



# Woodfield Square

Harrogate

Find your happy place.



**brierley**  
homes

# Woodfield Square



# Welcome to Woodfield Square.

Woodfield Square is a superb development of 2, 3 and 4 bedroom properties, set in a convenient location for amenities and within walking distance of Harrogate town centre.

Benefitting from an excellent parade of boutique shops, convenience stores and other lifestyle amenities, Woodfield Square offers the ideal solution to those looking for peaceful living within the home yet steps away from the enjoyments of bustling town centre living.

Each property has been carefully designed to meet various occupying needs from whether you are a first time buyer, moving up the property ladder or downsizing. The properties offer spacious accommodation comprising of a quality fitted kitchen with integrated appliances and contemporary bathrooms. A very high specification and quality finish can be found throughout the development with oak veneer doors, satin chrome electrical faceplates and aluminium bi-fold doors featuring throughout the development.

The properties benefit from private landscaped gardens and ample off street parking with the grounds of the neighbouring Grade II listed Grove House wrapping around the development which provide peaceful surroundings in a central town location.



- 1 Woodfield Square development
- 2 Woodfield Community Primary School
- 3 Bolton and Woodfield Community Library
- 4 Woodfield Gospel Hall
- 5 Grove Road Primary School
- A59

# Harrogate.

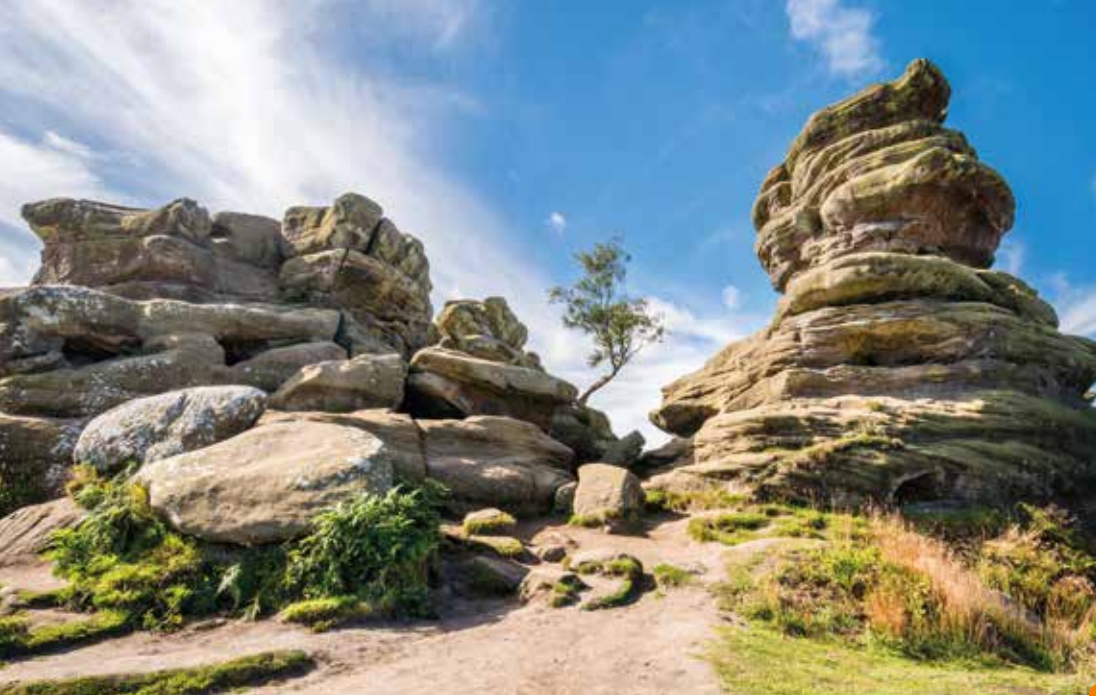
Harrogate is a Victorian spa town and rural district within the heart of Yorkshire and has previously won the coveted title of being the happiest place to live in the UK. Not only is Harrogate famous for its spa town status, but it is also becoming an ever growing hotspot for so much more. Located equidistant to the North Yorkshire Moors and Yorkshire Dales, Harrogate is an enviable retail location with an array of eateries, bistros and bars to suit all tastes and the International Conference Centre is the third largest conference and exhibition centre in the UK and offers a plethora of events. Together with its handsome historic buildings and verdant gardens makes Harrogate one of Yorkshires most stylish and sought-after destinations.

For the commuter, Harrogate's railway and bus station situated within the town centre provides convenient transport connections to nearby cities, York and Leeds. Main roads such as the A61, connecting Harrogate to Leeds and Ripon, and the A59, connecting the town to York and Skipton, provide top accessibility and Harrogate quickly becomes the core and heart of Yorkshire.

Woodfield Square is located within a short walk to all Harrogate has to offer. On your doorstep is Kings Road, a hive of local activity, with more than 20 independent businesses offering a range of services such as clothing, food and drink, Café's and many more.



- 1 Scar House Reservoir
- 2 Mowbray Castle
- 3 Hutton Conyers Castle
- 4 Fountains Abbey
- 5 Brimham Rocks
- 6 Cross Stump Caverns
- 7 Troller's Gill
- 8 Ripley Castle
- 9 Knaresborough Castle
- 10 Harewood House
- River Nidd



1



2



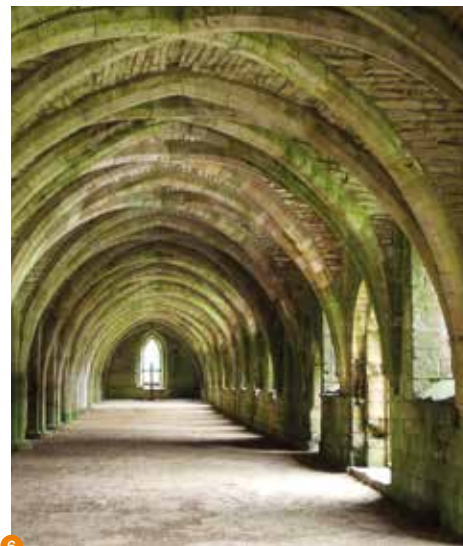
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- 1 Brimham Rocks
- 2 Harrogate Town centre
- 3 The Stray
- 4 Harrogate's boutique shops
- 5 Yorkshire Dales
- 6 Fountains Abbey
- 7 York City Centre

Images are for illustrative purposes only

# Woodfield Square, Harrogate.

-  **Birch** - Plots 8 and 9  
4 bedroom home
-  **Hazel** - Plots 5-7 and 10-12  
3 bedroom home
-  **Willow** - Plots 1-4 and 13-19  
2 bedroom home



## Site address.

### Woodfield Square

Harrogate  
North Yorkshire  
HG1 4LY

# Specification.

## Kitchen

- Fitted kitchen units with contemporary gloss doors
- Bosch integrated appliances
- Recessed LED downlights
- Bi fold doors leading to rear garden\*
- Automated Velux windows\*

## Bathroom / en-suite

- 'Abacus' White sanitary ware with wall hung pan and dual flush
- Under sink vanity unit
- Chrome heated towel rail
- Glazed shower screen
- Recessed LED downlights

## Flooring

- Ceramic tiles to kitchen, bathroom and WC
- Carpet to sitting room, hall, stairs and bedrooms

## Heating and electrical

- Gas fired central heating with radiator thermostatic valves
- Satin chrome electrical faceplates / sockets
- Telephone and television point in Sitting Room, Kitchen and Master Bedroom
- Front external light and doorbell

## Gardens and external features

- Turfed front garden
- 1.5m/1.8m timber fencing to gardens
- High quality block paving to roads, drives and paths
- Parking for two cars
- Anthracite grey windows

## Energy saving features

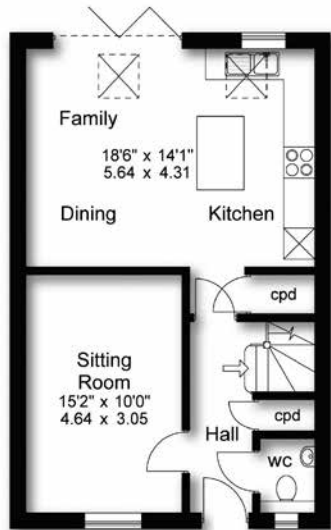
- High quality roof and wall cavity insulation
- Double glazing to windows and doors
- 1nr Electric car charging point per home
- Energy efficient appliances



# Birch.

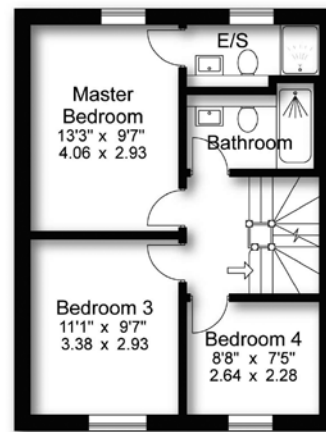
**Plots 8 and 9**  
Four Bedroom

- Open plan kitchen diner with automated Velux windows
- Bi-fold doors to private garden
- Large top floor Master bedroom with en suite
- Guest bedroom with second en suite
- Family bathroom
- Parking for two cars with Electric Car Charging point



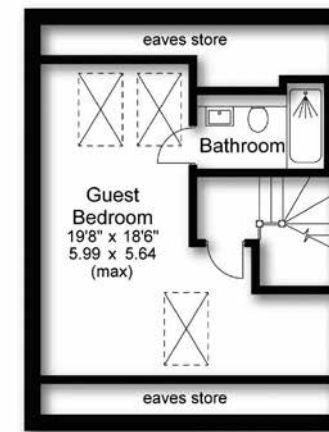
Ground floor

Room	Metric (m)	Imperial (ft/in)
Family dining kitchen	5.64 x 4.31	18'6" x 14'1"
Sitting room	4.64 x 3.05	15'2" x 10'0"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	4.06 x 2.93	13'3" x 9'7"
Bedroom 3	3.38 x 2.93	11'1" x 9'7"
Bedroom 4	2.64 x 2.28	8'8" x 7'5"



Second floor

Room	Metric (m)	Imperial (ft/in)
Guest bedroom	5.99 x 5.64	19'8" x 18'6"



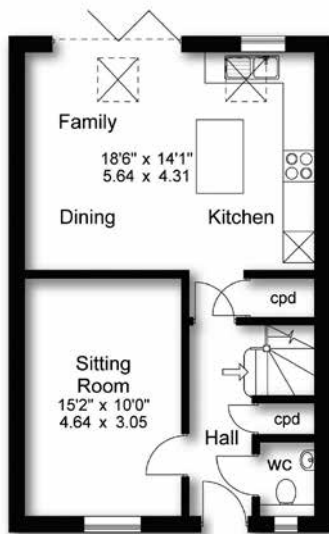
# Hazel.



Plots 5-7 and 10-12

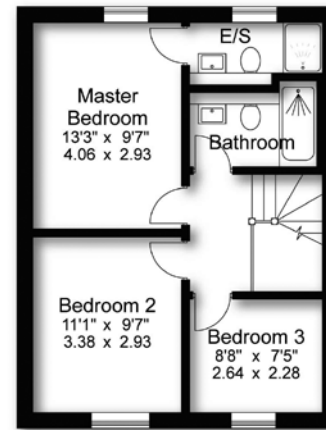
Three Bedroom

- Open plan kitchen diner with automated Velux windows
- Bi-fold doors to private garden
- Sitting room with feature bay window
- Utility room and storage cupboards
- Master bedroom with en suite
- Family bathroom
- Parking for two cars with Electric Car Charging point



Ground floor

Room	Metric (m)	Imperial (ft/in)
Family dining kitchen	5.64 x 4.31	18'6" x 14'1"
Sitting room	4.64 x 3.05	15'2" x 10'0"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	4.06 x 2.93	13'3" x 9'7"
Bedroom 2	3.38 x 2.93	11'1" x 9'7"
Bedroom 3	2.64 x 2.28	8'8" x 7'5"

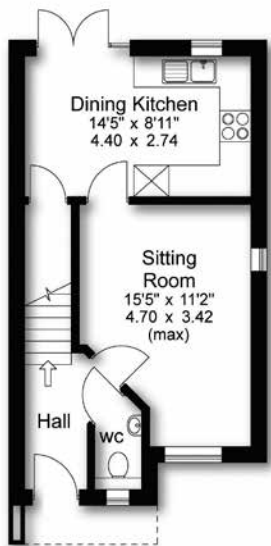
# Willow.



Plots 1-4 and 13-19

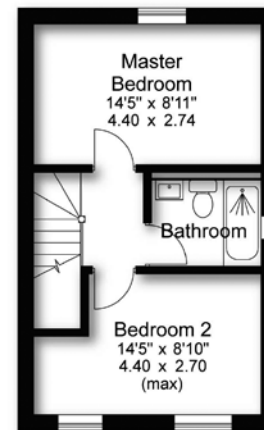
Two Bedroom

- Contemporary kitchen diner with High Quality David Charles Kitchen
- Spacious sitting room
- Double patio doors to garden
- Two double bedrooms
- Family bathroom
- Parking for two cars with Electric Car Charging point



Ground floor

Room	Metric (m)	Imperial (ft/in)
Dining kitchen	4.40 x 2.74	14'5" x 8'11"
Sitting room	4.70 x 3.42	15'5" x 11'2"



First floor

Room	Metric (m)	Imperial (ft/in)
Master bedroom	4.40 x 2.74	14'5" x 8'11"
Bedroom 2	4.40 x 2.70	14'5" x 8'10"



# Our values.



**Design** -  
we place beauty and  
design firmly at the  
heart of what we do.



**Customer Care** –  
we are committed to  
personal and effective  
customer care.



**Quality** –  
we deliver high standards  
of construction quality in  
outstanding locations.



**Social Value** –  
all our income is used to  
support essential front  
line council services.

# Peace of mind.

We are committed to the Consumer Code for Housebuilders and we pride ourselves on providing a personal service at every step of the process. From our Sales Advisors who will help you tailor your home and guide you through the sales process, to our dedicated after-care team to support you in the months after moving into your new home, we will make sure you are entirely satisfied with your new Brierley Home. We will even help you with the stress of moving house by offering our Handy Person to build furniture and carry boxes.

We are proud to be working in partnership with The HACS Group, who share our ethos of a customer driven approach. Founded in 1985 in North Yorkshire, The HACS Group are a leading independent building and construction services contractor with an excellent reputation for quality.

Our attention to detail is reflected in the design and layout of the homes, through to the quality of construction. All our homes come with the additional peace of mind of a two year fixtures and fittings warranty plus a ten year structural warranty from NHBC Buildmark.

As a wholly owned subsidiary of North Yorkshire County Council we act with honesty and integrity and put our customers at the heart of what we do. Customers have absolute comfort we are a financially sound business and we do things properly.



Registered



# Sales.

Contact our Sales Advisors:

**Linley and Simpson**  
**12 Albert Street**  
**Harrogate**  
**HG1 1JG**

**Tel: 01423 540054**

**Email: [sales.harrogate@linleyandsimpson.co.uk](mailto:sales.harrogate@linleyandsimpson.co.uk)**

**Web: [www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)**





# Notes.

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