



ELEGANTLY DESIGNED. EXCLUSIVELY CREATED.



## SANDGATE HOUSE

Amberstone Developments is proud to present Sandgate House, an exclusive development of 6 luxury apartments in the heart of Leeds' premier residential address of Alwoodley and a short distance from the Company's highly regarded Sandmoor Gate development which was completed several years ago. Each apartment offers 3 bedroom accommodation and has been built with exacting attention to detail and a superb specification to match.

A stone's throw from the Sandhill Parade of shops and the Lord Darcy public house yet just a short distance from the Leeds outer ring road, Sandgate House is ideally situated close to a wide range of local services and amenities. And for those with a passion for golf, the development is also very near to the internationally renowned courses of Moortown, Alwoodley and Sand Moor.

Set within private landscaped grounds, each apartment benefits from two secure parking spaces accessed via electrically controlled gates, one of which is under cover of a car port, and a number of visitor parking spaces are also available to the front of the development. A video intercom system controls admittance to Sandgate House and lift access is provided to all floors.

The apartments have all been meticulously planned and offer spacious and flexible living accommodation including a large lounge/dining room, kitchen/breakfast area, separate study and feature 'walk-out' balcony (with additional private patio area to Apartments 1 and 2), providing ideal

outdoor space to enjoy. In addition, a separate utility room, cloakroom and cloaks cupboard all make for easy household management.

The bedroom accommodation is equally as impressive with the master bedroom having its own en-suite bathroom and the guest bedroom and third bedroom each having access to a separate or 'Jack & Jill' style en-suite shower room.

The outstanding specification includes an impressive kitchen by Four Seasons Kitchens of Roundhay, featuring a quartz worktop and range of Bosch appliances, and the cloakroom and en-suites are finished with high quality sanitaryware and tiles by Porcelanosa. A wide range of additional fixtures and fittings are designed to meet the safety and security needs of the homeowner and provide a standard of style and finish befitting this prestigious development.

All in all, Sandgate House offers an exceptional level of space and comfort in a prime position within a very highly regarded residential location.







## GROUND FLOOR



Apartment 1

Lounge/Dining Area	5.410m x 6.510m (17' 9" x 21' 4") max. inc. bay
Kitchen/Breakfast Area (Plus 'walk-out' terrace)	4.035m x 5.815m (13' 3" x 19' 1") max.
Utility Room	1.500m x 1.955m (4' 11" x 6' 5")
Study	2.450m x 2.015m (8' 0" x 6' 7") max.
Master Bedroom (Plus patio area and en-suite bathroom)	3.700m x 3.350m (12' 2" x 11' 0") min.
Bedroom 2 (Plus 'Jack & Jill' shower room)*	2.650m x 5.030m (8' 8" x 16' 6") max.
Bedroom 3	2.675m x 3.155m (8' 9" x 10' 4") min.

Apartment 2

Lounge/Dining Area	5.410m x 6.510m (17' 9" x 21' 4") max. inc. bay
Kitchen/Breakfast Area (Plus 'walk-out' terrace)	4.035m x 5.815m (13' 3" x 19' 1") max.
Utility Room	1.500m x 1.955m (4' 11" x 6' 5")
Study	2.450m x 2.015m (8' 0" x 6' 7") max.
Master Bedroom (Plus patio area and en-suite bathroom)	3.700m x 3.350m (12' 2" x 11' 0") min.
Bedroom 2 (Plus 'Jack & Jill' shower room)*	3.150m x 5.030m (10' 4" x 16' 6") max.
Bedroom 3	3.165m x 3.155m (10' 5" x 10' 4") min.

## FIRST FLOOR



Apartment 3

Lounge/Dining Area	5.410m x 6.510m (17' 9" x 21' 4") max. inc. bay
Kitchen/Breakfast Area (Plus 'walk-out' balcony)	4.035m x 5.815m (13' 3" x 19' 1") max.
Utility Room	1.500m x 1.955m (4' 11" x 6' 5")
Study	2.450m x 2.015m (8' 0" x 6' 7") max.
Master Bedroom (Plus en-suite bathroom)	3.700m x 3.350m (12' 2" x 11' 0") min.
Bedroom 2 (Plus en-suite shower room)	3.150m x 5.030m (10' 4" x 16' 6") max.
Bedroom 3 (Plus en-suite shower room)	4.570m x 5.030m (15' 0" x 16' 6") max.

## SECOND FLOOR



**Apartment 4**

<b>Lounge/Dining Area</b>	5.410m x 6.510m (17' 9" x 21' 4") max. inc. bay
<b>Kitchen/Breakfast Area</b> (Plus 'walk-out' balcony)	4.035m x 5.815m (13' 3" x 19' 1") max.
<b>Utility Room</b>	1.500m x 1.955m (4' 11" x 6' 5")
<b>Study</b>	2.450m x 2.015m (8' 0" x 6' 7") max.
<b>Master Bedroom</b> (Plus en-suite bathroom)	3.700m x 3.350m (12' 2" x 11' 0") min.
<b>Bedroom 2</b> (Plus 'Jack & Jill' shower room)*	3.150m x 5.030m (10' 4" x 16' 6") max.
<b>Bedroom 3</b>	3.170m x 3.155m (10' 5" x 10' 4") min.



**Apartment 5**

<b>Lounge/Dining Area**</b> (Plus 'walk-out' balcony)	5.410m x 5.385m (17' 9" x 17' 8") max.
<b>Kitchen/Breakfast Area**</b>	4.035m x 5.815m (13' 3" x 19' 1") max.
<b>Utility Room</b>	1.500m x 1.955m (4' 11" x 6' 5")
<b>Study**</b>	2.450m x 2.015m (8' 0" x 6' 7") max.
<b>Master Bedroom**</b> (Plus en-suite bathroom)**	4.000m x 5.030m (13' 1" x 16' 6") max.
<b>Bedroom 2**</b> (Plus en-suite shower room)	3.150m x 3.155m (10' 4" x 10' 4") min.
<b>Bedroom 3**</b> (Plus en-suite shower room)**	3.255m x 5.030m (10' 8" x 16' 6") max.

**Apartment 6**

<b>Lounge/Dining Area**</b> (Plus 'walk-out' balcony)	5.410m x 5.385m (17' 9" x 17' 8") max.
<b>Kitchen/Breakfast Area**</b>	4.035m x 5.815m (13' 3" x 19' 1") max.
<b>Utility Room</b>	1.500m x 1.955m (4' 11" x 6' 5")
<b>Study**</b>	2.450m x 2.015m (8' 0" x 6' 7") max.
<b>Master Bedroom**</b> (Plus en-suite bathroom)**	4.000m x 5.030m (13' 1" x 16' 6") max.
<b>Bedroom 2**</b> (Plus 'Jack & Jill' shower room)*	3.150m x 3.155m (10' 4" x 10' 4") min.
<b>Bedroom 3**</b>	2.865m x 3.155m (9' 5" x 10' 4") min.

\*\* Sloping ceilings are indicated by dashed lines. Room dimensions are measured to vertical walls below sloping ceilings.

# SPECIFICATION



## PREMIER GUARANTEE

- All apartments to benefit from a 10 year new homes warranty from Premier Guarantee



## KITCHEN

- Quality kitchen designed and fitted by Four Seasons Kitchens of Roundhay
- Quartz worktop and upstand with Parapan splashback
- Purquartz sink with brushed steel mixer tap
- LED wall unit lighting
- All appliances by Bosch including:
  - Electric brushed steel oven
  - Electric brushed steel combination microwave/oven
  - Electric 5 zone induction hob
  - Integrated fridge/freezer (separate fridge and freezer in Apartments 5 and 6)
  - Integrated dishwasher
- Extractor hood
- Separate utility room with laminate worktop and upstand, stainless steel sink and brushed steel mixer tap and spaces for washing machine and tumble dryer

## EN-SUITES AND CLOAKROOM

- Quality fitted sanitaryware including wall hung toilet and wash hand basin with drawer unit below
- Chrome fittings by Grohe
- Floor and wall tiles by Porcelanosa
- Recessed alcoves incorporating mirrors and LED feature lighting
- LED plinth lighting to bath
- Overhead and hand-held showers to en-suite shower enclosures (and over bath in Apartments 5 and 6) with digital controls
- Thermostatically controlled electric underfloor heating
- Thermostatically controlled dual fuel heated towel rail
- Shaver point

## ENERGY SAVING FEATURES

- Sealed unit uPVC double glazed windows and French doors with satin chrome ironmongery \*
- Gas fired central heating system with energy efficient boiler and thermostatically controlled radiators
- LED downlighters to cloakroom, en-suites, kitchen and utility room and pendant light fittings with energy saving lightbulbs elsewhere
- Secondary LED downlighters to lounge/ dining area in Apartments 1 to 4

## ELECTRICAL

- Satin chrome electrical sockets and switches to all rooms except bedrooms, en-suites and cloaks cupboard which are to be white
- 5 amp lamp circuit to master bedroom (and lounge/dining area in Apartments 5 and 6)
- Low level satellite/TV point to lounge
- Low level TV point to study and all bedrooms with feed to high level TV point in bedrooms
- High level TV point to kitchen/breakfast area
- Cat 6 wired data outlet to all TV point locations with additional data outlet to study all connected to home hub in study
- Future wi-fi extender outlet to hallway
- Telephone points to lounge, study and master bedroom
- USB charger points to a number of electrical sockets in lounge/dining area, kitchen/breakfast area, study and all bedrooms



## FINISHES

- Oak engineered wood flooring to hallway and cloaks cupboard
- Oak veneer glazed or panelled doors with satin chrome levered handles and hinges throughout
- Porcelain floor tiles to kitchen, utility room and balconies
- Deep skirting board and architrave throughout
- Smooth skimmed ceilings
- Cornice to hallway, lounge/dining area, kitchen/ breakfast area and study
- Loft hatch with integral ladder to Apartments 5 and 6 with part boarded loft space and lighting for storage purposes \*\*

## SAFETY AND SECURITY

- Audio visual intercom system linked to front and rear external entrance doors
- Security alarm system
- Mains operated doorbell
- Mains operated smoke detectors to hallway, lounge/dining area and all bedrooms
- Mains operated heat detector to kitchen/ breakfast area
- Mains operated carbon monoxide detector to study
- Individual apartment letter boxes within ground floor communal lobby area

## COMMUNAL

- 12 car parking spaces (including 6 spaces under cover of a car port) to rear of Sandgate House accessed via remote controlled electrically operated gate
- Cabling to rear wall of each car port parking space for future installation of electric vehicle charging point by homeowner
- 3 visitor parking spaces to front of Sandgate House
- 8 person lift serving all floors
- Porcelain floor tiles to ground floor communal area by Porcelanosa
- Door entrance mats to front and rear entrance areas
- Quality fitted carpet to all stairs and first and second floor landings
- Staircase with feature metal balustrade and oak handrail serving all floors
- Electric panel heater to each floor
- Wall mounted lighting and LED downlighters with back up emergency lighting to stairs and landings
- Cornice to all skimmed ceilings
- Landlord's store and services cupboards

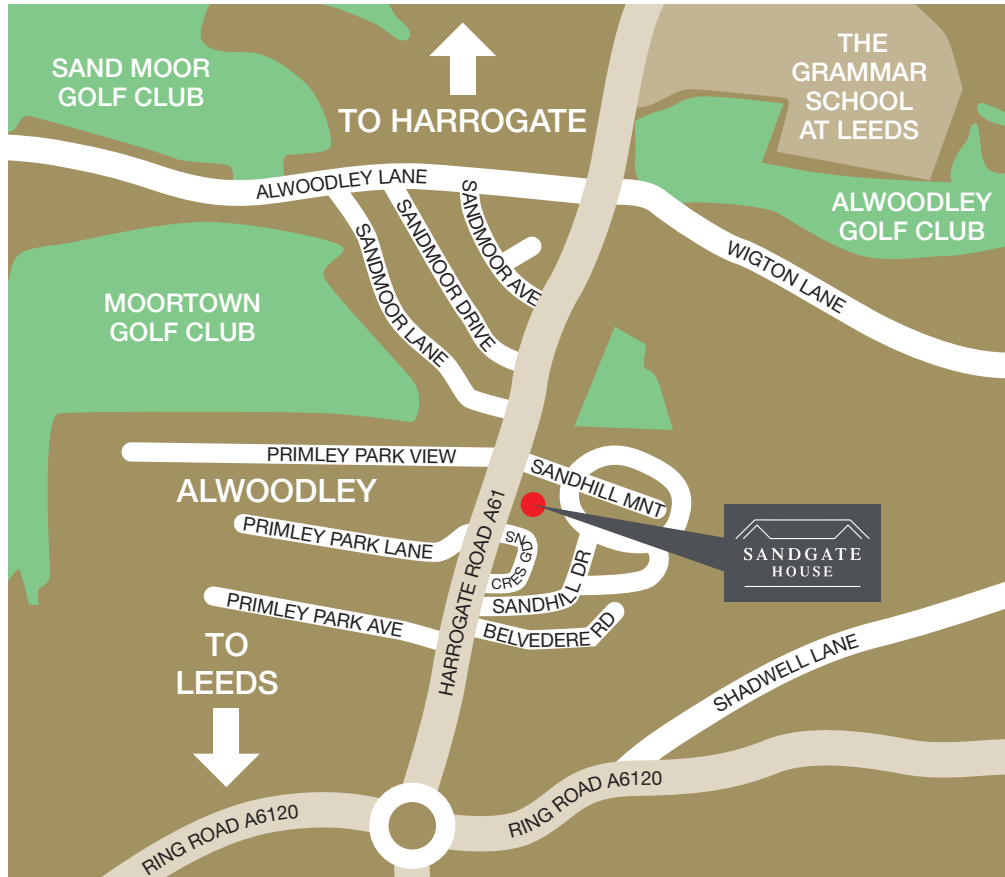
## EXTERNAL

- Paths (and private patios to Apartments 1 and 2) to be stone paved
- Landscaped communal grounds including seating area with feature pergola accessed through large boulder rockery
- 'Walk-out' balconies to all apartments and additional Juliet balconies to master bedrooms in Apartments 1 to 4
- Wall mounted lighting to all 'walk-out' balconies
- External bollard and wall lighting to driveway and front and rear entrance areas
- 1.8m high wall with metal railings to the Harrogate Road boundary
- Enclosed bin store for use by all residents

\* obscure glazing to be provided to study and master bedroom en-suite windows in all apartments and side window to lounge/dining area in Apartments 1 to 4

\*\* only limited head room is available within loft space

**Please note** that this specification is provided for guidance only and is subject to change without prior notice. The interior photographs shown are taken from Amberstone Developments' previous Sandmoor Gate development in Alwoodley.



Sandgate House is superbly located close to the Sandhill Parade of shops and Lord Darcy public house and only a short distance from the more extensive shopping facilities and eateries of Moortown and Street Lane. It is also located close to the prestigious Grammar School at Leeds.

Easy access into Leeds city centre to the south and the spa town of Harrogate to the north is available by car or via the regular bus services from just outside the development and the centres of Bradford and York are also easily reached via the nearby Leeds outer ring road.

For leisure activities, the championship golf courses of Moortown, Alwoodley and Sand Moor are all close at hand and the David Lloyd club is only a short distance away. There are also plenty of good walking opportunities around Eccup reservoir just to the north of Alwoodley as well as the ever-popular Roundhay Park.

For international travel, Leeds Bradford International Airport is less than 20 minutes away by car.

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