

The text is surrounded by white line-art illustrations of flowers, leaves, and a bird. A bird is perched on a branch to the right of the word 'House'.

Croft  
House  
Mansions

# Character, Convenience & Independence

Hidden in a quiet corner retreat on the edge of Leeds city centre, Croft House Mansions presents a truly unique combination of sophisticated urban living, in a private, character estate setting. This substantial Victorian Mansion and the Coach Houses are set within three-quarters of an acre of landscaped gardens and impressive, mature trees, surrounded by a high stone perimeter wall.

Whilst the exterior of Croft House has been sympathetically restored to its original sandstone grandeur, the interiors are no less impressive. Wherever possible, original features, including stained glass windows, winding staircases and ornamental plasterwork have been retained and, indeed, showcased.

A total of six to seven spacious, contemporary, one, two and three-bedroom apartments have been created within Croft House itself, with a further four luxurious one-bedroom newly-built coach houses within the grounds. All are finished to a very high standard, with fitted designer kitchens and bathrooms, integrated appliances, stylish modern flooring and all the accoutrements of contemporary city/suburban living.

All residents are provided with private car parking facilities within the grounds, adjacent to the apartments.

Whether you're an investor looking to maximise returns, or a demanding first time buyer, you'll find Croft House Mansions to be a very attractive property proposition.

**11 luxury one and two bedroom flats in a stunning Victorian mansion setting**



# Leafy Location, Lively Lifestyle

Croft House Mansions may be a private, secure haven, but it's certainly not secluded. It's within easy walking distance of both Burley Park recreation grounds and the major Cardigan Fields Leisure Complex on Kirkstall Road, offering a wealth of shopping, dining, clubbing and cinema experiences. The complex also hosts the Virgin Active Health Club and Gym, where Croft House Mansions residents can enjoy a FREE one year membership\*.

The vibrant cultural life of Leeds City Centre is a mere 2 miles away, served by excellent arterial roadways and public transport, including the nearby Burley Park and Headingley stations. The thriving 'student village' of Headingley itself is just a short hop to the North, and is notable for its vast variety of funky bars, bistros, pubs and clubs.

Being the major financial and business centre of the North of England, Leeds enjoys fast and frequent transport connections to the rest of the UK and the world beyond. Regular East Coast Intercity rail services whisk travellers to London Kings Cross in just two hours and the newly expanded Leeds/Bradford airport is just half an hour away, with regular services to numerous destinations across Europe. Leeds is also conveniently located at the intersection of the M1/A1 and M62 motorways, linking nearby Manchester, Sheffield, Hull, Harrogate and York.

**A quiet city suburban sanctuary in the centre of everything**



# High Specifications, Great Expectations

Nothing has been overlooked in the fittings, finishes and furnishings of the Croft House Mansions flats. This quite exceptional property offers the ultimate in cool, contemporary living.

## **Fitted Designer Kitchens**

- Fitted designer kitchens with coordinating worktops
- Quality tiling above all kitchen worktops
- Integrated fan oven and hob
- Extractor fan hood

## **Luxurious contemporary bathrooms**

- Classic white bathroom suites with chrome fixtures
- Quality modern ceramic tiling
- Heated towel rail
- Fitted wall mirrors
- Shaver sockets

## **Specified to be special**

- Carpets to bedrooms
- Downlights in bathrooms and kitchen
- TV points to main bedroom and living rooms
- Telephone points to living room
- Mains-operated smoke detectors
- Lockable mail boxes
- Spy glasses in apartment entrance doors
- Neutral décor throughout
- Dedicated car parking spaces

## Furniture packages and interior design

Our interior design specialist can offer a range of customised furniture options and themes to suit both investors and first-time buyers. This time and money-saving service means that investors can concentrate on maximising the return on their property investment, whilst first time buyers can get maximum enjoyment from their new home, with a minimum of hassle.

**Croft House Mansions: prices from only £120,000**

### CROFT HOUSE

	Beds	Floors	Sq. M	Sq. Ft
FLAT 1	3	G/1st	113.88	1225.79
FLAT 2	3	LG/G	102.05	1,098.46
FLAT 3	2	G	55.45	596.86
FLAT 4	2	1st	57.8	622.15
FLAT 5	1	1st	50.7	545.73
FLAT 6	2	1st/Loft	132.2	1,423.00
FLAT 7	1	G	37.5	403.65

### THE COACH HOUSES

	Beds	Sq. M	Sq. Ft
HOUSE 1	1	47.4	510.21
HOUSE 2	1	44.6	480.07
HOUSE 3	1	49.36	531.31
HOUSE 4	1	50	538.19

\*Plans available on request



**\* SPECIAL OFFER:  
1 Year FREE Membership at**



Reserve your Croft House Mansions home now and receive a 1 year FREE membership (worth over £470) at Virgin Active Health Club and Gym, less than 10 minutes away at Cardigan Fields Leisure Complex on Kirkstall Road.

Terms & conditions

Free membership is available per flat over the price of £100,000 on completion of sale. Membership will be subject to Virgin Active's usual membership terms and conditions.



# CROFT HOUSE MANSIONS



A65

**LEEDS  
CITY CENTRE**