



Please Note - prices, availability and layout may be subject to change.

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## The Courtyard - Bronte Square, Haworth 4 Contemporary Mews Style Homes

**Plot 4 - £284,950**

(Spring 06)

3 & 4 bedroom, individual new build homes constructed from natural reclaimed quality stone to compliment the existing former school building. Constructed on 3 levels to the highest specification, these family homes offer size and exceptionally high quality fittings.

Bespoke Contemporary design mews style homes with exposed stone brickwork, timber beams and steel:



### 3 Floor Levels Comprising of:

- **Ground Floor:**  
2 bedrooms and /or Home Office  
Bathroom & WC
- **First Floor:**  
Bedroom 1 with En Suite  
Bedroom 2  
House Bathroom
- **2nd Floor:**  
Open Plan Living, Dining and Kitchen area with Juliet Balconies

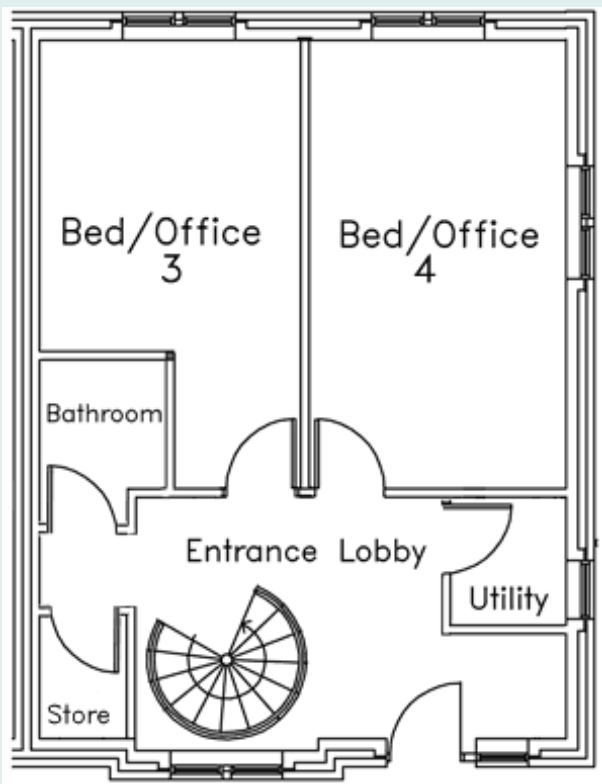
### Specifications and Features :

- Constructed from natural re-claimed quality stone.
- Quality craftsmanship construction throughout.
- Open Plan lounge/ kitchen / dining area.
- Decorated to the very highest standard.
- Bespoke top quality hardwood windows with several opening options and spray paint finish.
- Bespoke Steel large radius Spiral Staircase.
- Contemporary gas/electric feature fire in reclaimed brickwork style chimney breast.
- Economical Gas Fired under floor heating system with individual control to each room
- High pressure water system with large storage capacity.
- The highest specification to bathrooms and kitchens with porcelain wall and floor tiles
- Low voltage lighting and contemporary high specification fittings.
- Secure electronic pedestrian and vehicle gate entry system.
- Video Entry System.
- CCTV Monitoring System .
- Smart Home Technology\* packages available comprising for telephone/ data / audio / video and Honeywell Hometronic System .

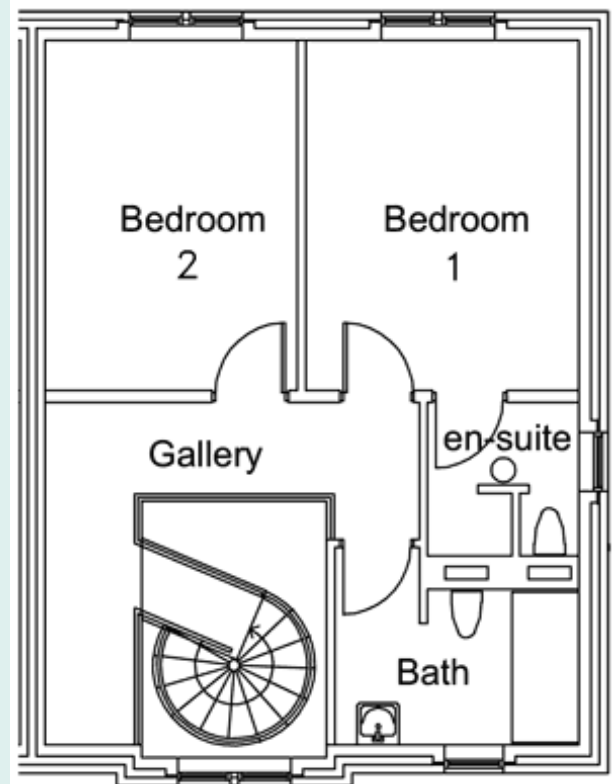
\* - the apartment has been wired to the latest standards using Cat5e cabling for telephone / data / audio & visual. We offer several options suited to your lifestyle and budget for this element. Please Contact us on **01535 648103** for more details.

## Average Room Dimensions & Plans

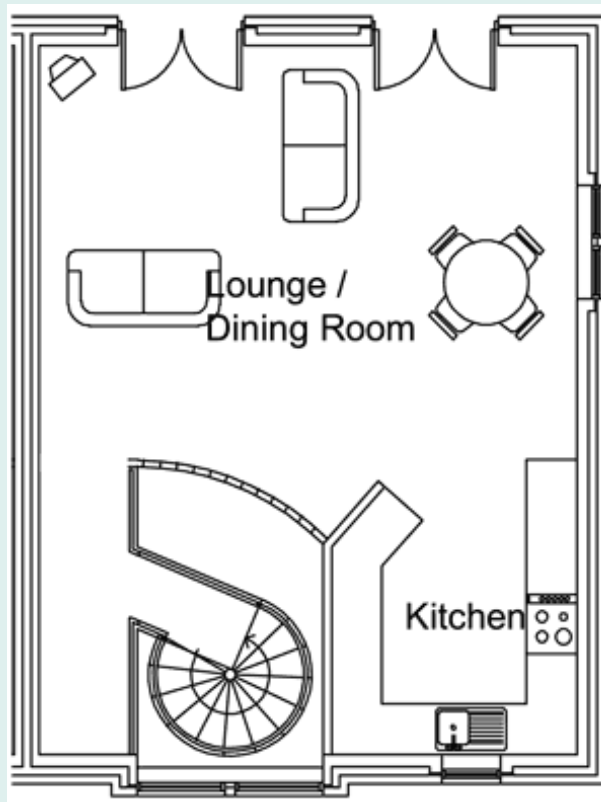
Room	Floor	Dimensions
Bedroom 1	First	9' 10" x 14'
Ensuite	First	6' x 6' 6"
Bedroom 2	First	9' 10" x 14'
House Bathroom	First	6' x 6' 6"
Bed 3/ Office	Ground	9' 10" x 10'
Bathroom - Gound Floor	Ground	6' x 6' 6"
Bed 4 / Office	Ground	9' 10" x 14'
Utility	Ground	5' 3" x 4' 6"
Store	Ground	4' 6" x 5' 3"
Open Plan lounge, dining & kitchen area	Second	20' 10" x 27' 6"



Ground Floor Plan



First Floor Plan



Second Floor Plan

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