasher
 td - tumble dryer space
 wm - washing machine space
 st - Storage cupboard





GROUND FLOOR



FIRST FLOOR

THE WARWICK

GROUND FLOOR

1 Lounge	15'5" x 11'7"	4.71 x 3.52 m
2 Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3 Cloaks	5'7" x 3'3"	1.71 x 0.98 m

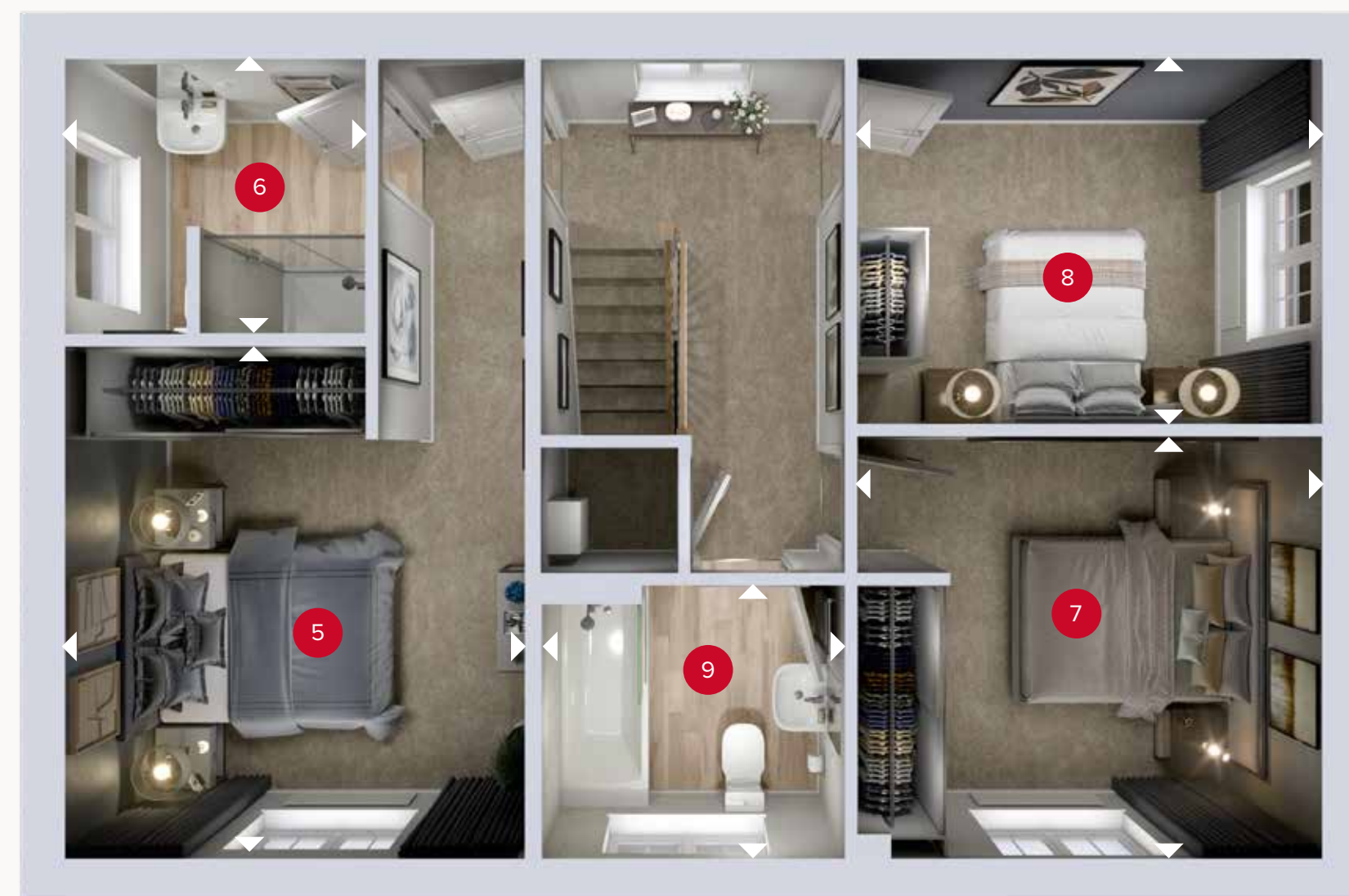
FIRST FLOOR

4 Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
5 En-suite	8'8" x 4'2"	2.64 x 1.28 m
6 Bedroom 2	11'5" x 11'5"	3.49 x 3.49 m
7 Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
8 Bathroom	8'8" x 7'0"	2.65 x 2.13 m

THE AMBERLEY



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/Dining	18'11" x 10'9"	5.77 x 3.28 m
2	Lounge	18'11" x 10'9"	5.77 x 3.27 m
3	Utility	7'2" x 5'9"	2.18 x 1.75 m
4	Cloaks	5'7" x 3'9"	1.70 x 1.14 m

FIRST FLOOR

5	Bedroom 1	12'0" x 10'10"	3.68 x 3.31 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'0" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'1" x 6'6"	2.17 x 1.98 m



Customers should note this illustration is an example of the Amberley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_AMBY_DM.9

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



THE OXFORD LIFESTYLE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'1" x 9'10"	5.81 x 3.00 m

FIRST FLOOR

6	Bedroom 1	15'11" x 10'10"	4.85 x 3.29 m
7	Dressing Room	7'6" x 6'8"	2.28 x 2.03 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'8"	2.41 x 1.73 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m



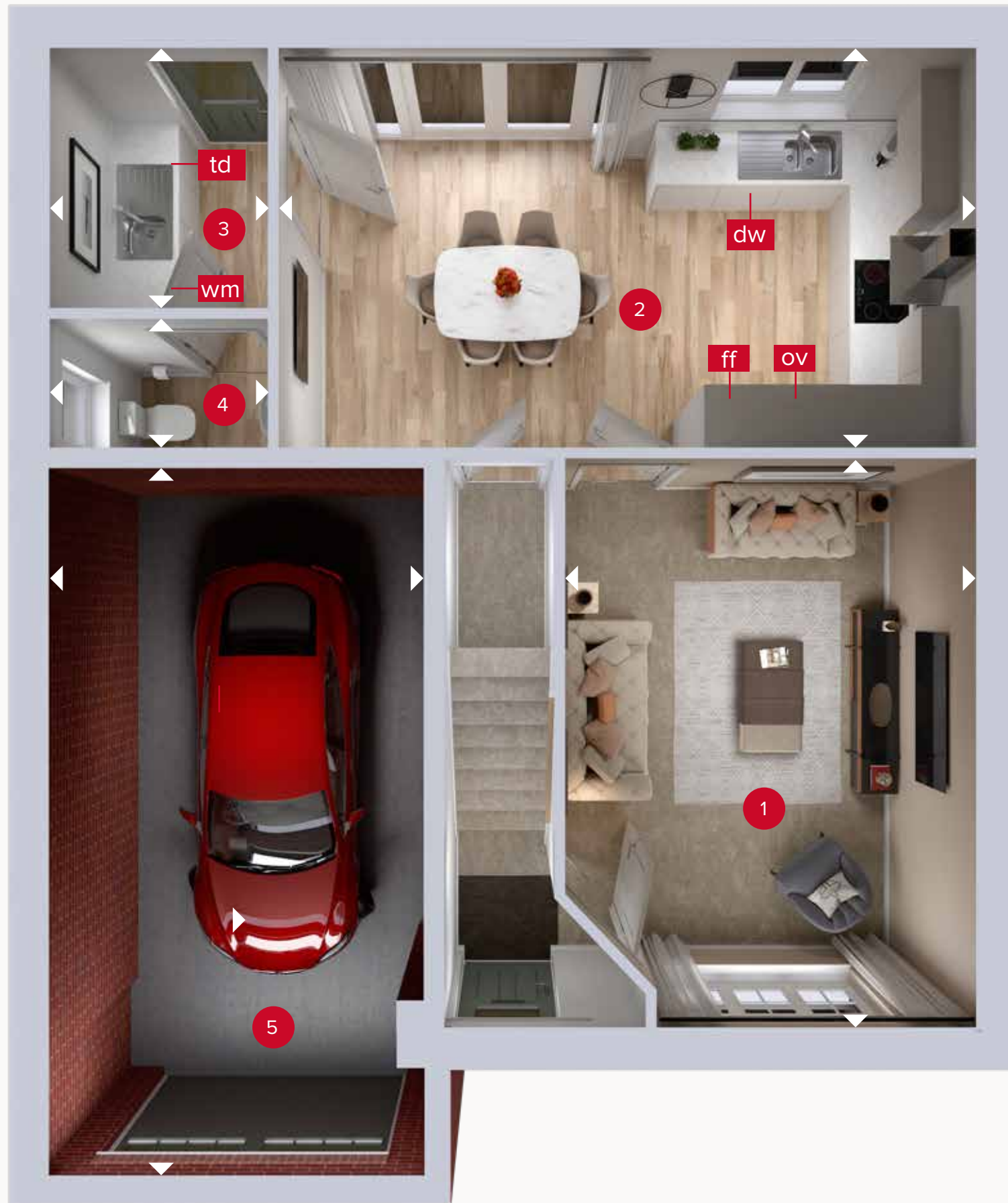
Customers should note this illustration is an example of the Oxford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_OXFOQ_DM.5

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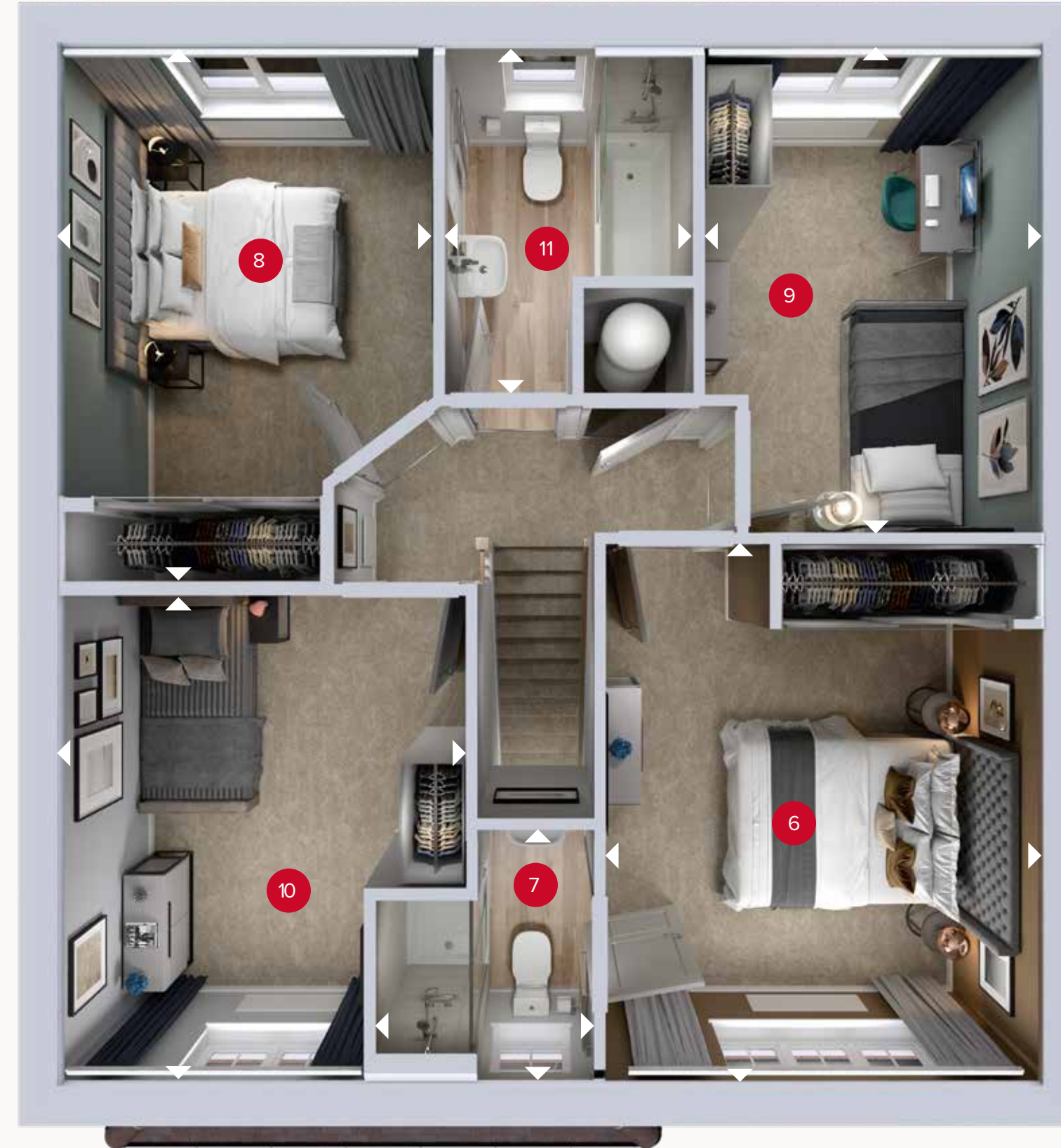
ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



THE SHREWSBURY



GROUND FLOOR



FIRST FLOOR

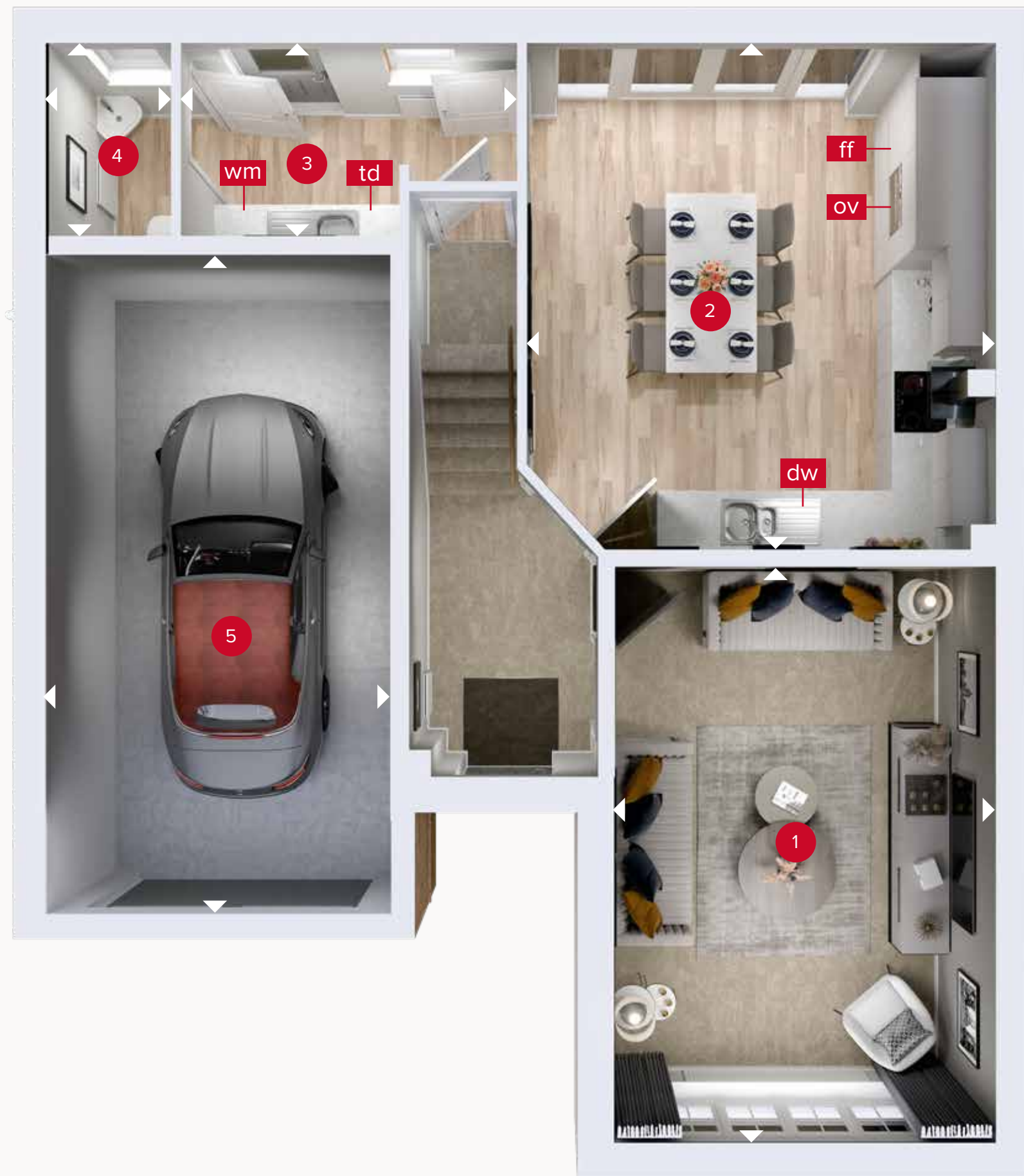
GROUND FLOOR

1	Lounge	15'3" x 11'1"	4.65 x 3.37 m
2	Kitchen/Dining	18'8" x 10'9"	5.70 x 3.28 m
3	Utility	7'0" x 5'10"	2.14 x 1.78 m
4	Cloaks	5'10" x 3'5"	1.78 x 1.05 m
5	Garage	19'7" x 10'1"	5.97 x 3.08 m

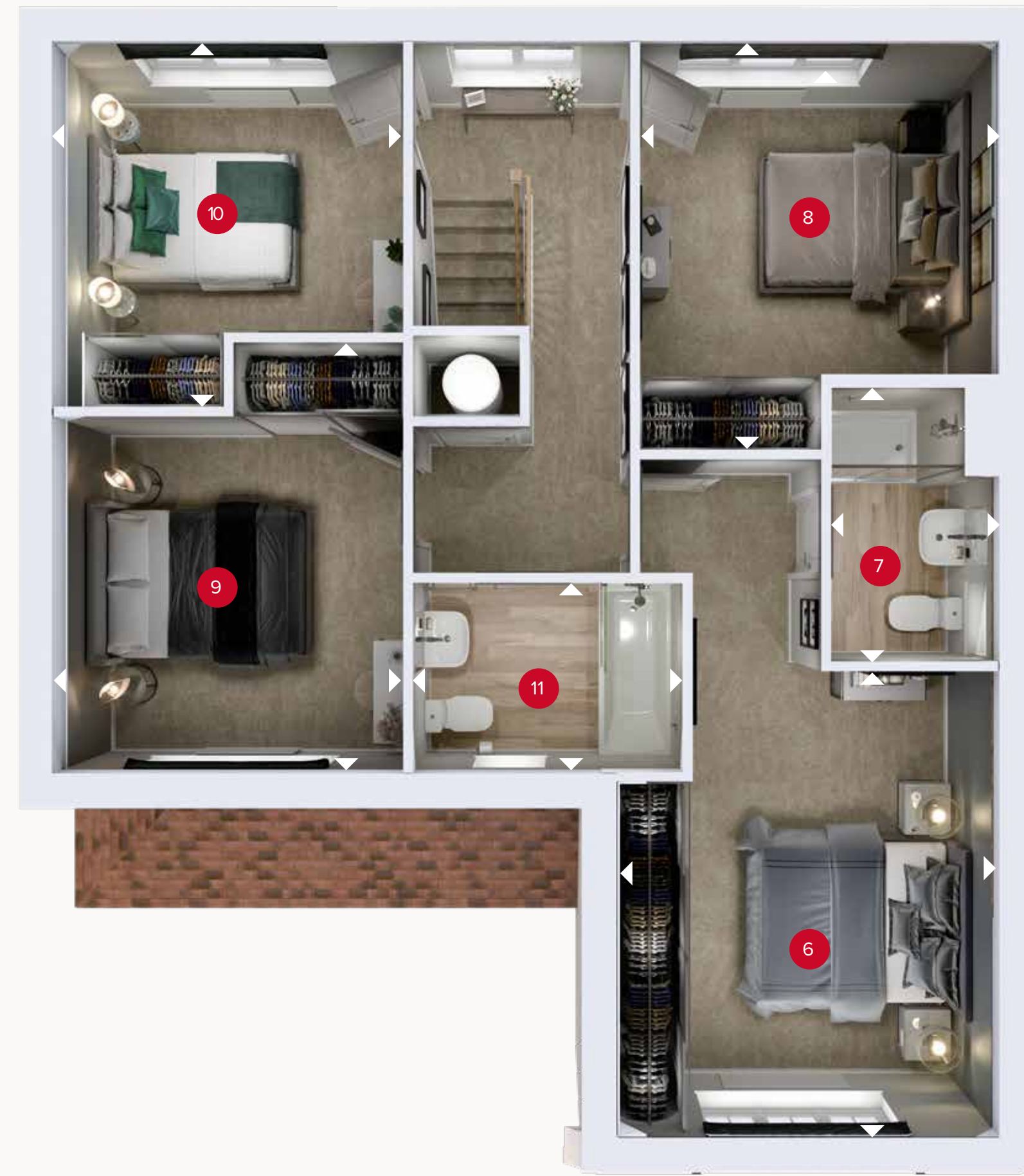
FIRST FLOOR

6	Bedroom 1	13'8" x 11'1"	4.16 x 3.37 m
7	En-suite	6'6" x 5'6"	1.98 x 1.69 m
8	Bedroom 2	13'8" x 9'5"	4.16 x 2.88 m
9	Bedroom 3	12'4" x 8'6"	3.77 x 2.60 m
10	Bedroom 4	12'4" x 10'3"	3.77 x 3.13 m
11	Bathroom	8'10" x 6'4"	2.70 x 1.92 m

THE MARLOW



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1 Lounge	16'10" x 11'1"	5.14 x 3.38 m
2 Kitchen/ Dining	14'10" x 13'9"	4.52 x 4.19 m
3 Utility	9'10" x 5'7"	3.00 x 1.71 m
4 Cloaks	5'7" x 3'6"	1.71 x 1.08 m
5 Garage	19'10" x 10'1"	6.06 x 3.08 m

FIRST FLOOR

6 Bedroom 1	13'8" x 11'2"	4.17 x 3.41 m
7 En-suite	8'1" x 4'11"	2.46 x 1.50 m
8 Bedroom 2	11'11" x 10'6"	3.63 x 3.21 m
9 Bedroom 3	12'7" x 10'3"	3.84 x 3.13 m
10 Bedroom 4	10'8" x 10'2"	3.26 x 3.10 m
11 Bathroom	7'3" x 5'7"	2.22 x 1.71 m



Customers should note this illustration is an example of the Marlow house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_MARO_DM.3

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



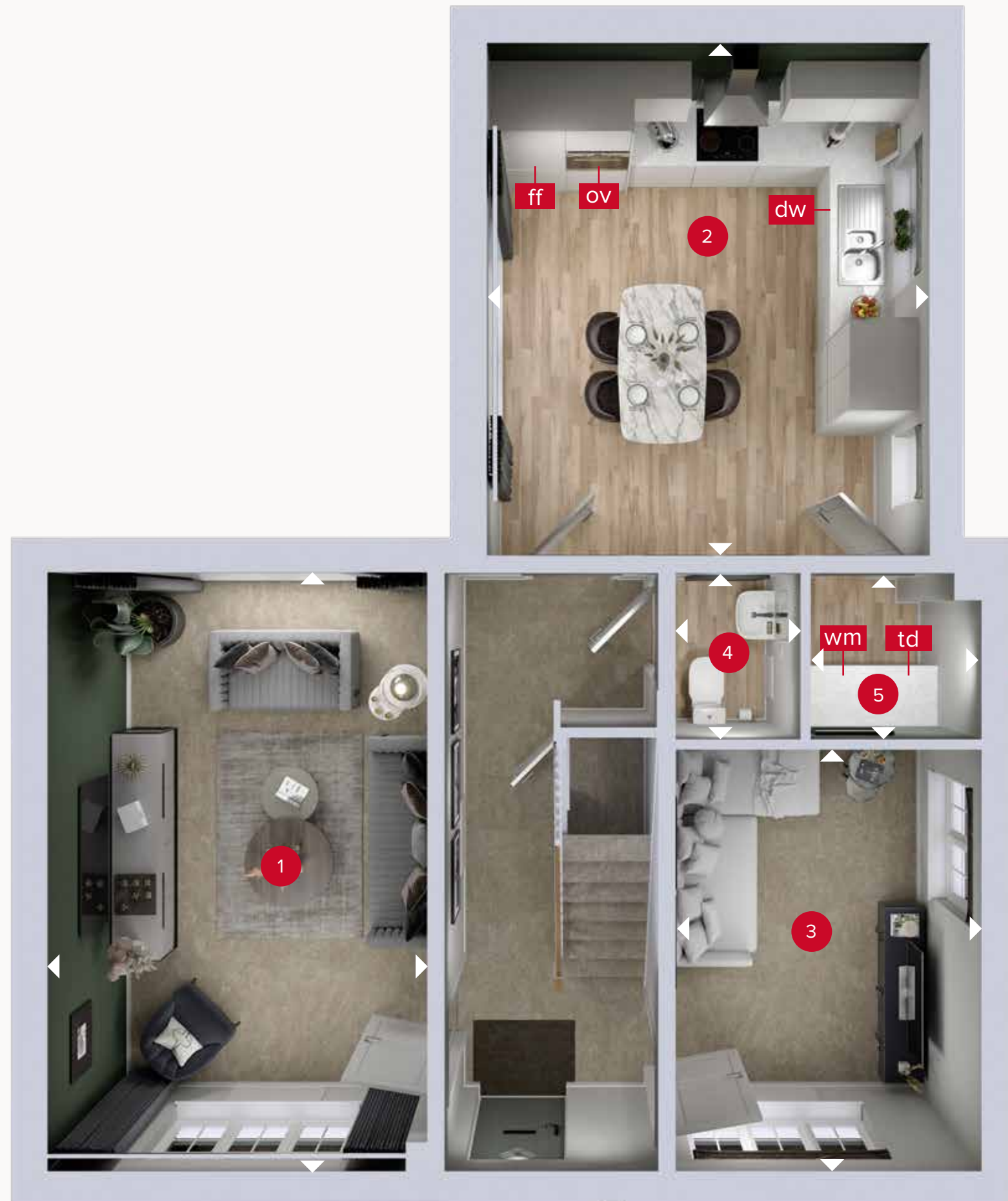
THE HARLECH

GROUND FLOOR

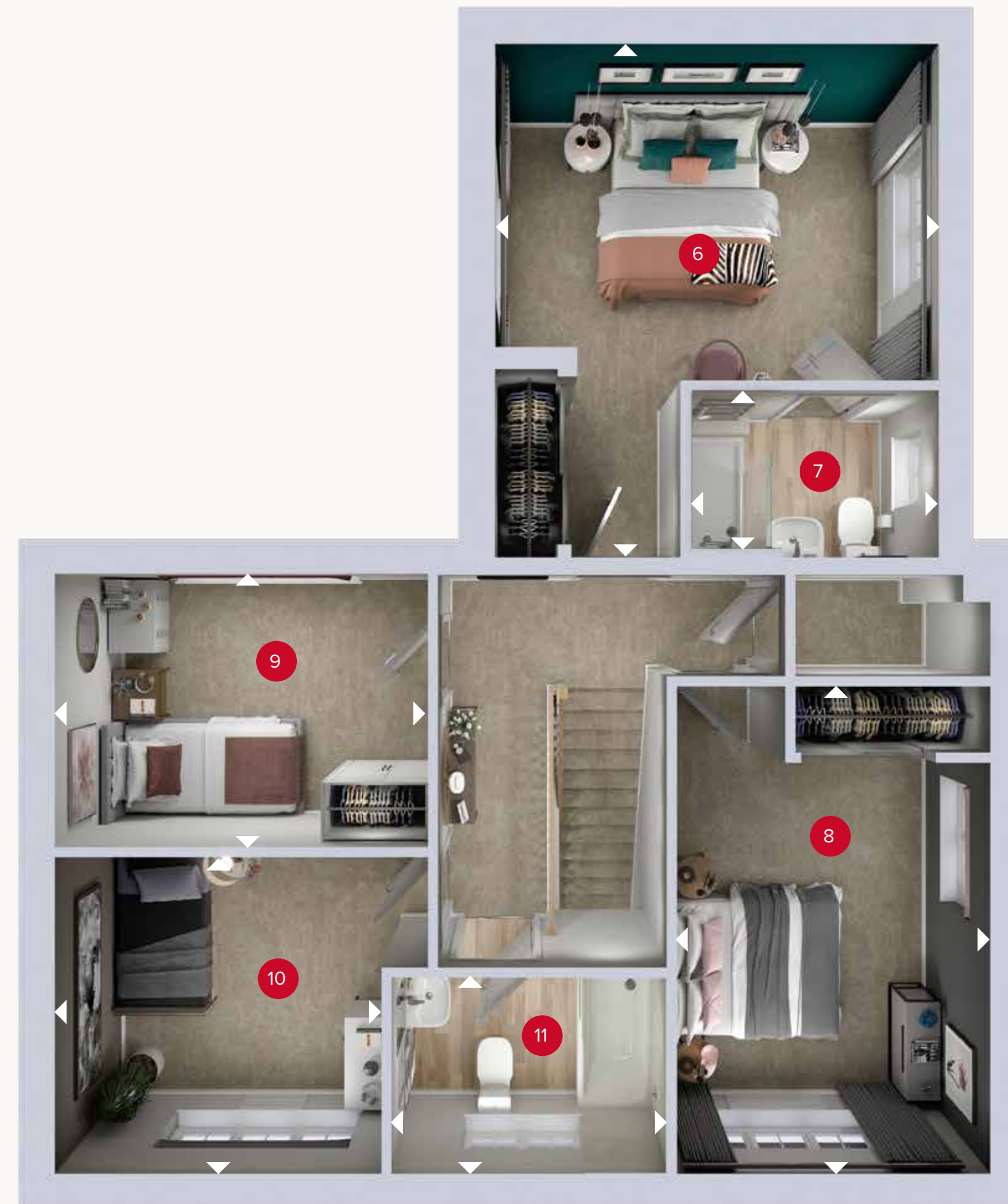
1	Lounge	17'1" x 10'10"	5.21 x 3.31 m
2	Kitchen/ Dining/	14'8" x 12'8"	4.46 x 3.86 m
3	Family/ Study/	12'0" x 8'9"	3.66 x 2.66 m
4	Cloaks	4'9" x 3'7"	1.44 x 1.08 m
5	Laundry	4'10" x 4'9"	1.48 x 1.44 m

FIRST FLOOR

6	Bedroom 1	12'8" x 9'7"	3.86 x 2.92 m
7	En-suite	7'1" x 4'9"	2.16 x 1.44 m
8	Bedroom 2	13'11" x 8'11"	4.23 x 2.73 m
9	Bedroom 3	10'8" x 7'9"	3.24 x 2.37 m
10	Bedroom 4	9'4" x 9'0"	2.84 x 2.75 m
11	Bathroom	7'10" x 5'7"	2.39 x 1.71 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Harlech house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_HARL_DM1

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ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



THE OXFORD



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'1" x 9'10"	5.81 x 3.00 m

FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.05 x 3.29 m
7	En-suite	8'3" x 6'5"	2.52 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'11" x 10'9"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'9"	2.42 x 2.05 m



Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_OXFO_DM.5

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ov - oven
ff - fridge freezer
dw - dishwasher
wm - washing machine space
td - tumble dryer space



THE CAMBRIDGE

GROUND FLOOR

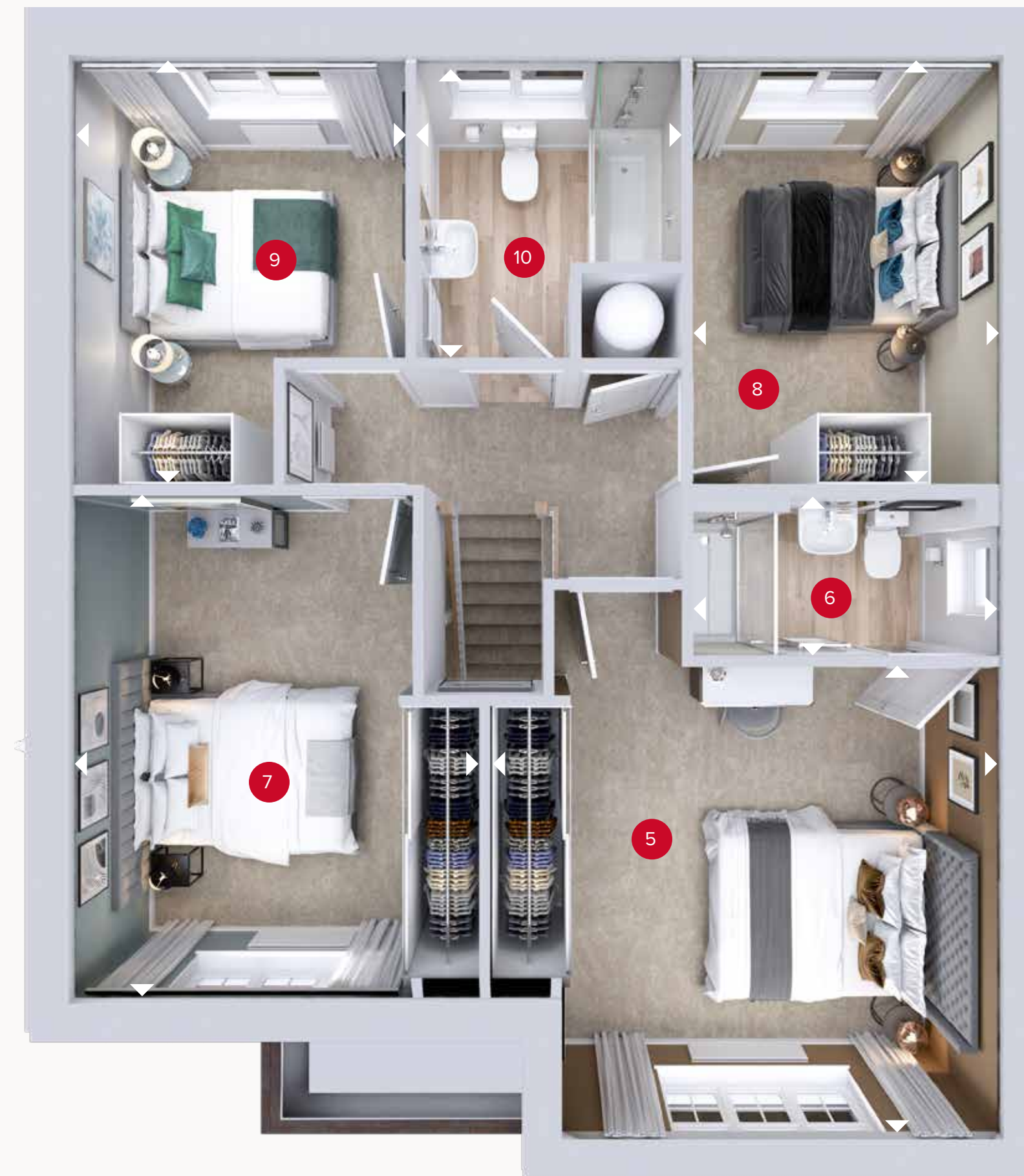
1	Lounge	16'3" x 11'11"	4.95 x 3.63 m
2	Kitchen/Dining/ Family	25'2" x 12'6"	7.68 x 3.82 m
3	Utility	5'11" x 5'11"	1.81 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

FIRST FLOOR

5	Bedroom 1	13'10" x 12'9"	4.22 x 3.89 m
6	En-suite	8'5" x 4'3"	2.56 x 1.30 m
7	Bedroom 2	13'8" x 11'1"	4.18 x 3.37 m
8	Bedroom 3	11'7" x 8'5"	3.52 x 2.56 m
9	Bedroom 4	11'7" x 9'1"	3.53 x 2.76 m
10	Bathroom	8'2" x 7'2"	2.49 x 2.17 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_CAMB_DM.9

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



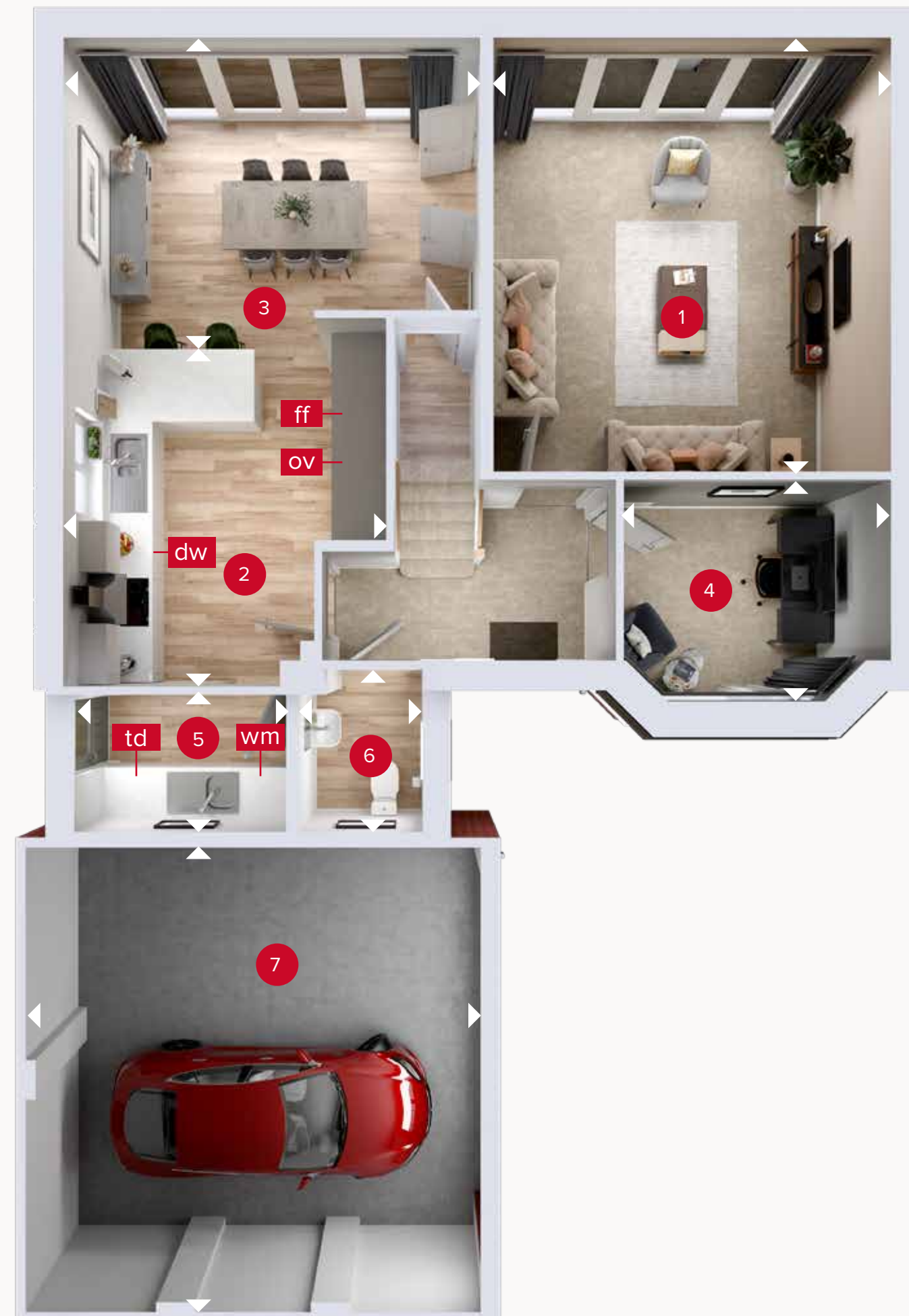
THE CANTERBURY

GROUND FLOOR

1 Lounge	15'9" x 14'5"	4.80 x 4.39 m
2 Kitchen	13'8" x 11'8"	4.16 x 3.56 m
3 Dining	15'1" x 9'11"	4.60 x 3.02 m
4 Study	9'8" x 8'1"	2.96 x 2.47 m
5 Utility	7'11" x 5'3"	2.42 x 1.59 m
6 Cloaks	6'2" x 4'7"	1.87 x 1.40 m
7 Garage	17'5" x 17'0"	5.30 x 5.19 m

FIRST FLOOR

8 Bedroom 1	14'3" x 11'4"	4.34 x 3.46 m
9 En-suite	9'0" x 6'4"	2.73 x 1.94 m
10 Bedroom 2	12'11" x 11'7"	3.95 x 3.54 m
11 Bedroom 3	10'1" x 9'8"	3.07 x 2.94 m
12 Bedroom 4	10'4" x 9'5"	3.14 x 2.86 m
13 Bathroom	8'11" x 5'11"	2.73 x 1.81 m



GROUND FLOOR



FIRST FLOOR



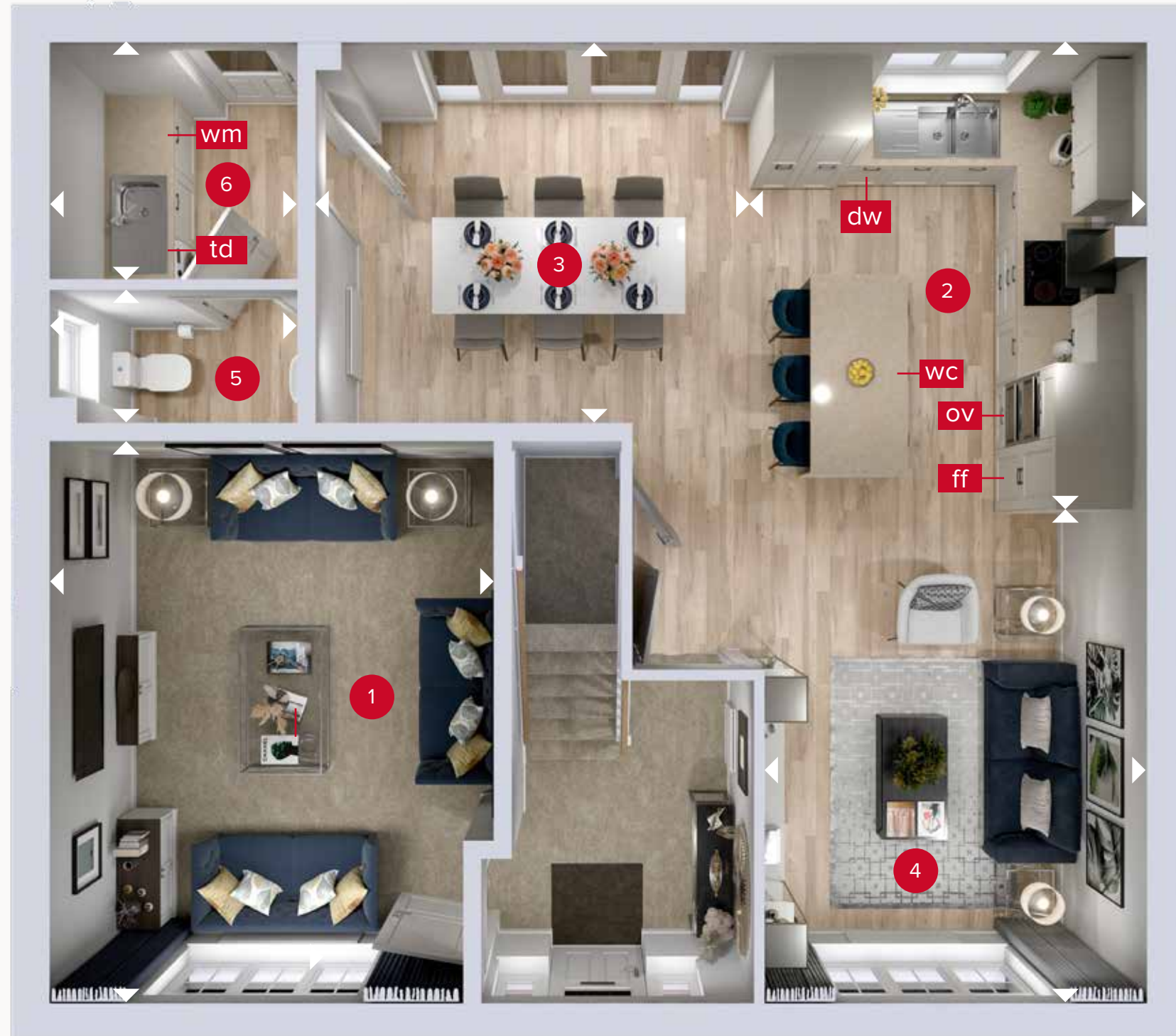
Customers should note this illustration is an example of the Canterbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_CANT_DM.7

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

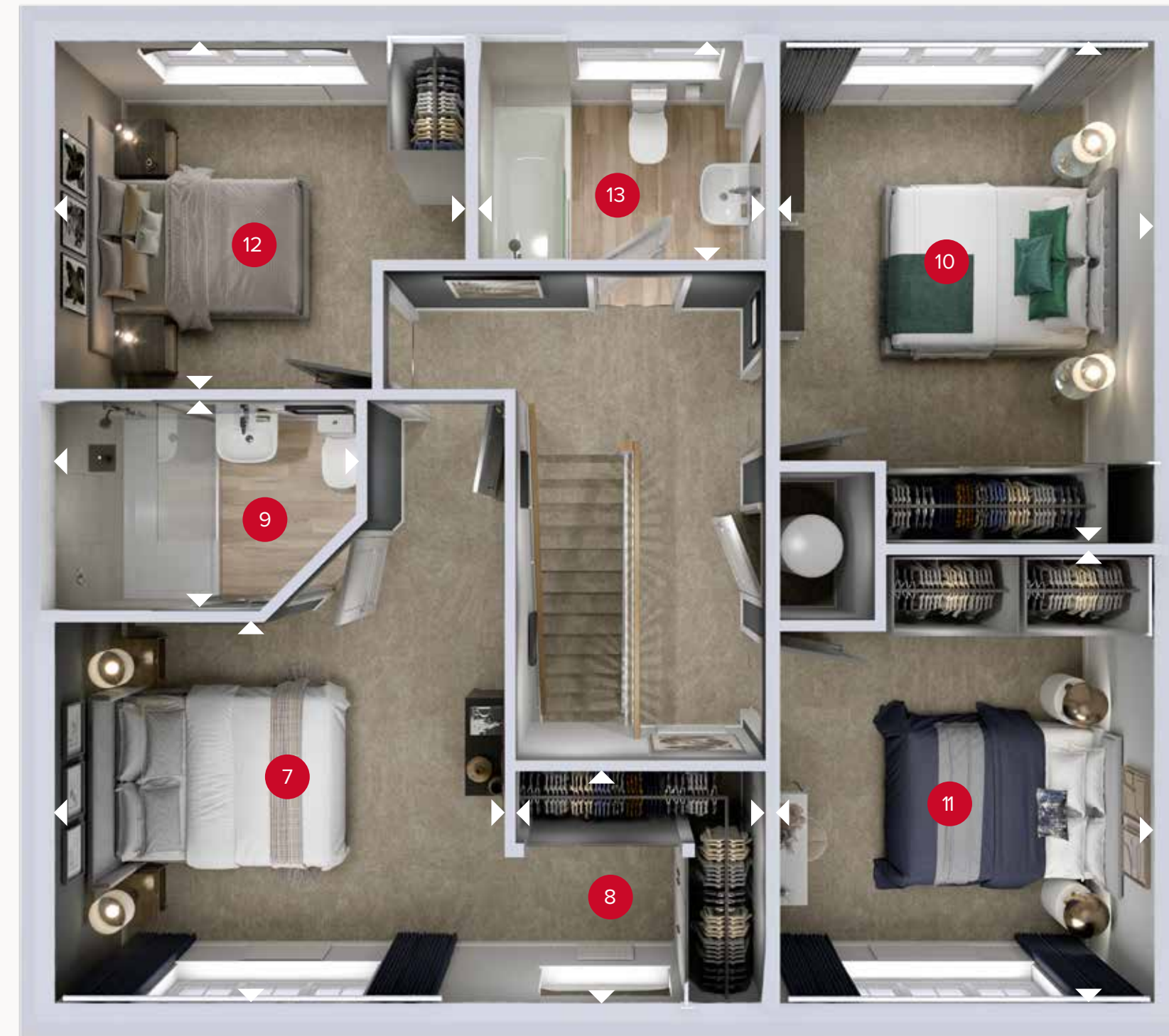
ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



THE HARROGATE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.08 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'6" x 10'4"	4.12 x 3.15 m
5	Cloaks	5'11" x 3'7"	1.80 x 1.09 m
6	Utility	6'5" x 5'10"	1.95 x 1.79 m

FIRST FLOOR

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
8	Wardrobe	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.69 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	11'2" x 9'6"	3.40 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_HARR_DM.9

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space
wc - wine cooler



SKILFUL EXECUTION

—
Quality is never an accident, it is always the result of high attention to detail, it represents the wise choice of many alternatives



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Moore's Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

Breakfast Bar Island

In selected house-types only.

Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback to hob in Stainless Steel.

Kitchen & Dining Lighting

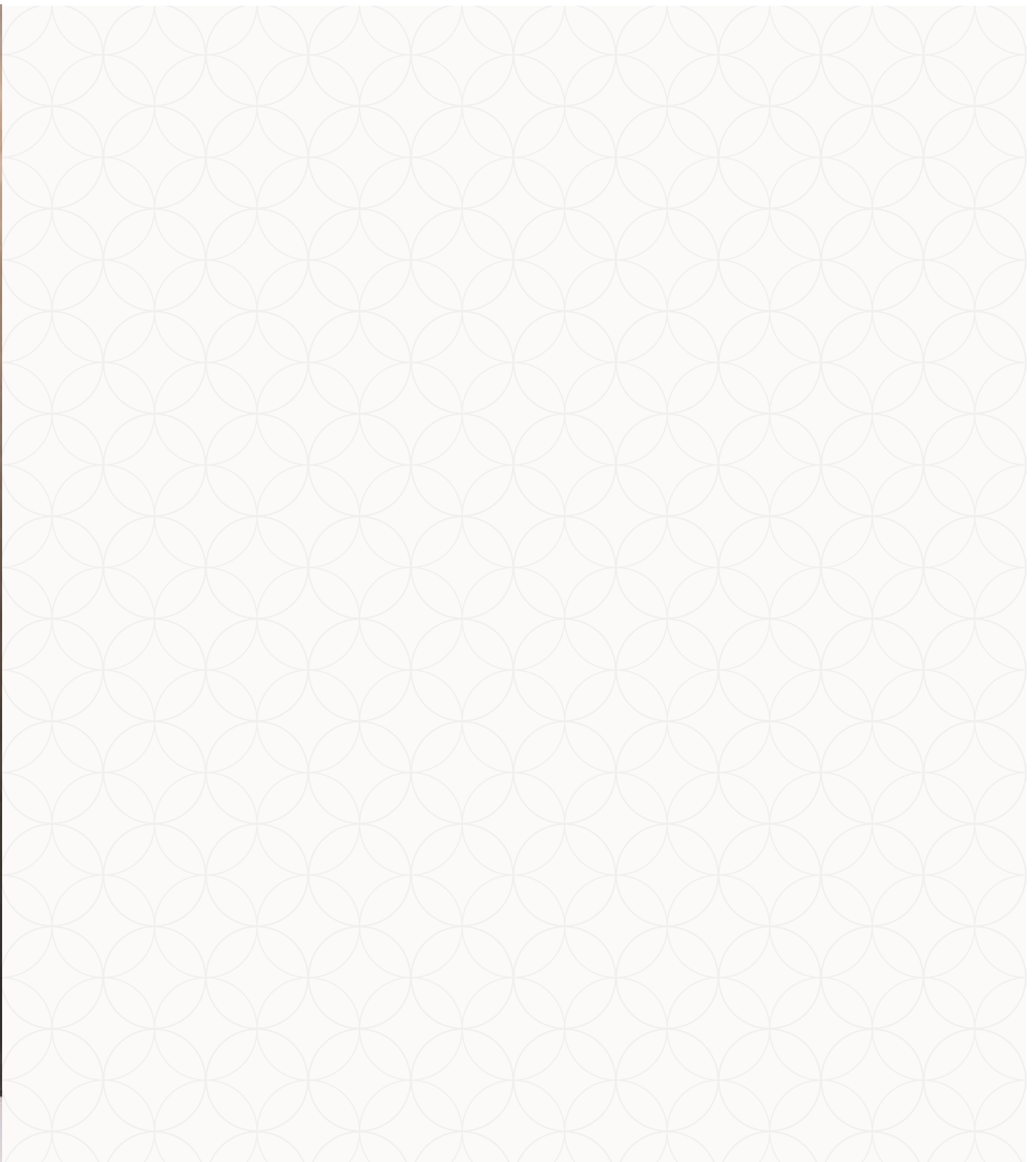
Pendant lights. Please see Sales Consultant for further details.

Switches & Sockets Switches & sockets.

Please see Sales Consultant for further details.

Appliances

Integrated Fridge Freezer.
Double Oven.
60cm Ceramic Hob.
90cm Ceramic Hob.
60cm Cooker Hood.
90cm Cooker Hood.
See Sales Consultant for combinations.



INTERIOR

Consumer Unit

Internal Doors

Cambridge door.

Internal Door Furniture

Tortosa or Vilanova lever. To all house-types.

Skirting to Ground

'Torus' profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

Skirting to Upper Floors

'Torus' profile MDF 119 x 14.5mm, with white satin paint finish in house-types up to 1400 sqft.
'Torus' profile MDF 194 x 14.5mm, with white satin paint finish in house-types over 1400 sqft.

Architrave to Ground

69mm x 14.5mm, satin white paint finish to house-types up to 1400 sqft.

Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to all housetypes up to 1400 sqft.
69mm x 14.5mm section size to house-types 1400 sqft and above.

Ceilings

Flat skim finish with Crown white emulsion paint decoration.

Walls

Crown pale Cashew emulsion paint finish.

Staircase

White painted with ash handrail.

Radiators

Myson Round top radiators.

Decorative Radiator

Myson Vertical Style in white. Selected house-types only, refer to drawing.

Central Heating

System via a combination of boiler, thermostatic radiator valves and room thermostats.

Mains Pressure Cylinder

Therma Q.

Lighting

Pendant lights.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Sanitaryware

Ideal Standard Arc by Sottini.

Bathroom

Tempo Bath
Tempo Arc 170cm x 70cm, water saver.
Bath in white.

Bath Panel

Unilux white panel.

Wall Tiles

To bathroom, cloakroom and en-suite.
Tiling by Johnsons.
Please see Sales Consultant for further details.

Shower over Bath

Shower valve together with bath screen fitted
above bath when no shower enclosure.

Shower Valve

To bathroom and en-suite.
Aqualisa Alto Bar Valve to all housetypes.

Shower Screen

Shower Tray
Low profile shower tray in white.
Large shower tray for walk-in showers

Mirror

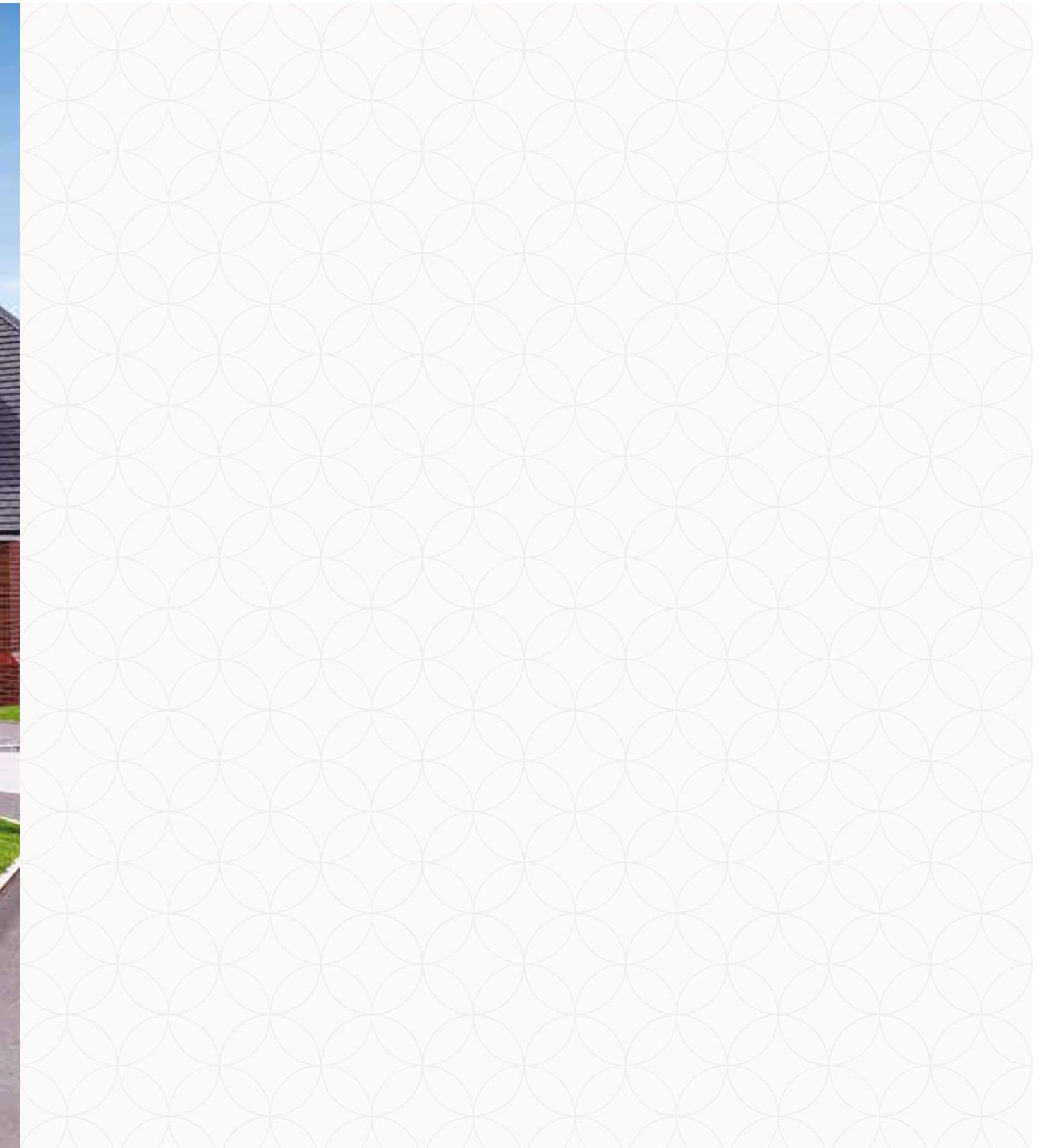
To be fitted above the bathroom and en-suite
washbasins where possible.

Towel Warmer

Curved finish.
Bar towel warmers in polished chrome finish
complete with chrome TRV valves.

Shaver Socket

White finish.



EXTERIOR

Numeral Plaque

House number to Front of property on numeral plaque to match the colour of the front door except when white, then numeral to be black.

Fascia & Soffit

uPVC fascia and vented soffit board in white profile.

Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

Waney Lapped Boarding

Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

Windows

Sealed double glazed uPVC windows, in white finish.

Door Bell

Push with transformer.

Light to Front

Vertical Tile Hanging
Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

Garage

Steel Hörmann door.
Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.

Power

Light & double socket to all integral garages.

Front Garden

Turf to front garden. Refer to layout for landscaping details.

Paving

Buff Riven slabs indicated on drawing.

External Fencing/Gates

Side and rear – Rear boundary fencing is 1.8m timber (divider fencing between plots is post & rail as standard).

External Gate – Comes as an option.

Driveway – Tarmac drive.

Outside Tap – Comes as an option.

OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





WHITEHALL GRANGE



Whitehall Road, New Farnley, Leeds, West Yorkshire LS12 5EA

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[redrow.co.uk](https://www.redrow.co.uk)