



SummerFord

Ingbirchworth

---

Welcome to  
your space

---

Design and specification summary



Conroy Brook (Developments) Ltd

---

## Our philosophy

Multi award-winning Yorkshire based Conroy Brook (Developments) Ltd brings together over 40 years of building excellence to create outstanding, craftsmen-built developments of the highest quality.

We don't just build houses, we build award-winning quality homes of distinction. Bespoke attention to detail ensures that we deliver unrivaled quality and superb craftsmanship every time, with each property finished to exacting standards of design, architecture and interior specification.

## Conroy Brook and Yorkshire Water (Keyland Developments Ltd)

Planning permission has been granted by Barnsley MBC for the development of 13 luxury homes on the edge of Ingbirchworth village. Conroy Brook was proud to be nominated as the joint venture partner of Yorkshire Water's property arm, Keyland Developments Ltd.

We have worked with architect Martyn Jones to sensitively design these natural stone homes. These properties will be traditionally built with a contemporary edge, offering flexible, open plan space and a host of luxury features.

## An award winning developer

Conroy Brook build luxury, natural stone properties across Yorkshire, specialising in large family homes, retirement apartment complexes and commercial care homes. We stand for superior quality of design and excellent standards of customer service.

We have been awarded several major industry accolades in recent years: UK 'Housebuilder of the Year' (small-medium category) 2010 and 'Best Designed UK Apartment Scheme' 2010 for Somersbury Court in Almondbury, Huddersfield at the Housebuilder Magazine Awards. *Most Outstanding Retirement Apartment Development in the UK 2011* UK Over 50's Housing Awards for Holme Valley Court retirement apartment scheme, Holmfirth.

---



## Design and standard specification features at SummerFord

---

Properties will be built of natural 140mm coursed stone

---

Stylish grey UPVC woodgrain windows (white internally), with chrome handles

---

Contemporary matt gloss Siematic Kitchen with the latest Silestone worktops and soft close door drawer system

---

Integrated appliances by Neff to include double oven, hob and extractor. Zanussi fridge freezer and dishwasher.

---

Up to the moment, Swiss-made Laufen Pro sanitarywear range.

---

Stylish, fixed Vado overhead shower with chrome shower valves, hand-held hair wash and slim profile bath filler. Illuminated mirror in master en-suite.

---

High quality Vado taps

---

Chrome heated towel rails to all bathrooms and ensuites, shaver sockets throughout

---

Bathrooms and ensuites half tiled in quality porcelain tiles

---

Energy-efficient gas fired central heating system

---

Thermostatically controlled radiators to first and second floor accommodation. Radiator to the airing cupboard.

---

---

Manually operated Novotherm sectional garage door

---

35mm classic Oak veneered internal doors, with satin chrome handles

---

Modern profile, 127mm ash skirting and architraves to ground floor. 127mm MDF skirting to first floor. Stylish ash staircase with glass balustrading.

---

Crown antique cream finish to walls

---

Mains operated smoke detectors

---

Extensive sockets and telephone points throughout

---

Turfed gardens

---

British made, Brett Chaucer paving slabs to paths and patios. Modena Paving setts to drives

---

Security alarm, security lighting and sensors throughout (including garage)

---

All downlighters in brushed chrome. Sockets and switches in brushed chrome to ground floor and white to first floor.

---

Freehold Tenure and NHBC 10 year warranty

---

---

## Energy saving features

Your Conroy Brook home will feature all the latest energy saving features to reduce consumption, keep heat locked in, and stay cosy during the worst of the British weather and yet stay cool in summer.

High quality wall cavity and roof insulation

Robust double glazing - windows and doors

Extensive draught proofing measures

SAP energy efficiency rating 88 (high). SAP rating gives a measure of the overall energy efficiency of a home based on costs for space and water heating (scale of 1-100)

Environmental Impact (CO2) rating 89 (good)

Low energy recessed lighting throughout

## Optional Extras and features to personalise your home

Our team can help further enhance your home by advising you on the purchase of a range of selected items. The earlier in the build process you reserve your home, the more options are available to you to add your style and personality.

Please ask us for details on how we can further personalise your home:

Intelligent lighting/Smart home tech (build stage dependent)

Luxury fitted wardrobes

Living flame balanced flue gas fire and surrounds

Wooden/tiled floor surfaces

Carpets

Kitchen work surfaces and doors

Upgrade Appliances

Electric garage doors

---

## Customer service

We endeavor to provide a first class service in every respect.

*Our 2 year customer service warranty:*

Our commitment to you doesn't end when you move in. We expect your new home to be problem-free, but should the unexpected happen, our 2 year customer service warranty provides you with a full and comprehensive defect liability period for your peace of mind.

*10 year NHBC Buildmark warranty:*

Your purchase will be covered by the NHBC Buildmark Warranty. This market leading insurance helps provide reassurance to millions of homeowners throughout the country.



Conroy Brook (Developments) Ltd

Burdwell Works, 172 New Mill Road, Brockholes, Holmfirth, Yorkshire, HD9 7AZ

01484 667777

information @ conroybrook.co.uk

www.conroybrook.co.uk



Fairfield House, Hollowgate, Holmfirth HD9 2DG

Tel: 01484 689689

Email: holmfirth@simonblyth.co.uk

