

**Preston
Baker**



Land & New Homes



GROSVENOR MOUNT GARDENS



WHY GROSVENOR MOUNT

Trendy and sophisticated, the suburb of Headingley is a popular area of Leeds and home to a mix of students, professionals and families. With a vibrant high street, varied property types and quick and easy access to the city, it ticks a lot of boxes.

HISTORY

There is reference to 'Hedingeleia' in the Domesday Book in 1086 but findings in Beckett Park date settlements to late Roman times. For many centuries it was an agricultural area, and at the turn of the 19th century there was a population of just 300. It wasn't until the growth of Leeds in the industrial revolution that Headingley became a popular suburb and the modern era has seen numerous developments as it continues to grow.

SHOPPING

Headingley has its own Arndale shopping centre which is home to a Sainsbury's, Wilkinsons, Superdrug, Greggs, KFC, post office and more. Being a cash-rich community means that it is a good place for retailers and around the area there are a number of national chains and boutiques as well as banks.

THINGS TO DO

Leeds Rhinos rugby league team, Leeds Carnegie rugby union team and Yorkshire Country Cricket Club call the Headingley Stadium home. Beckett Park and Woodhouse Moor north and south of the area respectively are great for a stroll, as is the impressive Roundhay Park, which is a short drive east. On top of this, you are well placed for trips to the Yorkshire Dales and even the Yorkshire Moors and Peak District.

If you love film, the Cottage Road Cinema is one of the oldest in the United Kingdom and has been showing films since 1912.

EATING & DRINKING

Brett's fish restaurant and takeaway has been around since 1919 and is a popular place to eat in the area. Along with this, there is a great Italian called Salvo's and Sukothai, a Thai restaurant. Elsewhere, there are a number of other international cuisines to choose from as well as numerous pubs and bars like Trio and The Box to enjoy in the evening.

SCHOOLS

Within a mile there are 10 primary schools above the national average score and between Headingley and Leeds there are a number of options for secondary education. The city college is less than two miles away for further education, while there is a campus for Leeds Beckett University in the suburb.

TRANSPORT LINKS

The A660 Otley Road that runs through Headingley means that the city centre is easily accessible on foot, in a bus or in the car. This also offers access to the M62, M6 and M1 so its simple to travel out of the city. There is a train station that takes you straight to Leeds or York and Leeds Bradford International Airport is just 20 minutes away.



GROSVENOR MOUNT GARDENS

An exclusive gated development located in a prime position in the heart of Leeds. Grosvenor Mount Gardens is set in a private stunning garden setting with mature boundary trees and shrubs. This development comprises of eight new build two and three bedroom homes and an imposing refurbished four bedroom house which offers charm and character.

Grosvenor Mount is close to Leeds city centre offering excellent rail and road links to all major cities and is a short drive away from Leeds Bradford airport. There is a wide range of shops, restaurants, bars and cafes in the area and is close to parks and recreational facilities. The development is close to the Universities of Leeds and the City Centre.

“Structured Homes is a local, Yorkshire developer providing our Clients with a hassle free, exemplary home building experience, in which, they will feel good about quality, value and service. Our goal is to build our Customers their dream home that they can share with family and friends”

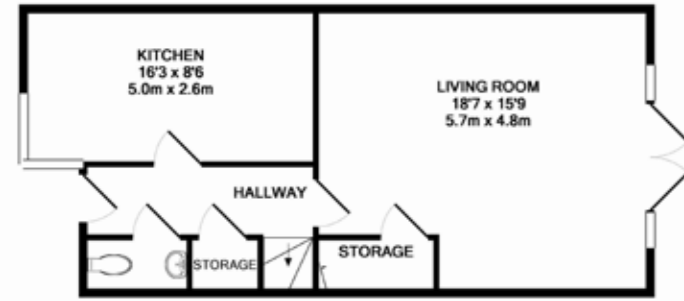


GROSVENOR MOUNT GARDENS

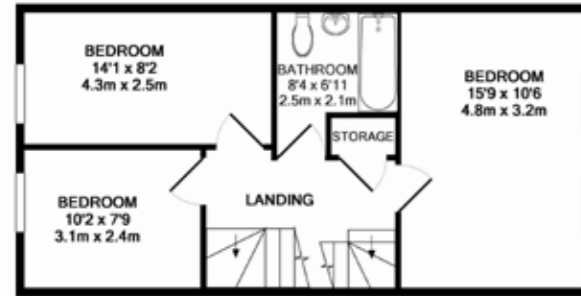
- Premiere Warranty 10years on new builds
- Gas Central Heating
- Landscaped Gardens including lawn
- Regular block paved and Tarmac frontage and road
- Front composite door
- Smoke and Heat detectors
- TV and Sat points in Living room and Master Bedroom
- Italian Contemporary Sanitary ware - what brand?
- Oak Vaneer internal doors
- Modern kitchen with work top and luxury tap
- Neff single electric oven and extractor and Bosch gas hob
- Integrated appliances (fridge freezer, dishwasher, washer dryer)
- Choice of porcelonosa tiles in bathroom
- Yale Wireless security alarm
- External lights front and back
- LED down lights in kitchen and plinth lights
- Smart home integration, automated lights, automated boiler control and radiator (introduction will be given to new clients)
- 2nd floor in new build chosen plots to have staircase to top and ample floor space for whatever customer desires.



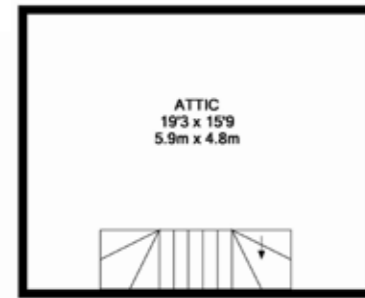
NEW BUILD TYPE ONE



GROUND FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.8 SQ.M.)



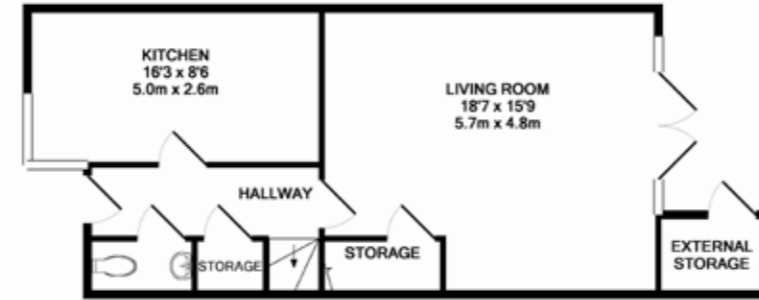
1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)



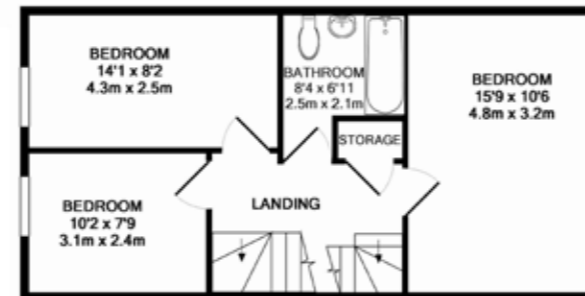
2ND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1328 SQ.FT. (123.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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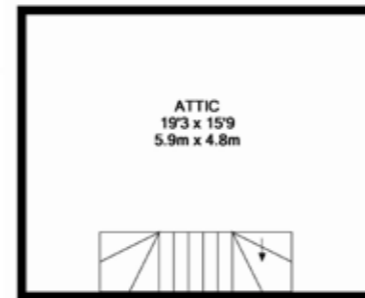
NEW BUILD TYPE TWO



GROUND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)



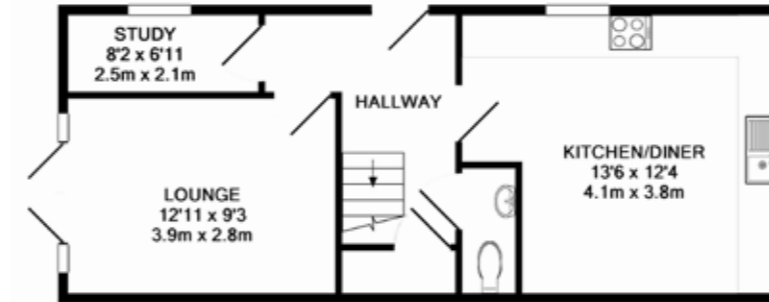
1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1354 SQ.FT. (125.8 SQ.M.)
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RENOVATION NEW BUILD



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

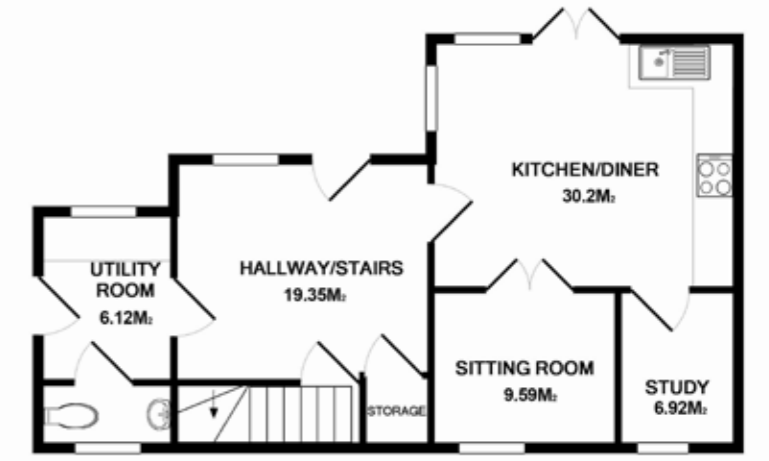


1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

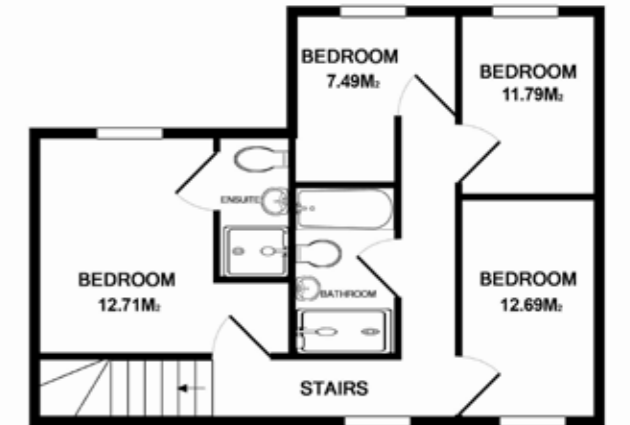
TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.2 SQ.M.)

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RENOVATION



GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 SQ.M.)

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