



**SOUTHFIELD &
ELLIS HOUSE**

— H A R R O G A T E —

WELCOME TO

SOMETHING

QUITE

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. 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, Metis work surfaces and a choice of kitchen units (subject to the build stage). The contemporary bathrooms ooze quality, complimented by Hansgrohe 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
PROPERTIES OFFERING HOMES
TO THE SAME HIGH STANDARDS.**



Underfloor heating and sealed unit double glazing ensure that the home environment is kept at optimum levels of comfort and 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. A 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

- Fitted kitchen units, worktops & splashback
- Soft closers to all unit doors & cutlery draw insert
- Miele brushed steel electric oven / hob
- Brushed Steel extractor chimney hood
- Quality German manufactured Integrated 70/30 fridge/freezer
- Inset sink 1.5 bowl & chrome Monobloc tap
- Quality German manufactured Integrated dishwasher
- Integrated washer/dryer (not applicable if separate utility)
- Chrome recessed downlighters
- Under wall unit lights

UTILITY

- Integrated washer/dryer

MAIN BATHROOM

- Contemporary white Villeroy & Boch sanitary ware
- Hansgrohe chrome single lever basin mixer with popup waste
- Hansgrohe thermostatic bath filler with pop-up waste & overflow
- Hansgrohe over bath shower with thermostatic multi valve
- Ceramic wall tiling – full height
- Chrome recessed downlighters
- Large heated mirror
- Chrome heated towel rail

EN - SUITE

- Contemporary white sanitary ware
- Hansgrohe chrome single lever basin mixer with popup waste
- Ceramic wall tiling
- Shower enclosure complete with glass door/ chrome frame & Hansgrohe thermostatic shower
- Chrome recessed downlighters
- Chrome heated towel rail
- Large heated mirror

FLOORING

- Fitted carpets to all bedrooms, engineered flooring to living area and hallway
- Quality engineered flooring to kitchen and bathroom areas

HEATING

- Electric panel radiators including thermostatic valves
- Underfloor heating to bathroom and en-suite (where applicable)

ELECTRICAL

- Telephone Point
- Television socket
- Wired for Sky connection
- Electric sockets with USB ports to selected areas
- Smoke detectors
- Smart meter
- Virgin /BT Broadband connection

INTERNAL & EXTERNAL WINDOWS AND DOORS

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

DECORATION

- White emulsion to walls & white emulsion to ceilings
- Painted woodwork

COMMUNAL AREAS

- Audio entry system
- Lift
- Quality hard wearing flooring to corridors and stairwells
- Designated private bin storage area
- External lighting
- Tarmac paths
- Security alarm system
- Landscape gardens

WARRANTY

- 10 year warranty provided by checkmate.





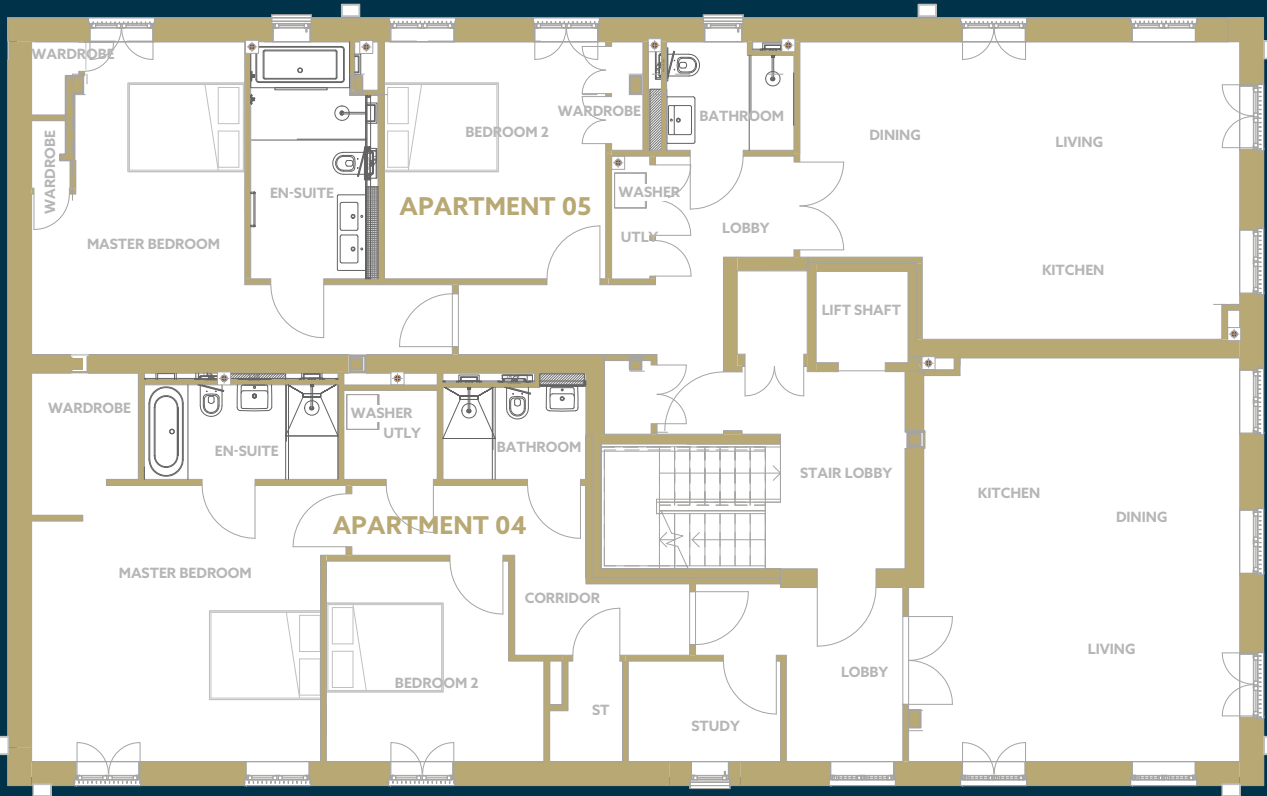


SOUTHFIELD

GROUND FLOOR



FIRST FLOOR



01

	M	FT
Kitchen/ Living	3.40 x 3.87	11'2" x 12'8"
Bedroom	4.72 x 2.40(min)	15'6" x 7'10"
Total	38.7sqm	416sqft

02

	M	FT
Living/ Dining	6.50 x 4.20(max)	21'4" x 13'9"
Kitchen	2.80 x 2.50	9'2" x 8'2"
Bedroom 1	3.30 x 3.10	10'10" x 10'2"
Bedroom 2	3.30 x 3.00	10'10" x 9'10"
Total	69.1sqm	743.5sqft

03

	M	FT
Living/Dining/ Kitchen	7.30 x 5.00(max)	23'11" x 16'5"
Bedroom 1	4.00 x 3.70	13'1" x 12'1"
Bedroom 2	5.70 x 3.50(min)	18'8" x 11'6"
Total	110sqm	1184sqft

04

	M	FT
Living/Dining/ Kitchen	6.70 x 5.50(max)	22'0" x 18'0"
Bedroom 1	4.75 x 4.60	16'6" x 15'1"
Bedroom 2	3.60 x 3.35	11'10" x 11'2"
Study	2.50 x 1.80(max)	8'2" x 5'11"
Total	120.5sqm	1296.7sqft

05

	M	FT
Living/Dining/ Kitchen	7.30 x 4.95(max)	23'11" x 16'4"
Bedroom 1	5.25 x 3.50(max)	17'3" x 11'6"
Bedroom 2	3.95 x 3.65	13'0" x 11'11"
Total	109.3sqm	1177sqft

*Note all dimensions are subject to slight variations

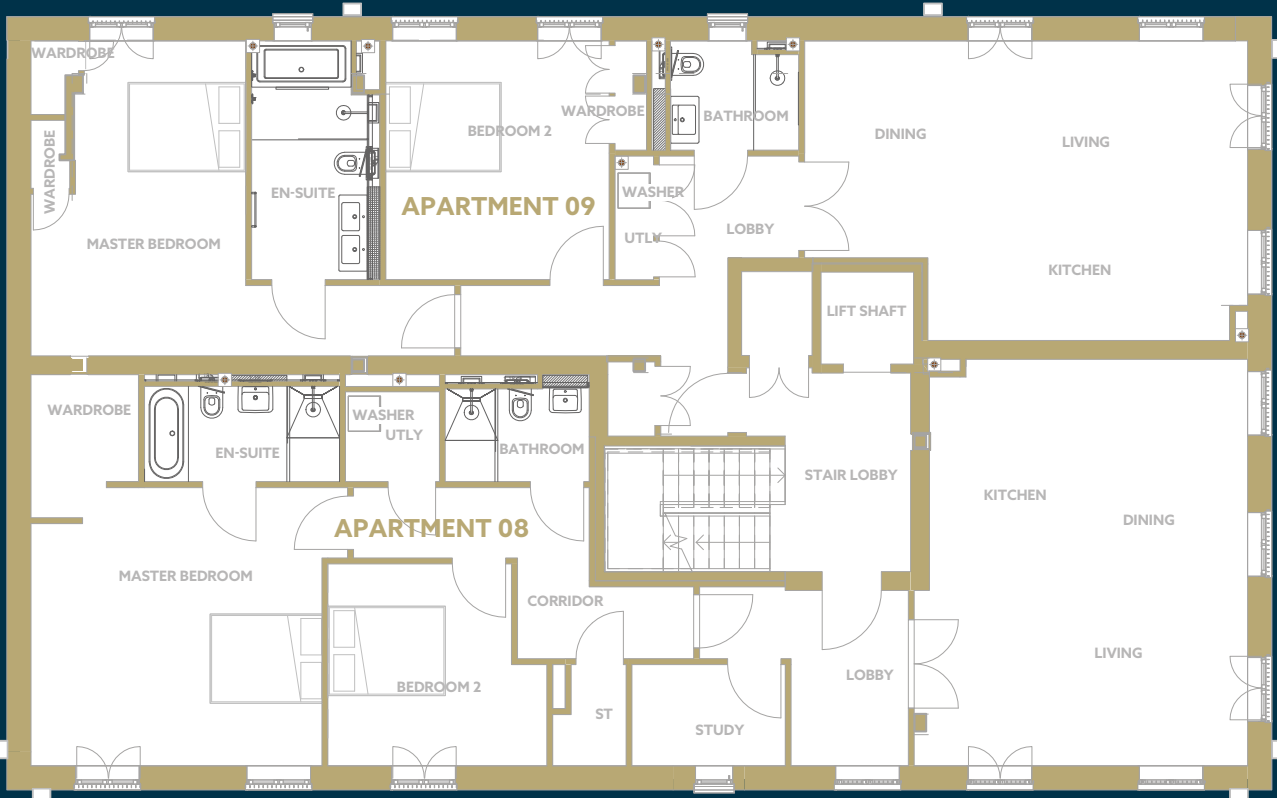


SOUTHFIELD

SECOND FLOOR



THIRD FLOOR



06

	M	FT
Living/Dining/Kitchen	6.70 x 5.50(max)	22'0" x 18'0"
Bedroom 1	4.75 x 4.60	16'6" x 15'1"
Bedroom 2	3.60 x 3.35	11'10" x 11'2"
Study	2.50 x 1.80(max)	8'2" x 5'11"
Total	120.5sqm	1296.7sqft

07

	M	FT
Living/Dining/Kitchen	7.30 x 4.95(max)	23'11" x 16'4"
Bedroom 1	5.25 x 3.50(max)	17'3" x 11'6"
Bedroom 2	3.95 x 3.65	13'0" x 11'11"
Total	109.3sqm	1177sqft

08

	M	FT
Living/Dining/Kitchen	6.70 x 5.50(max)	22'0" x 18'0"
Bedroom 1	4.75 x 4.60	16'6" x 15'1"
Bedroom 2	3.60 x 3.35	11'10" x 11'2"
Study	2.50 x 1.80(max)	8'2" x 5'11"
Total	120.5sqm	1296.7sqft

09

	M	FT
Living/Dining/Kitchen	7.30 x 4.95(max)	23'11" x 16'4"
Bedroom 1	5.25 x 3.50(max)	17'3" x 11'6"
Bedroom 2	3.95 x 3.65	13'0" x 11'11"
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	AIRPORTS	HRS	MINS
WHITBY	1	38	LEEDS/BRADFORD	-	27
MANCHESTER	1	41	TEESIDE	1	-
BIRMINGHAM	2	28	DONCASTER	1	-
RIPON	-	29	MANCHESTER	1	41
LIVERPOOL	2	-	EAST MIDLANDS	1	54
LONDON	4	-			



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