



Beechwoods

An outstanding residential development set within  
delightful grounds in one of Harrogate's premier addresses

# Introduction and About Harrogate

Amberstone Developments is proud to present Beechwoods, an outstanding development of 11 luxurious new homes occupying a prime position in one of Harrogate's most sought after neighbourhoods and within walking distance of the town centre and its many amenities.

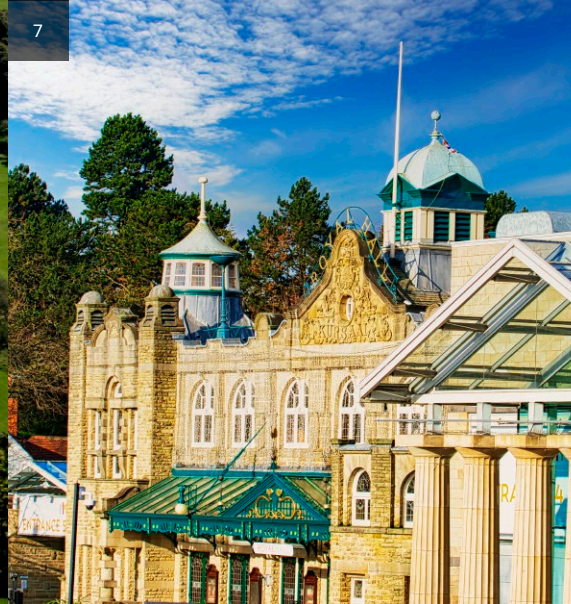


Nestled in the heart of North Yorkshire, Harrogate is a town that seamlessly blends history, elegance, and contemporary living. Renowned for its outstanding beauty, it offers an exceptional quality of life and has consistently been ranked as one of the best places to live in the UK.

Harrogate's rich heritage as a spa town is beautifully preserved in its historic architecture, lush gardens, and iconic landmarks such as the Royal Pump Room and Turkish Baths. The town's charming streets are lined with Victorian and Edwardian buildings, providing a window to its celebrated past.



Front cover: Harrogate Stray, 1. Royal Pump Room Museum 2. Valley Gardens, 3. Harrogate town centre and Stray, 4. Turkish Baths, 5. Swaledale in the Yorkshire Dales



With excellent road and rail links, Harrogate provides easy access to the cities of Leeds, York and beyond. It is also just a short drive from the stunning Yorkshire countryside, making it an ideal base for both business and leisure.

Overall, Beechwoods offers an unparalleled opportunity to live in one of Harrogate's most prestigious addresses, combining luxury living with the charm and convenience of this historic spa town. This exclusive development promises a superior quality of life in one of the UK's most desirable places to live.



Today's Harrogate offers a vibrancy and sophistication which is just as impressive, boasting a thriving business community, diverse dining opportunities and an array of boutique shops. The town is also known for hosting world-class events, including the annual Harrogate Flower Show and various international conferences at the Harrogate Convention Centre.

The town's idyllic location on the edge of the Yorkshire Dales makes it an ideal destination for walking, cycling, and other outdoor pursuits. Meanwhile, its beautifully maintained parks and gardens, such as the Valley Gardens and RHS Harlow Carr, offer the most delightful and tranquil retreats.



6. Bettys Tea Rooms, 7. Harrogate Convention Centre, 8. RHS Harlow Carr

## Beechwoods Overview

Beechwoods is a remarkable residential development comprising of 10 luxury apartments and an individual detached lodge, each property offering spacious accommodation, a superb specification and an exceptionally high standard of finish throughout.

### Beechwood House

Set within delightful, landscaped grounds, each apartment has been meticulously designed and offers generous and flexible living accommodation to include large open plan reception areas, beautiful kitchens and 2 or 3 good-sized bedrooms with luxury en-suite facilities. A variety of styles and configurations are designed to suit all tastes and preferences with the 3-bedroom apartments also offering the versatility of the third bedroom being used as a study or home office.

Most of the apartments feature private outdoor space in the form of attractive garden terraces on the ground floor and impressive “walk out” balconies on the upper floors, perfect for sitting back and unwinding or enjoying a mid-summer evening drink with friends or family. Additional features include a separate utility room, cloakroom and coats cupboard as well as further storage cupboards, allowing for ease of household management.

The outstanding specification includes a stunning framed shaker-style kitchen with Silestone work surfaces and comprehensive range of Siemens appliances, high quality Duravit and Hans Grohe fittings in each en-suite and cloakroom and beautifully crafted Hammonds wardrobes in bedrooms 1 and 2. An extensive range of additional fixtures and fittings throughout each apartment is designed to provide a standard of style, comfort and finish befitting this prestigious development.

Beechwood House is approached via an electrically controlled entrance gate leading to the resident’s parking area, which includes a number of visitor parking spaces and secure covered cycle store. Each apartment has two dedicated parking spaces and its own electric vehicle charging point. An audio-visual entry system provides controlled access to visitors, and level access into the building with a lift serving each floor allows for the comfort and convenience of all.





Beechwoods



### Beechwood Lodge

Occupying its own space within the magnificent grounds, Beechwood Lodge offers impeccably designed accommodation together with many of the same desirable features as the apartments within Beechwood House, including a similarly impressive specification.

Generous open plan accommodation on the ground floor leads to 3 well-

proportioned bedrooms on the first floor, accessed via a feature oak staircase, and a solid concrete floor separates the two floors. Externally, Beechwood Lodge is approached through its own electrically controlled entrance gate leading to a private driveway, delightful garden and large patio area. These areas are enclosed by boundary walls and fences ensuring the property enjoys a high degree of privacy.





## Specification

All apartments to benefit from a 10 year structural warranty

### Kitchen

- Painted framed solid ash/veneered shaker style kitchen with Silestone worktop and splashback/upstand
- LED plinth and pelmet lighting
- Chrome one and a half bowl sink and boiling water tap
- All appliances by Siemens including:
  - Electric stainless steel oven
  - Electric stainless steel combination microwave/oven
  - Electric warming drawer
  - Electric induction hob with integrated extractor or extractor hood
  - Integrated fridge/freezer
  - Integrated dishwasher
  - Wine cooler
- Separate utility room with laminate worktop and splashback, stainless steel sink and mixer tap and spaces for washing machine and tumble dryer

### En-suites and Cloakroom

- Duravit sanitaryware including wall hung toilet, wash hand basin with vanity drawer unit and bath in master en-suite
- Hansgrohe chrome fittings to showers, wash hand basins and bath
- Porcelanosa floor and wall tiling
- Recessed alcoves with feature LED lighting
- En-suites also to include:
  - Overhead and hand-held showers in all shower enclosures and additional hand-held shower to bath in master en-suite
  - LED plinth lighting below bath
  - Thermostatically controlled electric underfloor heating
  - Thermostatically controlled dual fuel heated towel rail
  - Heated mirror
  - Shaver point

### Energy Saving Features

- Sealed unit uPVC double glazed windows and doors
- Gas fired central heating system with energy efficient boiler and thermostatically controlled radiators

- LED downlighters in kitchen, utility room, walk-in wardrobe (where applicable), en-suites and cloakroom and pendant light fittings with energy saving lightbulbs elsewhere

### Electrical

- Satin chrome electrical sockets and switches throughout (excluding coats cupboard, stores and en-suites)
- Low level satellite/TV point in lounge \*
- High level TV point in kitchen and all bedrooms
- Cat 6 wired data point in lounge, master bedroom and bedroom 3/study ready for connection to broadband router \*
- Wiring for future Wi-Fi extender in hallway
- Telephone points in lounge, master bedroom and bedroom 3/study
- USB charger points to a number of electrical sockets in lounge, kitchen and all bedrooms \*
- Spur for future electric fire in lounge
- Secondary LED downlighters to lounge in ground and first floor apartments \*
- Secondary 5 amp circuit for table lamps to lounge in second floor apartments and master bedroom and bedroom 2 in all apartments
- Mechanical extract ventilation to kitchen, utility room, cloakroom and en-suites



### Finishes

- Oak veneered glazed or panelled doors with satin chrome levered handles and hinges throughout
- Solid oak/veneered staircase (apartment 2 only)
- Porcelain tiled floor in hallway, kitchen and utility room
- Deep skirting board and architrave throughout
- Smooth skimmed ceilings throughout and plaster coving in lounge, kitchen and hallway \*
- Hammonds fitted wardrobes and walk-in wardrobes (where applicable) in master bedroom and bedroom 2

### Safety and Security

- Audio visual intercom system linked to vehicle and pedestrian entrance gates and external front door to Beechwood House
- Security alarm system
- 3-star security lock and handle to all apartment external doors
- Mains operated doorbell
- Mains operated smoke detectors in lounge, hallway and all bedrooms \*
- Mains operated heat detector in kitchen
- Mains operated carbon monoxide detector near to boiler position (combined carbon monoxide/heat detector in apartments 4, 6 and 7)

### Communal

- 8 person lift serving all floors
- Porcelain tiled floor to ground floor entrance hallway, lift and lift lobbies
- Quality fitted carpet to first and second floor stairs and landings
- Staircase with feature metal balustrade and oak handrail
- Wall and ceiling mounted lighting operated via PIR detectors with back up emergency lighting to all stairs, landings and lift lobbies
- LED downlighter above each apartment front door
- Electric panel heaters to each floor
- Individual apartment letter boxes within ground floor entrance hallway
- Landlord's store and services cupboards

### External

- Electrically operated vehicle entrance gate with fob operation for residents
- Separate pedestrian entrance gate
- 2 car parking spaces per apartment and 3 visitor car parking spaces
- Each apartment to benefit from an individual 7.2kW electric vehicle charging point adjacent to their allocated car parking spaces

- "Walk out" patios or balconies to all apartments (except apartment 9) with wall mounted lighting and an external electrical socket
- Ground floor apartments to benefit from additional private outdoor space
- Attractively landscaped grounds including paths leading to a number of seating areas and driveway and parking areas finished in accordance with the landscape architect's design
- External lighting for the safety and security of all residents
- Covered bin and cycle stores for use by all residents
- 1.8m high close boarded fencing to side and rear boundaries and 1.8m high metal railings to Oatlands Drive frontage
- A number of bird and bat boxes will be installed within the grounds and external walls to Beechwood House as part of the biodiversity management plan for the development

\* Also in family room/snug in apartment 3

Please note that Amberstone Developments will, wherever possible, offer a choice of kitchen, tile and wall emulsion colours from a selected range. It will also be happy to discuss any other individual requirements (subject to cost and the stage of construction reached).

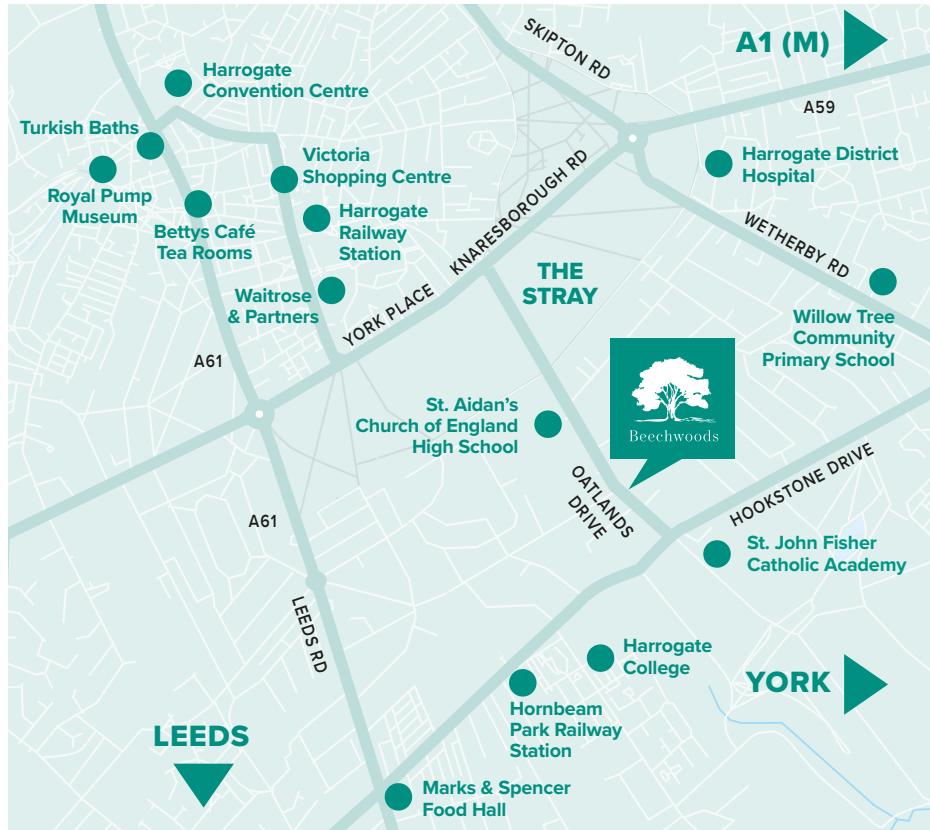
Please also note that this specification is provided for guidance only and is subject to change without prior notice.

The Beechwood Lodge specification is provided separately

The above photos are taken from a previous development by Amberstone Developments



# Beechwoods



Superbly located in one of Harrogate's most sought-after residential addresses, Beechwoods is within level walking distance of Harrogate town centre, with its array of shops, cafes, restaurants and other amenities, including the Victoria Shopping Centre and Harrogate Theatre. It is also located close to the Marks and Spencer Food Hall, providing a convenient outlet for grocery shopping and other daily essentials.

Beechwoods is only a short walk from Hornbeam Park Railway Station, where regular services to Leeds and York are available, and several excellent primary and secondary schools are nearby.

The property lies close to the major road network, including the A61 and A59, which also provide easy access to Leeds and York, and the A1(M) motorway is only a 20-minute drive away, offering further connections both north and south.

Leeds Bradford Airport is approximately 12 miles away, from which domestic and international flights are available.

For leisure activities, Harrogate provides a gateway to the Yorkshire Dales National Park and all the walking, cycling and sightseeing opportunities for which it is renowned. More locally, Harrogate boasts several popular golf courses, gyms and spa facilities and caters to a wide range of other recreational interests.

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