



RIALTO
court



A captivating choice of just 14 one and two bedroom luxury apartments



www.richmondhomesltd.co.uk

Ideally located in Rodley, close to both Leeds and Bradford, Rialto Court is a stunning new development which combines perceptive contemporary design with traditional craftsmanship - a worthy addition to the Richmond Homes quality construction portfolio.



Comprising just 14 luxurious one and two bedroom apartments, Rialto Court offers a fascinating choice of characterful accommodation designed for easy to manage living.

Each property incorporates a comprehensive range of fixtures, fittings and appliances to create the perfect lifestyle.

A varied selection of shops, public houses and restaurants are within strolling distance of the apartments and the picturesque Leeds-Liverpool canal is literally just across the road.

Rialto Court enjoys good road access to Leeds, Bradford

and other major West Riding towns, along with the delights of Bronte Country and the Yorkshire Dales, whilst nearby Pudsey railway station is just minutes away by car.

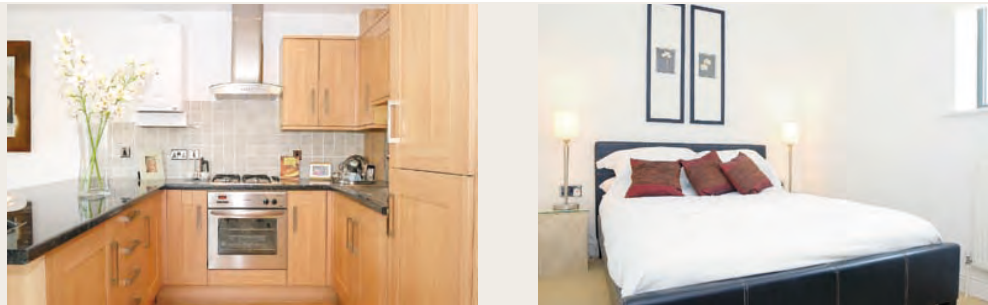


About Richmond Homes

The luxury apartments illustrated in this brochure help demonstrate the remarkable standards of new home design that have made properties from Richmond Homes so popular.

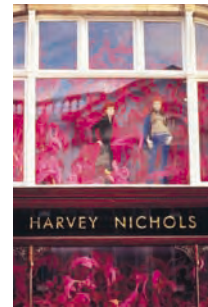
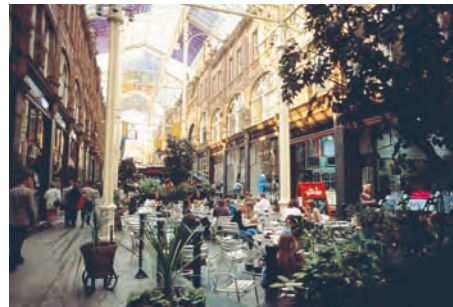
We insist on the best, utilising traditional craftsmanship and building techniques, but combine these with modern materials and the latest technology, to create new homes

we are proud to sell and you will be delighted to make your own. And your delight will grow the more time you spend in a Richmond Homes property, as you fully appreciate the care and attention to detail we build in as standard.



out & about

Rodley is a small town on the on the A657 Leeds-Bradford road, just off the A6120 Leeds Ring Road and bordered by the Leeds-Liverpool canal.



Nearby Leeds, the UK's fastest growing financial centre, offers employment, retail therapy and one of the most vibrant night out locations in the country. Bradford is renowned for its museums, theatre and amazing range of restaurant cuisines.

Slightly further afield the leisure possibilities are outstanding, with the moors of the Pennines giving way to the grandeur of the Yorkshire

Dales. The ancient town of Skipton, with its castle and bustling market is contrasted by the refined elegance of Harrogate and the beautiful Knaresborough riverside area.

Rialto Court enables residents to enjoy relaxing towpath strolls almost from the door, yet provides the ideal location for access to major commercial centres and Yorkshire's finest tourist locations.



site layout

ONE & TWO BEDROOM APARTMENTS plots 1-14



Designed as a pair of imposing, traditionally styled dwellings, Rialto Court is set in an attractive, landscaped courtyard, with the stylish apartments being enhanced by private designated parking.


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cliff house

GROUND FLOOR apartments 1-4



apartment 1

lounge/kitchen	4.70 x 4.06	(15'5" x 13'3")
bedroom 1	2.80 x 2.86	(9'2" x 9'4")
bedroom 2	2.98 x 2.55	(9'9" x 8'4")
bathroom	2.00 x 2.00	(6'6" x 6'6")

apartment 2

lounge/kitchen	5.23 x 3.25	(17'1" x 10'7")
bedroom 1	5.23 x 2.40	(17'1" x 7'10")
bedroom 2	2.98 x 2.92	(9'8" x 9'6")
bathroom	1.75 x 2.00	(5'8" x 6'6")

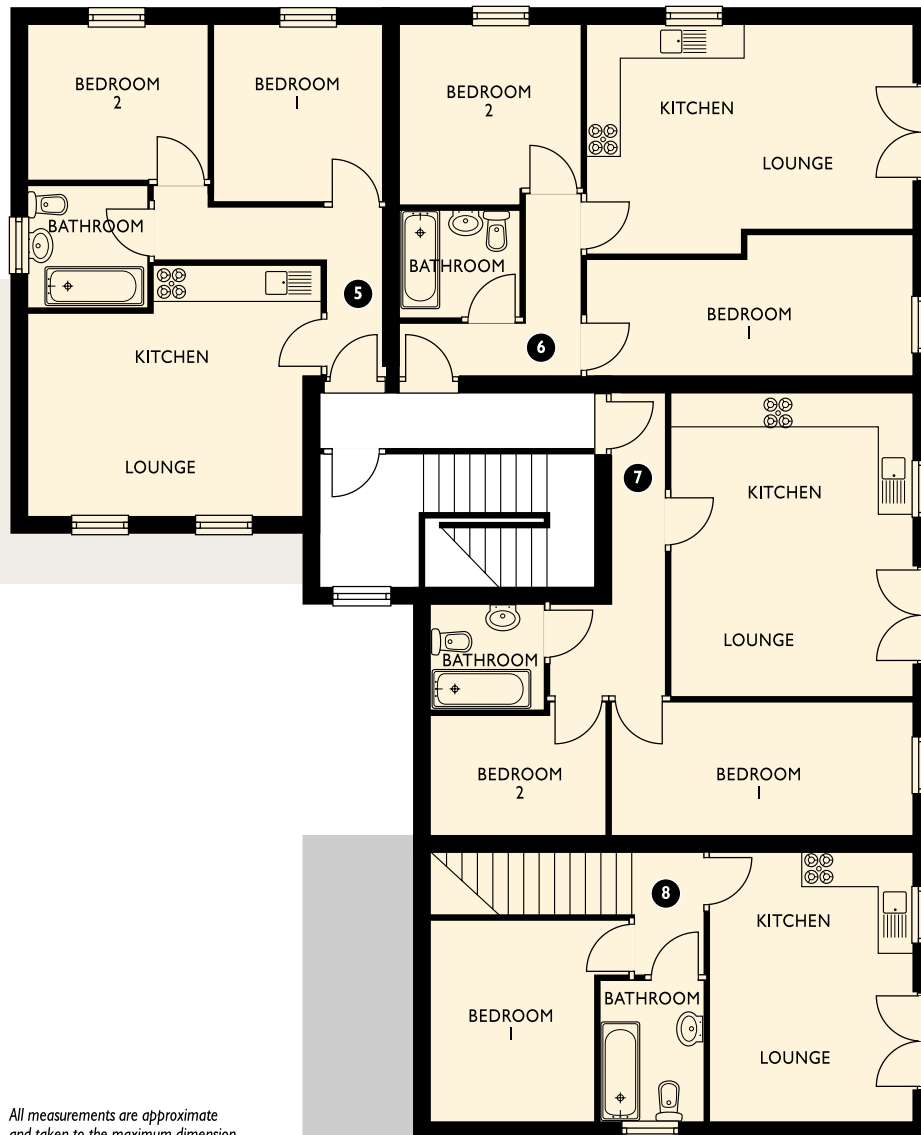
apartment 3

lounge/kitchen	3.82 x 4.94	(12'6" x 16'2")
bedroom 1	4.81 x 2.24	(15'9" x 7'4")
bedroom 2	2.77 x 2.01	(9'1" x 6'7")
bathroom	1.78 x 1.72	(5'10" x 5'7")

apartment 4

lounge/kitchen	3.56 x 4.28	(11'7" x 14'0")
bedroom 1	3.53 x 3.01	(11'6" x 9'10")
bathroom	2.10 x 3.00	(6'9" x 9'9")

FIRST FLOOR apartments 5-8



All measurements are approximate and taken to the maximum dimension

apartment 5

lounge/kitchen	4.70 x 4.06	(15'5" x 13'3")
bedroom 1	2.80 x 2.86	(9'2" x 9'4")
bedroom 2	2.98 x 2.55	(9'9" x 8'4")
bathroom	2.00 x 2.00	(6'6" x 6'6")

apartment 6

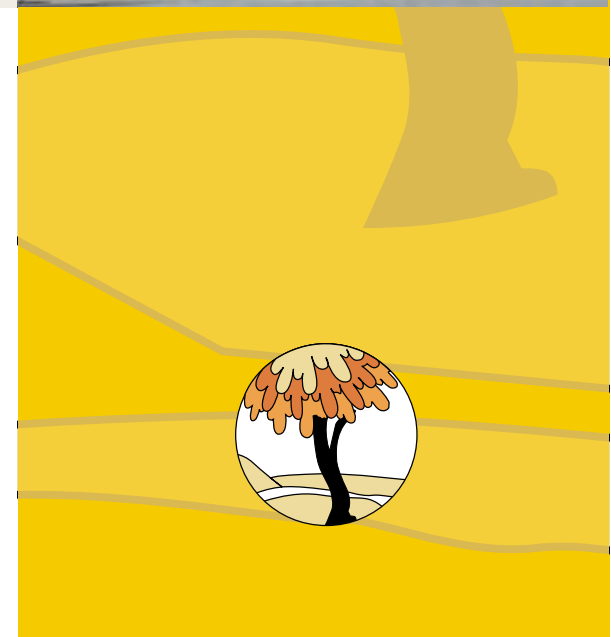
lounge/kitchen	5.23 x 3.60	(17'1" x 11'9")
bedroom 1	5.23 x 2.40	(17'1" x 7'10")
bedroom 2	2.98 x 3.01	(9'9" x 9'10")
bathroom	2.00 x 1.75	(6'6" x 5'8")

apartment 7

lounge/kitchen	3.82 x 4.94	(12'6" x 16'2")
bedroom 1	4.81 x 2.24	(15'9" x 7'4")
bedroom 2	2.76 x 2.01	(9'0" x 6'7")
bathroom	1.78 x 1.72	(5'10" x 5'7")

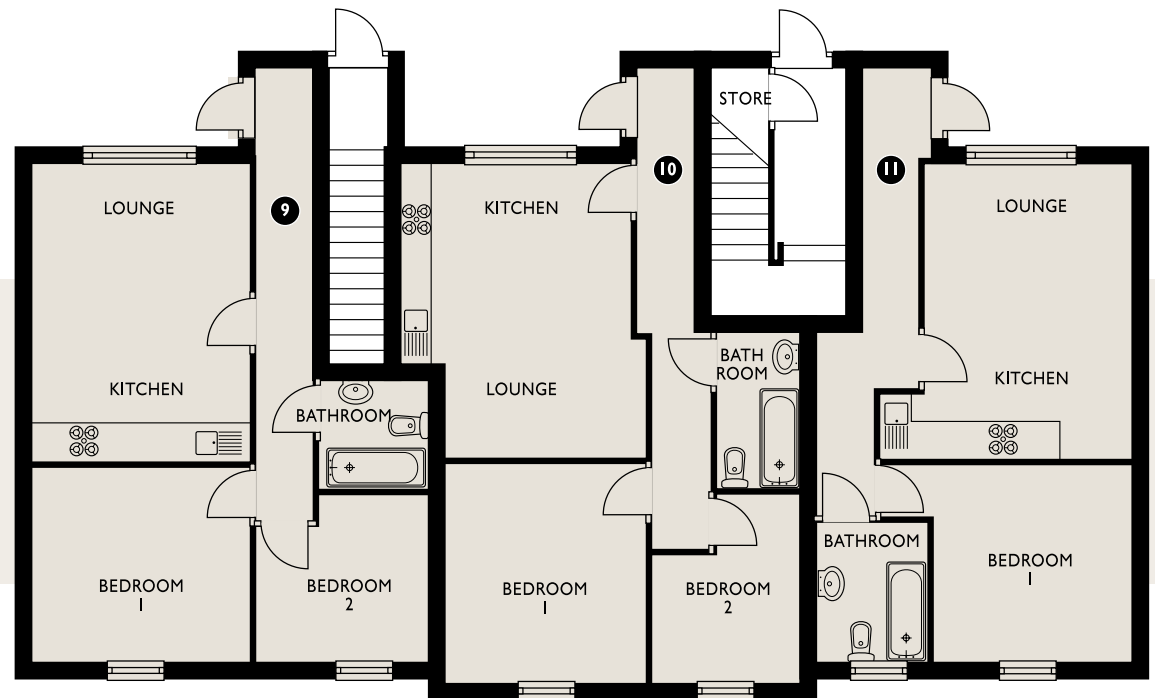
apartment 8

lounge/kitchen	3.20 x 4.28	(10'5" x 14'0")
bedroom 1	2.60 x 3.18	(8'6" x 10'5")
bathroom	1.70 x 2.20	(5'6" x 7'3")



cooper house

GROUND FLOOR apartments 9-11



apartment 9

lounge/kitchen	3.64 x 4.80	(11'11" x 15'8")
bedroom 1	3.64 x 3.23	(11'11" x 10'7")
bedroom 2	2.78 x 2.73	(9'1" x 8'11")
bathroom	1.80 x 1.80	(5'10" x 5'10")

apartment 10

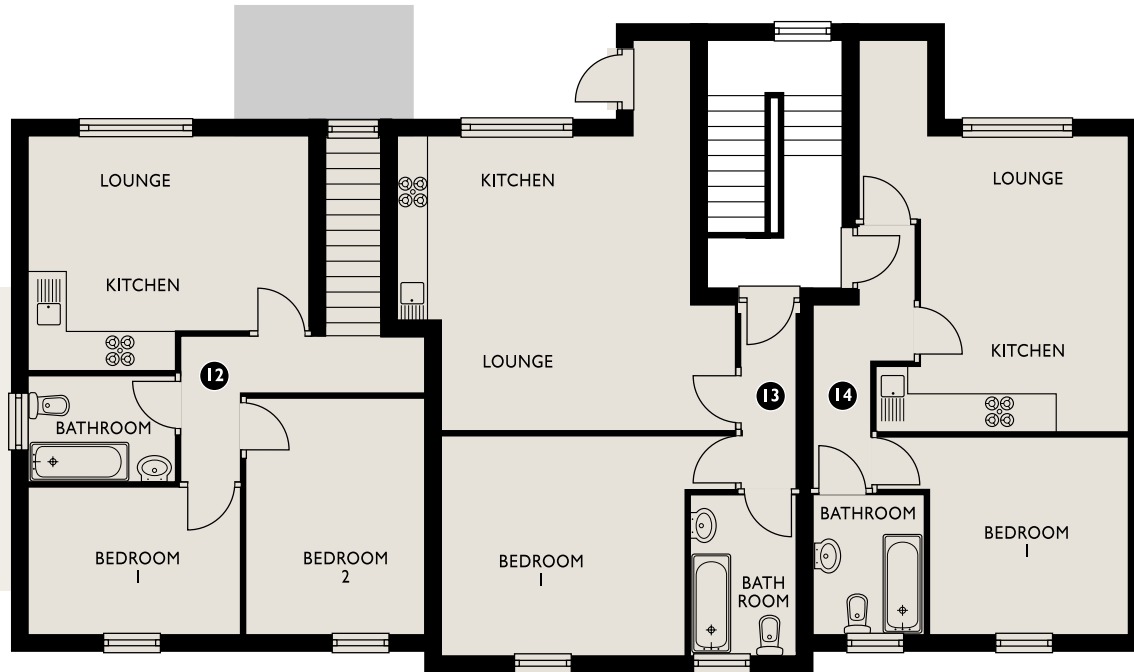
lounge/kitchen	3.83 x 4.80	(12'6" x 15'8")
bedroom 1	3.32 x 3.56	(10'10" x 11'7")
bedroom 2	2.46 x 3.06	(8'0" x 10'0")
bathroom	1.47 x 2.57	(4'9" x 8'5")

apartment 11

lounge/kitchen	4.16 x 4.80	(13'7" x 15'8")
bedroom 1	3.27 x 3.23	(10'8" x 10'7")
bathroom	1.80 x 2.24	(5'10" x 7'4")

All measurements are approximate and taken to the maximum dimension

FIRST FLOOR apartments 12-14



apartment 12

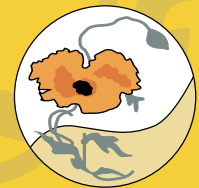
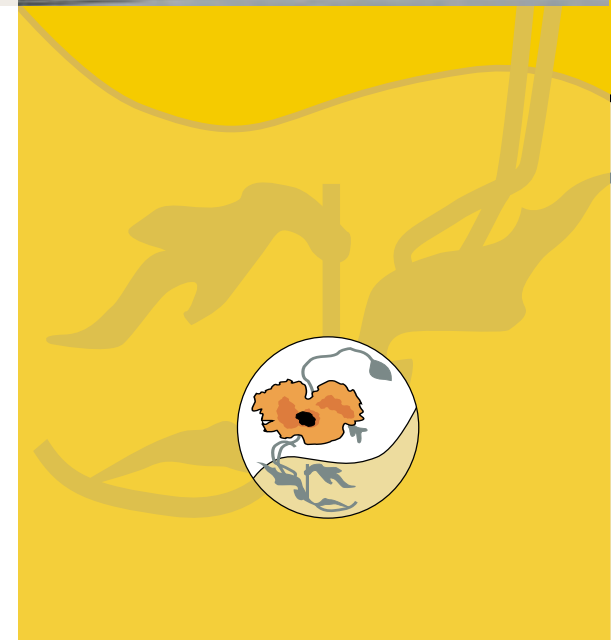
lounge/kitchen	4.62 x 3.77	(15'1" x 12'4")
bedroom 1	3.04 x 3.87	(9'11" x 12'8")
bedroom 2	3.38 x 2.38	(11'1" x 7'9")
bathroom	2.40 x 1.80	(7'10" x 5'10")

apartment 13

lounge/kitchen	4.82 x 4.80	(15'9" x 15'8")
bedroom 1	3.98 x 3.56	(13'0" x 11'7")
bathroom	1.80 x 2.57	(5'10" x 8'5")

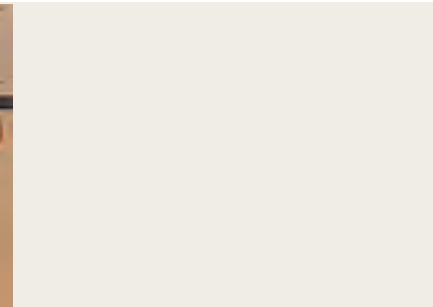
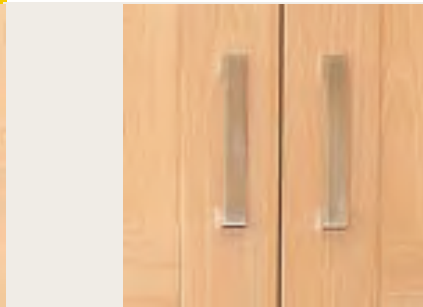
apartment 14

lounge/kitchen	4.16 x 4.80	(13'7" x 15'8")
bedroom 1	3.27 x 3.23	(10'8" x 10'7")
bathroom	1.80 x 2.24	(5'10" x 7'4")



specification

The properties at Rialto Court benefit from the highest levels of external construction and internal specification standards.



Both apartment buildings are traditionally built from natural stone, beneath attractive reconstituted stone roofs and feature the latest UPVC double glazing units in sparkling white.

The generously fitted kitchens feature a stunning range of integrated appliances in stylish stainless steel, including fridge/freezer, oven, hob and matching extractor unit.

Each bathroom includes a shower unit, the gas central heating system is thermostatically controlled, intruder alarms are fitted to all ground floor apartments and each property benefits from designated parking.



local amenities

Local Authority

Leeds City Council 0113 234 8080

Police

West Yorkshire Police 01924 375222

Rail - Metrolink

0113 245 7676

Education

Bramley Primary School,
Fairfield Hill, Leeds, LS13 3DP 0113 214 6169

Farsley Springbank Junior School
Wesley Street, Farsley, Pudsey, LS28 5LE 0113 214 6098

Pudsey Grangefield School
Richardshaw Lane, Pudsey, LS28 7ND 0113 229 6000

Hospital

Leeds General Infirmary
Great George Street, Leeds, LS1 3EX 0113 243 2799

Dentist

The Poplars Dental Practice
43 Rodley Lane, Rodley, Leeds, LS13 1LT 0113 256 4161

Pharmacy

National Co-op Chemists Ltd,
23 Nora Place, Bramley, Leeds, LS13 3JE 0113 256 5624

Recreation

Bramstan Recreation Centre
Calverley Lane, Leeds, LS13 1AH 0113 214 4556

Library

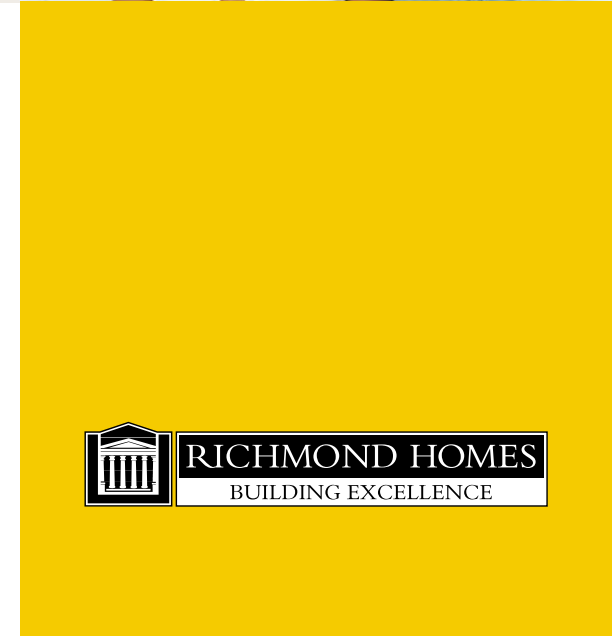
Broad Lane Library
540 Broad Lane, Pudsey, LS28 6PA 0113 214 6045

Post Office

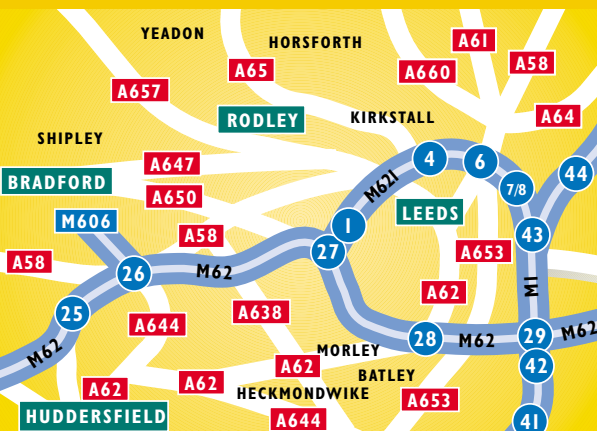
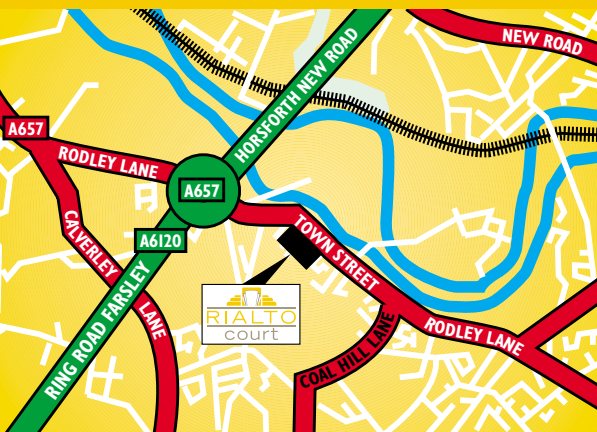
Bramstan P.O.
51 Summerfield Drive, Leeds, LS13 1AJ 0113 257 4516

Doctors

Dr Lee Av & Partners
West Lodge Surgery, New Street,
Farsley, Pudsey, LS28 5DL 0113 257 0295



How to get there



RIALTO court



RICHMOND HOMES
BUILDING EXCELLENCE

www.richmondhomesltd.co.uk

For further information please contact

ManningStainton Tel: 0113 281 9181

Land & New Homes

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