



This beautiful, landscaped development consists of just twelve exclusive detached homes featuring modern kitchens, spacious living areas and generous double bedrooms with en-suite facilities.

Constructed of brick and stone these innovative homes offer a unique and imaginative appeal. High specification contemporary features are designed to create light and space for modern living for individuals looking for a superb home. The impressive architectural design benefits from extensive glazing and long southern views whilst maximising the incredible woodland landscapes surrounding the development.

NUMBER 9

SOUTH SIDE RIDGE
LEEDS LS28 9LG

**ROWAN
5 BEDROOM**

PRICE £699,950

SUPERB LIVING ACCOMMODATION
LARGE KITCHEN/LIVING/DINING ROOM
SPACIOUS MASTER ENSUITE COMPLETE
WITH DRESSING ROOM
10 YEAR STRUCTURAL GUARANTEE
DETACHED DOUBLE GARAGE
PANORAMIC VIEWS



NUMBER 9

SOUTH SIDE RIDGE

ROWAN

A contemporary styled new build detached family home nestled in a private wooded environment offering spacious accommodation complete with five bedrooms, parking, double garage, landscaped gardens and panoramic





ABOUT THE DEVELOPMENT

The development comprises beautiful 4 and 5 bed detached homes featuring fabulous kitchens, spacious living areas, generous double bedrooms with en-suite facilities, terraces, garages with electric doors, parking and landscaped gardens. South Side Ridge is situated on Pudsey Road surrounded by a mature landscaped setting with established deciduous trees. The semi – rural location is on an extensive green field site to the east of Pudsey town centre.

Constructed of brick and stone these innovative styled homes offer unique and imaginative appeal. Generously proportioned rooms are complimented with a high specification and superb light to create spaces designed for modern living. The homes benefit from extensive glazing to their southern elevations maximising the incredible woodland landscape views.



LOCATION

LS28 9LG

Whilst the homes enjoy a beautiful semi rural environment, the location benefits from excellent access to a range of superb amenities close by, with easy accessibility to the inner ring road, city centre motorways and Pudsey railway station.

Pudsey $\frac{3}{4}$ mile.

Pudsey Rail Station 3 miles.

Owlcotes Retail Park 3 miles.

Leeds City Centre 5 miles



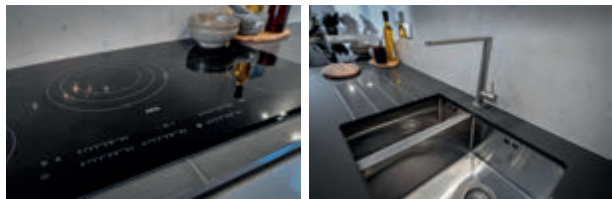
NUMBER 9 SPECIFICATION

LIVING SPACE

- Spacious, beautifully designed homes.
- Extensive high performance double glazed windows offering superb long distance south facing views across Post Hill Park.
- Contemporary solid and glazed external doors complete with stylish stainless steel handles.
- Contemporary styled interiors designed for families.
- Generous bedrooms with en-suite bathrooms.
- Energy efficient gas central heating throughout, complete with thermostatic radiator valves.
- Hardwood contemporary internal doors complete with stainless steel or chrome ironmongery.
- Gallery white walls and white ceilings.
- Beautiful feature staircases complete with hardwood fittings.

KITCHENS

- A select choice of high quality kitchen units with a contemporary style.
- Complete with integrated appliances including, stainless steel fan oven, microwave, 5 ring electric hob, extractor, integrated dishwasher, larder fridge and freezer.
- High quality quartz work surfaces and upstand.
- Generous island unit to kitchen.
- Under-slung stainless steel 1½ bowl sink complete with mono-block chrome taps.
- Integrated recycle bins.
- High quality tiled floors.
- Generous utility rooms complete with matching kitchen units and plumbing space for washer and dryer.





NUMBER 9 SPECIFICATION

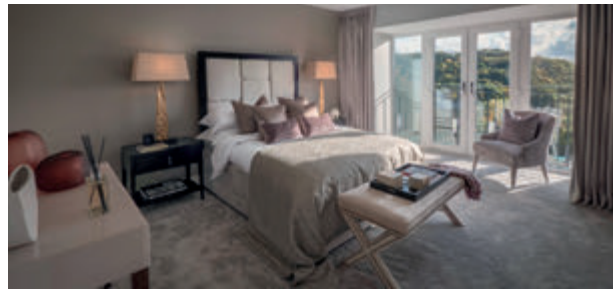
BATHROOMS

- High quality contemporary sanitary ware in white.
- Wall hung W.C.
- High quality bath.
- Wet room shower complete with glazed screen and rain head shower.
- High quality chrome mixer taps.
- Chrome towel rail.
- Stylish contemporary tiling.



ELECTRICAL & LIGHTING

- Recessed low voltage down lighters to kitchen, bathrooms and en-suite.
- Telephone points are provided to the kitchen, living area and main bedroom.
- TV aerial points and internet connections will be provided in each TV location (kitchen, living room, master bedroom).
- Digital TV aerial will be installed within the attic area.
- Fully fitted intruder alarms.
- External lights to front and rear.
- Mains operated fire and smoke detector system.



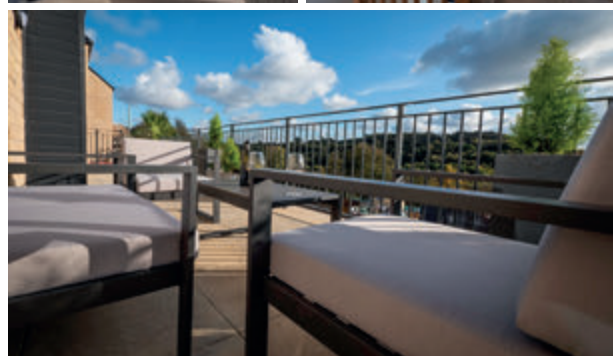
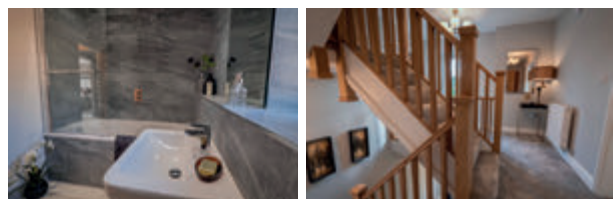
GARAGES

- Spacious detached double garage with extensive home gym/storage space.
- Remote control electrically operated garage doors.
- Electric car charging points.



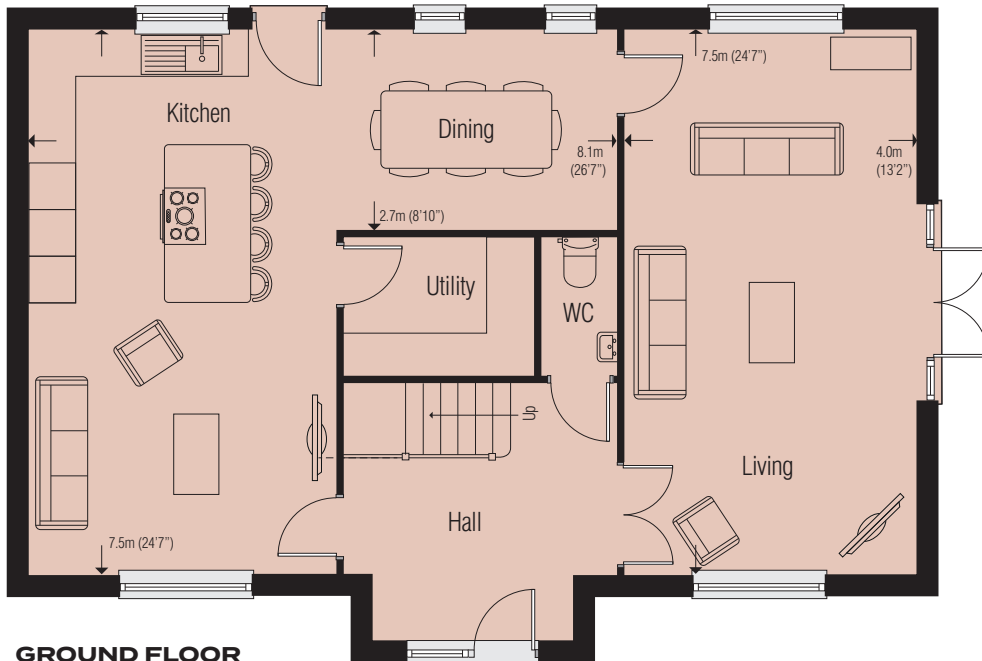
EXTERNALLY

- Superb spacious patio area with stunning long distance views.
- Turfed gardens and planted areas.
- Generous drive.
- Exclusive landscaped environment with stone walls to estate entrance.
- High quality external hard landscaping with brick paved driveways.
- Site surrounded by established trees and hedges as well as new planting.
- Immediate access to Post Hill Park nature reserve comprising over 65 acres with established footpaths and Farnley Beck.

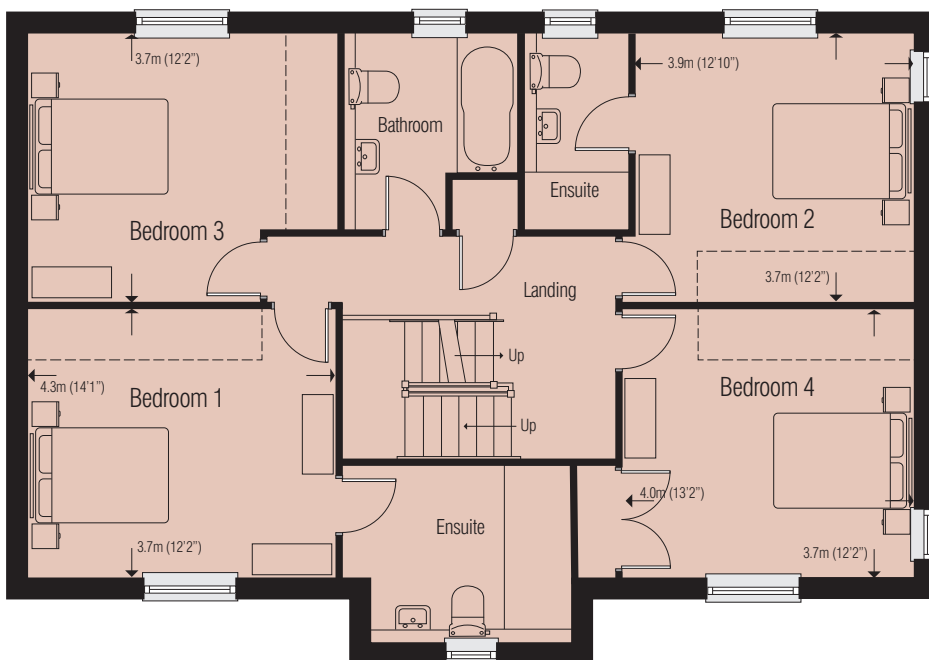




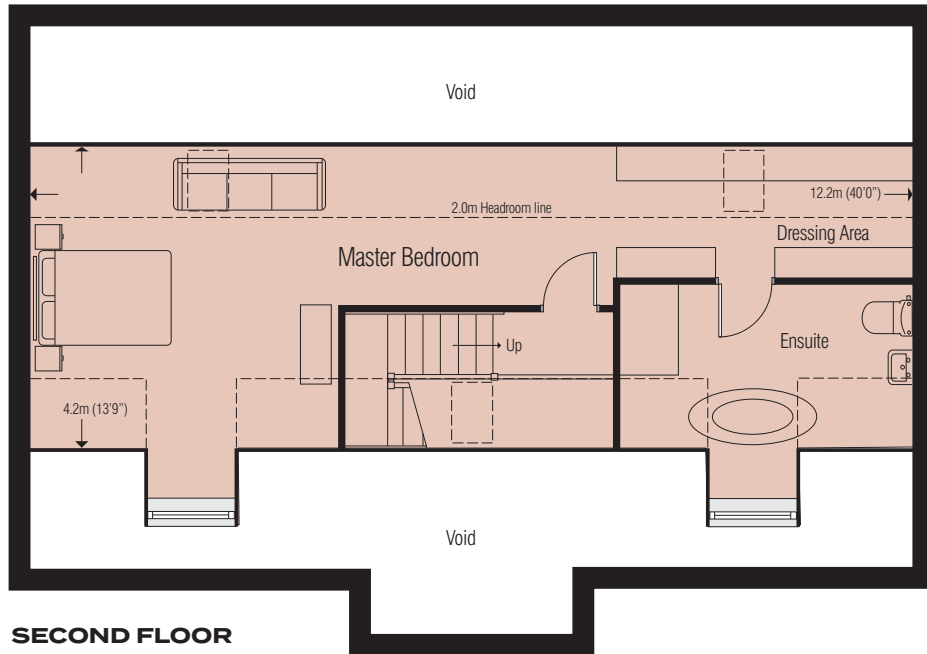
NUMBER 9



FIRST FLOOR



NUMBER 9



ADDITIONAL INFORMATION

- We can also arrange existing house valuations with our experienced local estate agent.
- Free mortgage advice/applications with a specialised financial advisor for new build properties.
- Help to Buy information.
- Recommend legal services which are very competitively priced.
- Sales assist to help you sell your existing property with no agency fees to pay.

Our beautiful, fully furnished show home is open at **South Side Ridge LS28 9LG**,
Thursday - Monday 10am - 5pm (Closed Tue/Wed)

TO ENQUIRE ABOUT THIS HOME CALL:

07837116469

