

The Grove

Headingley 



An exclusive development of just three luxury detached homes within the Headingley Conservation Area.

MORAN.SMART HOMES

With the heart of the vibrant suburb of Headingley only a short stroll away, The Grove offers a unique opportunity to live in an exclusive gated and unusually spacious environment, with unrivalled sporting, shopping and recreational attractions on your doorstep.

Make yourself at home...

Situated only two miles from the City Centre, Headingley is a historically significant suburb of Leeds, hosting Leeds Beckett University, Yorkshire County Cricket Club, Leeds Rhinos Rugby League and the Yorkshire Carnegie Rugby Union Teams. In more recent years, Headingley has boomed and now boasts numerous independent shops, cafés and restaurants.

The area also benefits from a number of highly regarded nurseries, primary and secondary schools and has excellent road and rail connections with Leeds/Bradford airport only 15 minutes away.





TRANSPORT & SERVICES

- 01 Headingley Train Station
- 02 New Burley Train Station
- 03 Post Office

EDUCATION

- 05 Grove Road Nursery
- 06 Leeds Metropolitan University (Beckett's Park)

SHOPPING & ENTERTAINMENT

- 07 Headingley Stadium
- 08 Waitrose
- 09 Sainsbury's

Contemporary living, traditional quality...

Each home at The Grove has been carefully crafted to provide flexible and functional living space, based around the concept that the kitchen is the heart of any home.

Moran Smart Homes have years of experience delivering spaces that work for life, be it for raising a family, entertaining friends or working from home we understand that sometimes your homes has to be everything and more...

Quality and excellence is at the heart of everything we do and with a 10 year new home warranty, peace of mind comes as standard.

A prestigious address, convenient location, secure environment and a comfortable home.

Three stunning natural stone built detached homes with high specification fittings, five spacious bedrooms, four bathrooms and guest WC's.

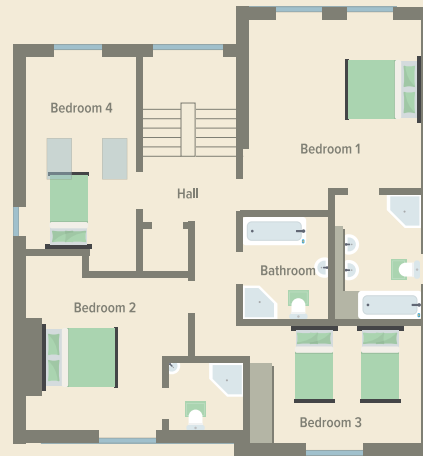
Key Features

- Spacious kitchen/ dining / living room with bi-fold doors opening onto rear garden.
- Separate formal lounge with bi-fold doors opening onto rear garden
- Five double bedrooms (three with en-suite bathrooms)

- Natural Stone / slate roof & wooden double glazed windows
- Integral garage with remote controlled door
- Ample parking & unusually spacious plot size
- Bespoke painted garden studio
- Generously sized recreation / office room to ground floor
- Intelligent wiring - CAT6 to all key rooms

<i>Internal Dimensions</i>		
<i>Room</i>	<i>ft</i>	<i>m</i>
Living Room	15' 3" x 17' 1"	4.65 x 5.2
Kitchen / Dining / Lounge	34' 9" x 14' 1"	10.6 x 4.3
Utility	9' 0" x 9' 0"	2.75 x 2.75
Bedroom 1	14' 11" x 15' 6"	4.55 (max.) x 4.72 (max.)
Bedroom 1 En Suite	10' 9" x 7' 2"	3.27 x 2.2
Bedroom 2	13' 2" x 14' 8"	4.02 (max.) x 4.47 (max.)
Bedroom 2 En Suite	6' 8" x 5' 8"	2.02 x 1.72
Bedroom 3	14' 1" x 9' 8"	4.30 x 2.95
Bedroom 4	9' 0" x 14' 8"	2.75 x 4.46
Bedroom 5	9' 0" x 11' 8"	2.75 x 3.55
Bedroom 5 En Suite	9' 0" x 3' 10"	2.75 x 1.17
Bathroom	8' 9" x 7' 4"	2.67 x 2.24
Recreation / Office	14' 4" x 17' 1"	4.36 x 5.2

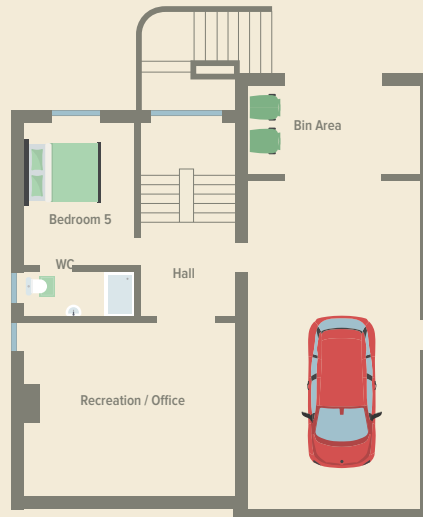
**dimensions are for all three properties and are subject to change as the build progresses*



First Floor



Upper Ground Floor



Lower Ground Floor



Bespoke, painted garden studio included with each home.





Mulberry House

Oaklands

The Sycamores

Below: Generously sized recreation / office room shown as home gym.



Above: Spacious contemporary kitchen with integrated appliances which can be tailored to your own specification. (Dependant on reservation date).





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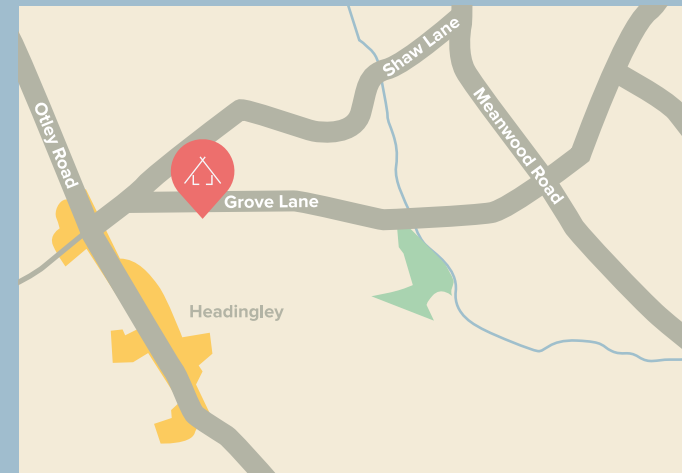
For pricing and reservations please contact our sales partner

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helping people move

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Terms & Conditions

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