

The Dales on your doorstep...

all Saints, Ilkley



Arncliffe



Recently described in the local press as “The jewel in Yorkshire’s crown”, Ilkley’s popularity as both a tourist attraction and residential location continues unabated.

Referred to in The Domesday Book, Ilkley was for centuries a small agricultural village, but when the qualities of the local waters were realised it soon became known as a spa and the town matured quickly as the Victorian hydros developed and later became hotels.

To-day, Ilkley is more famous for its increasing cosmopolitan feel, with strong bias towards fashion shops, bistros, cafes and restaurants, not to mention the world famous moor and its breathtaking walks and scenery.



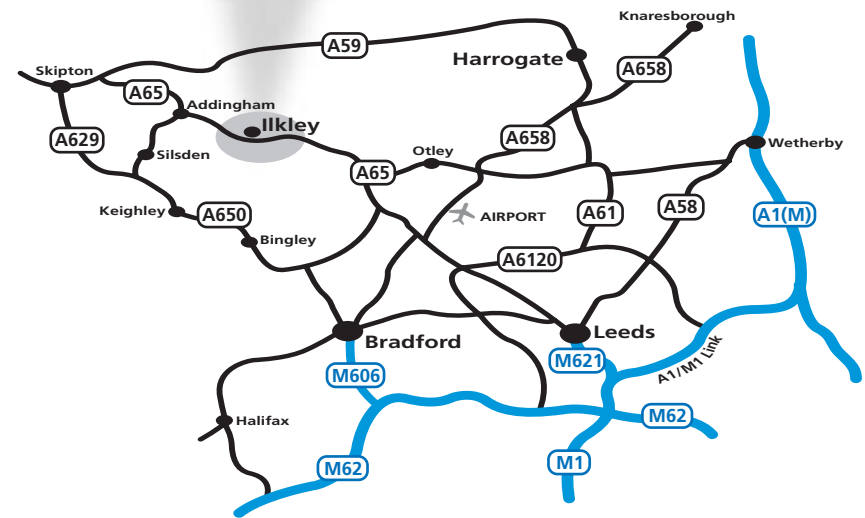
On the very fringe of the town centre lies All Saints, an exclusive development of just twenty four 2-bed luxury apartments in six different styles/sizes, built in natural stone over three floors with lift access to the upper levels.

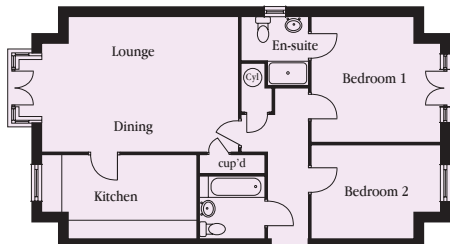
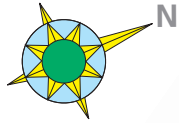
Each of these highly specified and spacious apartments will be traditionally built to the latest energy-efficient building standards, facilitating low running costs and ease of maintenance.



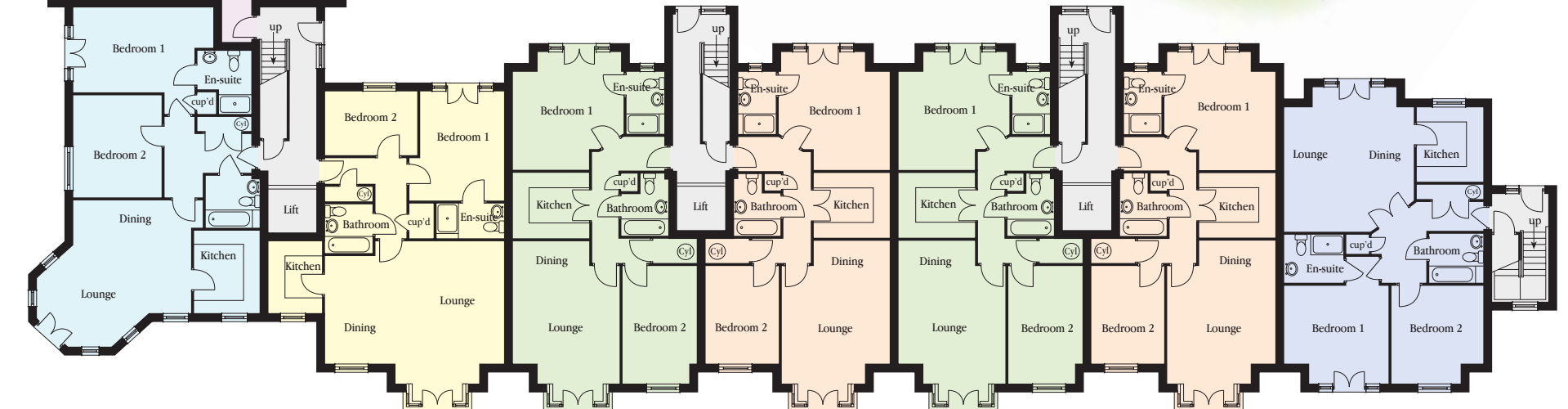
Whilst benefiting from ready access to the beautiful Yorkshire Dales. Ilkley also enjoys excellent transport links to major towns and cities of the region via road and rail. For those who need to travel further, Leeds/Bradford airport is just 9 miles away.

All Saints represents an increasingly rare opportunity to acquire a brand new apartment in such a well-known and prestigious location.





BLOCK PLAN (first and second floors differ slightly)



2nd	37J	36H	35G
1st	34J	33H	32G
Grd	31J	30H	29G

2nd	28F	27E
1st	26F	25E
Grd	24F	23E

2nd	22F	21E
1st	20F	19E
Grd	18F	17E

2nd	16D
1st	15D
Grd	14D



Type D - Apartments 14, 15, 16

LOUNGE/DINING	5.840 max into bay x 4.750 max	19'2" max into bay x 15'7" max
KITCHEN	3.010 x 2.440	9'10" x 8'0"
BEDROOM 1	3.965 max x 3.820 max	13'0" max x 12'6" max
BEDROOM 2	3.965 max x 3.380 max	13'0" max x 11'1" max
BATHROOM	2.000 x 1.980	6'7" x 6'6"
EN-SUITE	2.170 x 1.955	7'1" x 6'5"

Type E - Apartments 17, 19, 21, 23, 25, 27

LOUNGE/DINING	5.780 exc.g floor bay x 3.960 max	19'0" exc.g floor bay x 13'0" max
KITCHEN	2.760 x 2.590	9'0" x 8'6"
BEDROOM 1	4.750 max into bay x 4.070 max	15'7" max into bay x 13'4" max
BEDROOM 2	3.945 x 2.670	12'11" x 8'9"
BATHROOM	2.525 max x 1.700 max	8'3" max x 5'7" max
EN-SUITE	2.510 x 1.370	8'3" x 4'6"

Type F - Apartments 18, 20, 22, 24, 26, 28

LOUNGE/DINING	5.780 exc.g floor bay x 3.920 max	19'0" exc.g floor bay x 12'10" max
KITCHEN	2.760 x 2.590	9'0" x 8'6"
BEDROOM 1	4.750 max into bay x 4.070 max	15'7" max into bay x 13'4" max
BEDROOM 2	4.750 max into bay x 2.715 max	15'7" max into bay x 8'11" max
BATHROOM	2.525 max x 1.700 max	8'3" max x 5'7" max
EN-SUITE	2.510 x 1.370	8'3" x 4'6"

Type G - Apartments 29, 32, 35

LOUNGE/DINING	6.550 max x 5.770 exc.g floor bay	21'6" max x 18'11" exc.g floor bay
KITCHEN	2.900 x 1.950	9'6" x 6'5"
BEDROOM 1	4.425 max x 3.470 max	14'6" max x 11'4" max
BEDROOM 2	3.370 x 2.580	11'0" x 8'5"
BATHROOM	2.000 x 1.720	6'7" x 5'8"
EN-SUITE	2.470 x 1.425	8'1" x 4'8"

Type H - Apartments 30, 33, 36

LOUNGE/DINING	5.875 max x 5.680 max	19'3" max x 18'7" max
KITCHEN	3.325 x 2.390	10'11" x 7'10"
BEDROOM 1	5.120 max x 3.445 max	16'9" max x 11'3" max
BEDROOM 2	4.120 x 3.255	13'6" x 10'8"
BATHROOM	2.080 x 1.950	6'10" x 6'5"
EN-SUITE	2.560 max x 1.970	8'5" max x 6'5"

Type J - Apartments 31, 34, 37

LOUNGE/DINING	5.900 max exc.g floor bay x 4.455 max	19'4" max exc.g floor bay x 14'7" max
KITCHEN	4.620 max x 2.740 max	15'2" max x 9'0" max
BEDROOM 1	4.130 max x 3.860 max	13'6" max x 12'8" max
BEDROOM 2	3.860 max x 3.080 max	12'8" max x 10'1" max
BATHROOM	2.040 x 1.960	6'8" x 6'5"
EN-SUITE	2.280 max x 1.980 max	7'6" max x 6'6" max

The approximate room dimensions shown in this brochure are maximum dimensions and are taken before plaster finishes.

SPECIFICATION

STRUCTURE

Traditional construction in natural sandstone with natural slate roof. PVC-u double-glazed frames.

INTERNAL FINISHES

Decoration - matt finish magnolia emulsion to walls and matt finish pure brilliant white emulsion to ceilings.

Polished chrome ironmongery.

Choice of kitchen and bathroom wall tiles from specified ranges.

KITCHEN

Choice of kitchen units / worktops from specified range. • Integrated electric single oven with choice of colour.

Integrated ceramic hob in black or gas hob with choice of colour. • Chimney extractor hood in brushed steel.

Integrated fridge / freezer. • Integrated dishwasher. • Integrated washer / dryer.

HEATING / HOT WATER

Gas fired central heating.

145L unvented hot water cylinder with electrical immersion heater backup.

ELECTRICAL SERVICES

TV points to lounge and bed 1, linked to communal satellite dish and terrestrial aerial. (De-coder and subscription necessary for Sky TV).

BT points to lounge, hall and bed 1. • Mains operated smoke detector to hallway.

Mains operated heat detector to kitchen. • Electric shaver sockets to bathroom and en-suite.

Chrome finished acoustic/ intumescent downlighters to kitchen, bathroom and en-suite ceilings.

Individual security alarm system to each apartment.

Audio telephone handset door entry system to each apartment, facilitating release of electro-magnet lock to main communal entrance door.

GENERAL

Passenger lift service to all apartments other than plots 14, 15, and 16.

NHBC 10-year warranty.

WAYS IN WHICH ARNCLIFFE CAN HELP YOU MAKE YOUR MOVE

Once you have chosen the new Arncliffe home you would like, there are a range of facilities we can offer to make your purchase that much easier.

If you do not yet have a buyer for your existing house, why not consider our highly successful *Part Exchange* scheme?

Hundreds of purchasers have taken advantage of this facility, which has enabled them to plan their move with certainty, without the worry of finding a buyer at the right price or the hassle of appointing Estate Agents and negotiating with potential buyers.

We will even consider taking your house in part exchange if it is of a similar or greater value than the new house you wish to purchase! Full details are available from our Sales Representatives.

Simply complete our no-obligation application form and we will arrange a mutually convenient time to inspect your property, following which we will confirm its eligibility for part exchange and discuss our valuation with you. Once we have agreed figures, your purchase can proceed without delay and you could be moving into your brand new home in weeks.

Our part exchange facility is entirely without obligation and in the event that you decide not to proceed with our offer, you will face no charges.

The *mortgage* market is now extremely competitive and it is difficult to stay abreast of the latest products. We therefore offer the services of an independent firm of financial advisers who have access to all major lenders and can give impartial advice on the best deals around at any given time.

These advisers will meet you at a mutually convenient time and place (at home if you wish) and talk through the options with you, on a no obligation basis. If you decide to proceed with one of their suggestions, they will guide you through the paperwork and monitor progress of your application through to the time a mortgage offer is issued.

Once again, this facility is completely free of charge and entirely without obligation.

Arncliffe

ARNCLIFFE HOMES LIMITED,
ARNCLIFFE HOUSE, BRAMLEY GRANGE, SKELTONS LANE, THORNER, LEEDS, LS14 3DW
TEL: 0113 237 5900 FAX: 0113 265 4458

www.arncliffehomes.co.uk