



ST ROBERT'S HOMES  
a cfk company



# CARPENTERS HOUSE

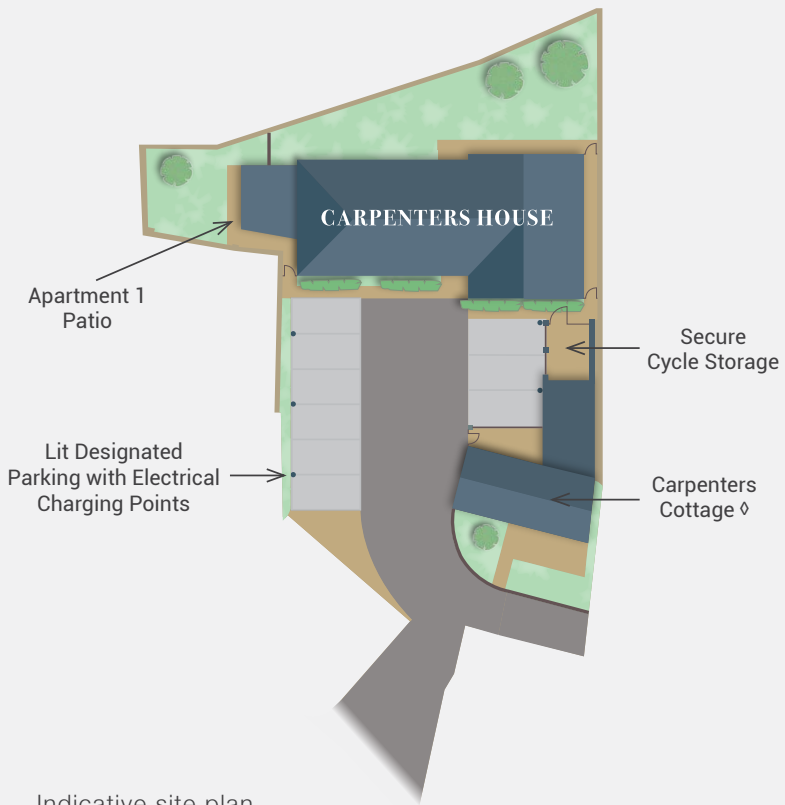
WETHERBY

A NEW MODERN DEVELOPMENT OF 2 & 3 BED APARTMENTS

# Your New Home

A new development of six carefully designed two and three bedroom luxury apartments finished with the highest quality contemporary interiors, with the added benefit of a lift to all floors.

The apartments are situated in a unique and discrete location in the very heart of Wetherby Town Centre, with excellent access to local amenities readily available on the doorstep.



Indicative site plan

◊ Carpenters Cottage located at the entrance of the site is also being refurbished by CFK Developments. Further details available on request.



# At the Centre of the Wetherby Community

Carpenters House is in the perfect location, benefitting from a tranquil and private environment within the heart of Wetherby. Shops, bars and cafés are literally on the doorstep, whilst the beautiful River Wharfe is just a two minute walk away.

This sought-after market town is central to the 'Golden Triangle' between Leeds, Harrogate and York. A great location for commuting, easy access to the stunning Yorkshire countryside and just over an hours' drive from the east coast.

## Pubs/Bars/Cafés

- 1 Swan & Talbot
- 2 The Mews
- 3 Bar Three
- 4 The Royal Oak
- 5 Sant' Angelo Italian

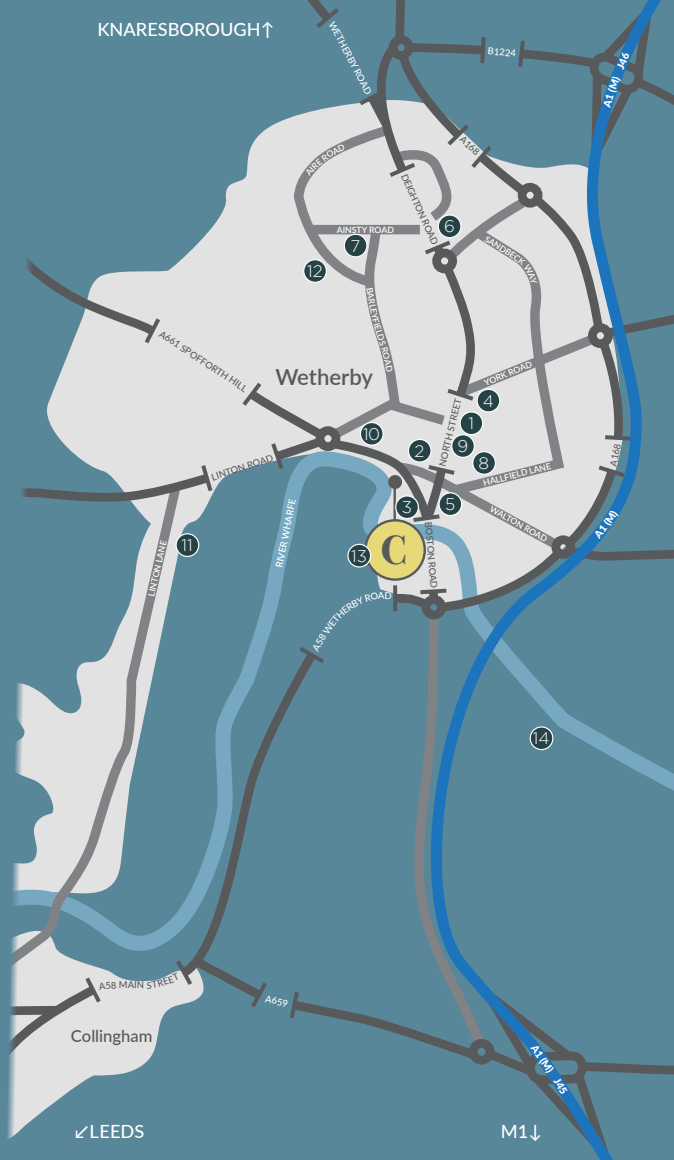
## Supermarkets

- 6 Aldi
- 7 Co-op Food
- 8 M&S Simply Food
- 9 Morrisons
- 10 Sainsbury's Local

## Places of Interest

- 11 Wetherby Golf Club
- 12 Hudson Park
- 13 Wetherby Swimming Baths
- 14 Grange Park Sports Club

SAT NAV: LS22 6LL



## Car Distances

Harrogate	9.5 miles
Leeds	13 miles
York	13.5 miles
Leeds Bradford Airport	14.9 miles

## Train Times

Departing from York Railway Station

Leeds	33 mins
Newcastle Upon Tyne	1 hr 6 mins
Sheffield	1 hr 10 mins
Manchester	1 hr 18 mins
London Kings Cross	2 hrs 23 mins

# Type 1

Apartment 1  
3 Bedrooms  
88.64 sq m (954.17 sq ft)

Room	Metre (Max)
Kitchen/Lounge	7.625 x 4.828
Bathroom	2.072 x 2.958
Bedroom 1	2.921 x 3.524
En-Suite	1.760 x 2.020
Bedroom 2	2.185 x 3.524
Bedroom 3	3.575 x 2.958

# Type 2

Apartments 3 & 5  
3 Bedrooms  
76.05 sq m (818.60 sq ft)

Room	Metre (Max)
Kitchen/Lounge	3.575 x 7.890
Bathroom	1.760 x 2.238
Bedroom 1	3.152 x 3.510
En-Suite	2.290 x 1.800
Bedroom 2	2.375 x 3.510
Bedroom 3	2.072 x 2.958

# Type 3

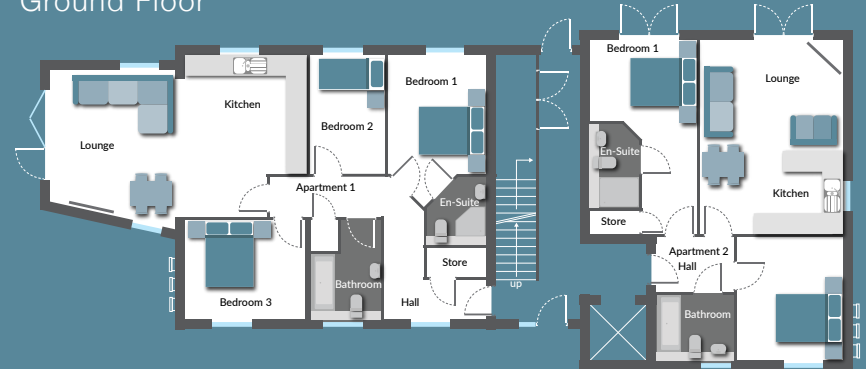
Apartments 2, 4 & 6  
2 Bedrooms  
64.73 sq m (696.79 sq ft)

Room	Metre (Max)
Kitchen/Lounge	4.195 x 5.777
Bathroom	2.260 x 1.950
Bedroom 1	3.158 x 5.777
En-Suite	1.450 x 2.485
Bedroom 2	3.152 x 3.650

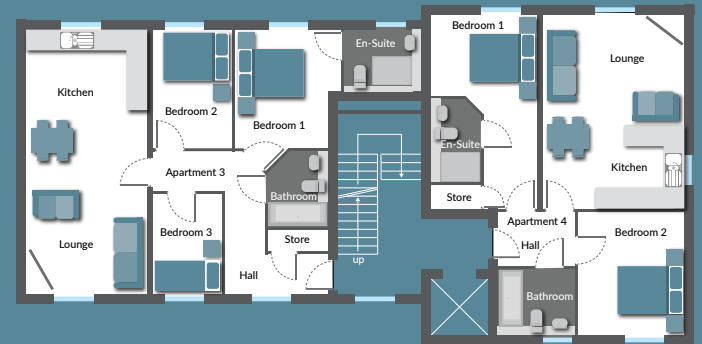


# Floor Plans

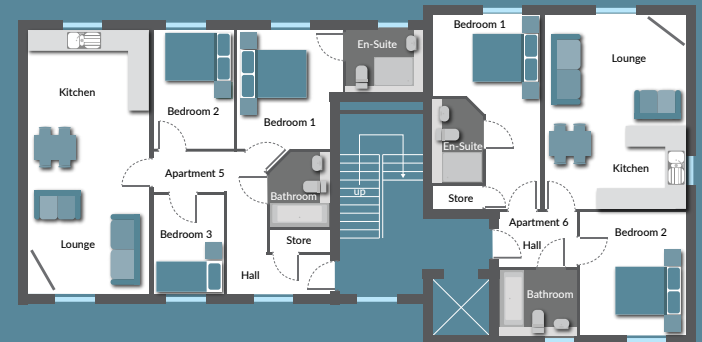
Ground Floor



First Floor



Second Floor



# The Specification

## Kitchen

- Moores fully fitted kitchen
- Fully integrated appliances including dishwasher, fridge/freezer, electric fan oven, combination microwave, induction hob and stainless steel extractor hood

## Bathrooms

- Vitra, fitted sanitary ware to bathrooms, en-suites and WC
- Hansgrohe chrome taps and shower fittings
- Carron bath
- Chrome heated towel rail to bathroom
- Sommer shower trays and screens
- Vanity units to bathrooms
- Mirrors fitted to bathrooms
- Shaver points

## Electrical

- Brushed chrome sockets and switches including USB sockets in appropriate locations
- Brushed chrome low energy down lights in kitchens and bathrooms
- Suitably located TV points in living areas and bedrooms
- Mains wired smoke and fire detectors

\* Images used are for indicative purposes only

## Tenure

The apartments are available on a long leasehold basis. Further information is available on request.

## Finishes

- Oak veneer doors with brushed chrome handles throughout
- Porcelanosa ceramic wall tiles to bathroom and en-suites
- Full height Porcelanosa tiles to all shower enclosures

## External

- Patio to rear garden of ground floor apartments
- External lighting to parking area
- External tap and double electric socket to ground floor apartments
- Each apartment has a designated parking spot with electric charging point
- Secure cycle storage

## Communal

- Secure operated entry system
- Intercom entry system
- **Communal passenger lift to all floors**

## Energy Performance Certificate

- The premises have predicted EPC ratings between B84 and B85, copies are available on request

## Warranty

- Each apartment will have a 10 year NHBC warranty



## Service Charge

A service charge will be payable. Further information is available on request.

A DEVELOPMENT BY:



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ALL ENQUIRIES:



KEN BIRD MRICS, MNAEA

01937 582 731

sales@rentonandparr.co.uk

CONSTRUCTED BY:



## ABOUT ST ROBERT'S HOMES

St Robert's Homes is a privately owned residential developer based in Knaresborough, North Yorkshire.

We appreciate that buying a home is one of the most important life decisions you will make. Therefore we pride ourselves on delivering premium homes of exceptional quality and providing first class customer care.

The specifications of our homes are bespoke to each individual development. This helps ensure the aspirations of our customers are achieved. We strive to provide as standard, those extra touches that compliment modern day living.

The team at St Robert's Homes understand the importance of loving where you live and we are committed to providing our customers with homes that exceed expectations.

[www.strobertshomes.co.uk](http://www.strobertshomes.co.uk)

The information contained in this marketing brochure is for guidance purposes only, should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescription Act 1991 and does not constitute a contract, part of contract or warranty. The computer generated images and photographs of the kitchens and bathrooms shown throughout are indicative only and may not be representative of the finished product in every respect. In particular, actual material colours and landscaping details may vary from those shown. The room dimensions given in the brochure are accurate to within plus or minus 50mm (2 inches), however, they are not intended to be relied upon for carpet sizes appliance sizes or items of furniture. Carpenters House is a marketing name for use until a permanent postal address has been authorised. The date of this publication is May 2021.



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