

ADEL

• GARDENS •



VILLAFONT
CONCIERGE

A BEAUTIFUL DEVELOPMENT OF SIX INDIVIDUALLY DESIGNED, BESPOKE BUNGALOWS
ADEL GARDENS, OTLEY ROAD, ADEL. LEEDS LS16 7AL

WELCOME TO ADEL GARDENS

A BEAUTIFUL
DEVELOPMENT OF SIX
LUXURY BUNGALOWS





SUPERIOR SENIOR LIVING

Adel Gardens is a beautiful development of six individually designed, bespoke bungalows located in a picturesque setting just a few hundred metres from Headingley. Surrounded by stunning countryside, yet close to everyday amenities, Adel Gardens provides the rare opportunity to acquire an outstanding retirement home on a charming development in a sought-after West Yorkshire suburb.

Exclusivity is very much at the heart of Adel Gardens. There are just six two bedroom bungalows nestled away in mature landscaping. Each of the beautiful bungalows has been designed to exacting standards, with every last detail considered to ensure they appeal to even the most discerning of purchasers.

Offering a superb internal specification and enhanced lifestyle package, including elements of domestic help or home care, they are a luxurious way to continue living independently with the option to ask for a little extra help as and when needed.

Designed and operated by the McGoff Group, the desirable development also features an award-winning care centre.

With Adel Dam, Adel Craggs, York Gate, the enchanting Adel Church and Headingley Golf Club, the oldest Club in Yorkshire, located close by, the site benefits from a leafy position steeped in history.

ONE OF THE NORTH
WEST'S LEADING
PRIVATELY-OWNED
RESIDENTIAL
DEVELOPERS





VILLAFONT

A PROUD HISTORY

One of the North West's leading privately-owned residential developers, Villafont is renowned for the design, quality, style and superior specification of its homes and has an enviable reputation for high standards and immaculate finishes that ensure exceptional client satisfaction.

From apartments and duplexes to townhouses, detached family homes and bespoke mansions, Villafont challenges traditional new build design and client expectations delivering sophisticated homes in low volumes with luxurious touches and larger than conventional footprints to ensure each stunning new home is truly special.

Established in 2000, Villafont remains focussed on delivering luxurious homes in desirable residential locations where people enjoy living and its portfolio of prestigious developments has been recognised with multiple industry awards.

Underlining Villafont's commitment to enhancing the lifestyles of its discerning customers, Villafont Concierge is an innovative new concept that provides an impressive specification and enhanced support package for those looking for a luxurious and low maintenance home with the option for domestic help or home care to enable continued independent living.

VILLAFONT
CONCIERGE



ADEL

AN IDYLIC SETTING

One of Yorkshire's most historic and quaint suburbs, Adel is peaceful and pleasant, an idyllic rural setting.

Situated near the site of a Roman fort, Adel is full of rich history and is even mentioned in the Domesday Book of 1086 as Adele. Adel Church, otherwise known as the Church of St John the Baptist, was built in approximately 1152 and is renowned as 'one of the best and most complete Norman churches in Yorkshire'. It is a stunning stone building, reminiscent of 'old England', and very much the hub of Adel. It has a thriving musical scene led by the choir, including regular music groups and an ever-popular Christmas Carols service.

The beauty of Adel is its offering; the area is predominantly residential, yet it has a distinctive countryside feel. With Adel Dam, a 19 acre wildlife reserve, the rugged and rocky Adel Crag, the seven mile Meanwood Valley Trail and York Gate, an old farmhouse with open landscaped garden, Adel is full of leisurely walking routes, incorporating both woodland pathways and open green space, and is a haven for local wildlife.

In Adel itself, there is the church, two schools, a post office, one public house and one restaurant, all situated on or just off Otley Road. Headingley is a few minutes' drive away, with an array of everyday amenities.



A CHARMING
LOCATION TO LIVE





- 1** Post Office
- 2** M&S Simply Food
- 3** Doctors Surgery
- 4** Gym
- 5** Park
- 6** Bus stops
- 7** Coffee shop
- 8** Pub
- 9** Golf Club

Only five miles from Leeds, Adel also has a cosmopolitan appeal as it is so close to a bustling city centre, packed with high end department stores, high street retailers, independent shops and quaint boutiques, as well as quality pubs, stylish bars and restaurants, plus popular coffee shops with show talented baristas



ADEL GARDENS

A NEW WAY OF LIVING

Life is for living, and we believe that everyone deserves a little luxury, and perhaps even a little extra help in their later years, to ensure they continue to enjoy every day to the full.

Conceived with you in mind, each of the bungalows are built to superior standards by our award winning and highly talented construction team.

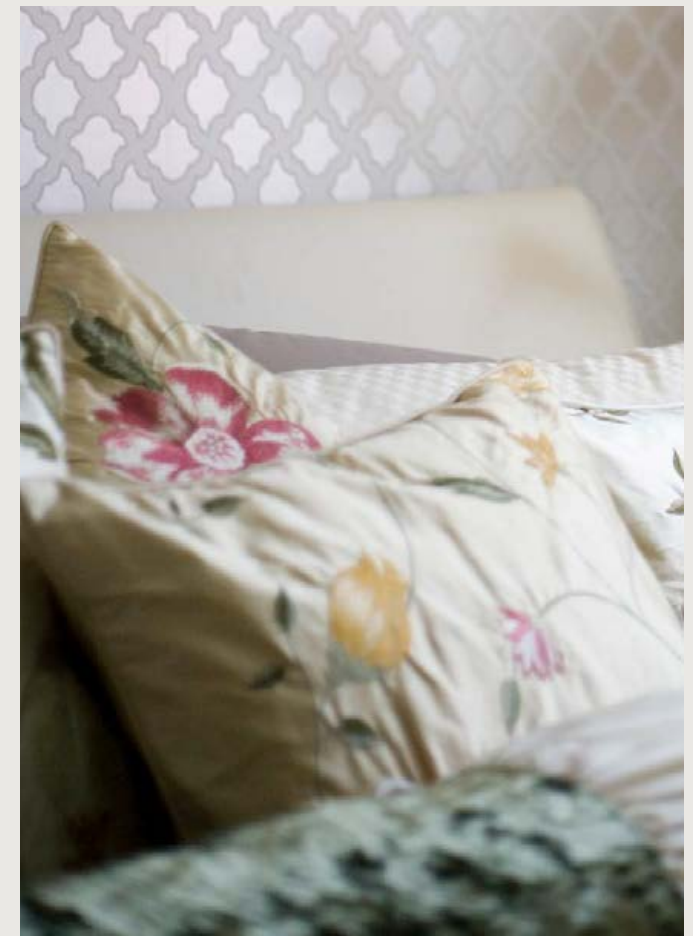
The properties feature an attractive open-plan kitchen and living room, an inviting space that forms the heart of the home. There are two spacious double bedrooms and a contemporary wet room, plus ample storage, and each bungalow benefits from one designated car parking space and a private garden.

Safe, secure and well maintained, you can relax knowing that we will take care of the day-to-day upkeep of the development and its grounds, leaving you free to live, socialise and enjoy a fabulous quality of life in a beautiful setting.

And should you need a little extra help, whether it's a nail or hair appointment at the salon in the care home next door, a restaurant-quality meal delivered to your door or general housekeeping, laundry and errands, we'll be happy to support you with whatever you need.



OUR LIFESTYLE
MANAGER IS ON HAND
TO SUPPORT YOU





SUPPORT PACKAGE

Our basic support package includes:

- Good neighbour checks
- Daily call and visit to the bungalows
- Assistance with obtaining prescriptions/medications)
- Housekeeping and / or assistance with grocery deliveries

NEIGHBOURING CARE CENTRE

Residents at Adel Gardens will also have access to some of the adjacent care centre facilities, including the café and social activity programme.

- By appointment, access to the care home facilities e.g restaurant, hair salon, social activities
- Meal service – tray service (additional charge)
- Purchase a laundry package (bedding & washable clothes (additional charge))
- Housekeeping service (additional charge)

The health, wellbeing and happiness of our residents is always our main priority.



ADEL GARDENS AT A GLANCE

- Support Package, tailored to meet your needs
- Access to neighbouring care home restaurant, hair salon & social activities
- Off-Road Parking
- Fully integrated kitchens
- Shower rooms with low profile shower trays
- 10 year building warranty

SITE MAP & LOCATION



Every last detail has been considered at Adel Gardens to create a truly timeless development with an elegant aesthetic and attractive street scene. Internally and externally, the bungalows benefit from a superior specification and luxurious finishes that exude character and style.

There is one designated car parking space per property and each bungalow boasts a private garden, with residents also able to enjoy the beautifully landscaped grounds within the development, which feature a mix of mature trees, shrubs and seasonal flowers, all well maintained by a dedicated on-site team.



Located just over 2 miles from Headingley, approximately 5 miles from Leeds, 11 miles from Bradford, 27 miles from York and 41 miles from Sheffield, Adel is perfectly placed.

Taxi – several firms available locally

Air – Adel is a 10 minute drive from Leeds Bradford Airport

Rail – Headingley Train Station is a short distance away

Bus – several bus stops are close by with regular services to Headingley and Leeds city centre

ADEL GARDENS FLOOR PLAN

Bungalows 01 - 06

2 Bedrooms

Internal area 73.9sqm (79 5sft)

External area 15.5sqm(166 sft)

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Living Room / Kitchen - 15ft x 20ft

Porch - 6 x 6ft

Hallway - 6 x 6ft

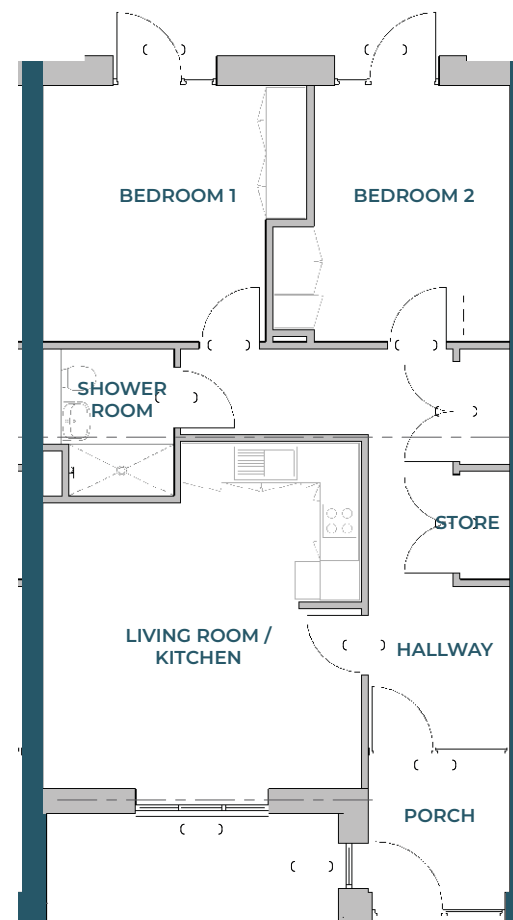
Store - 6 x 6ft

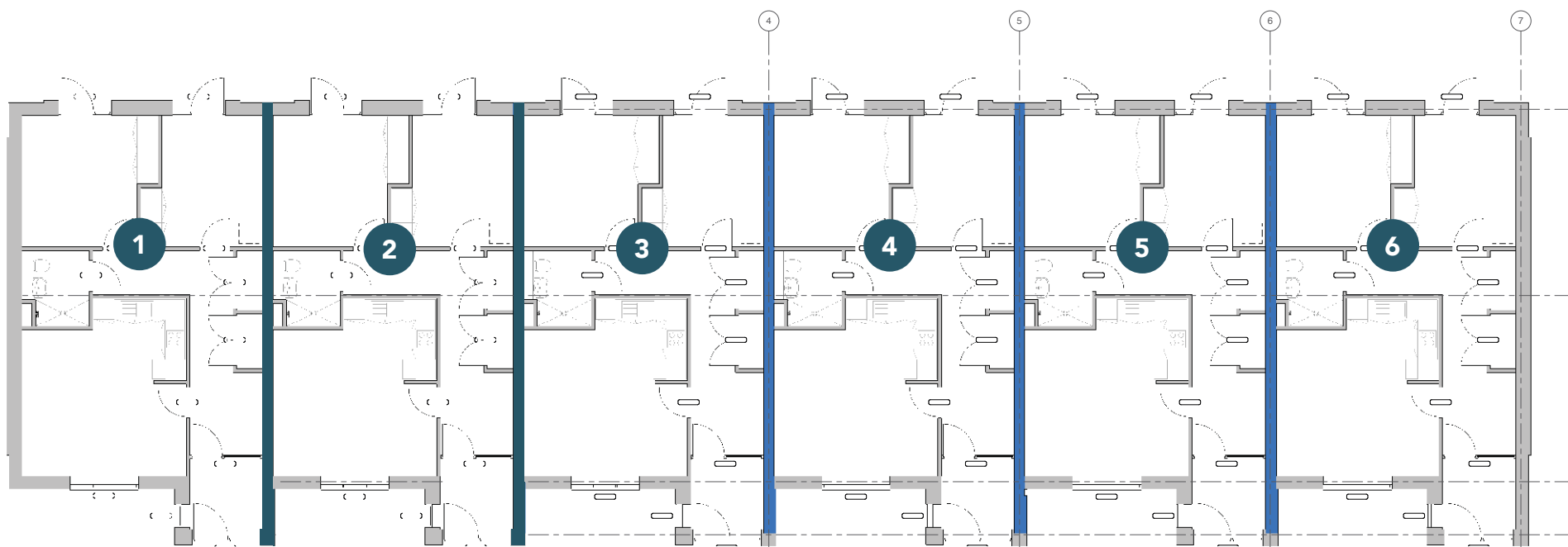
Utility Room - 6 x 6ft

Shower Room - 6 x 9ft

Bedroom 1 - 12ft x 15ft

Bedroom 2 - 12ft x 15ft





ABOUT THE McGOFF GROUP

The McGoff name has long been synonymous with excellence in the UK construction industry and for more than 48 years has created a dynasty of construction expertise led via McGoff Construction Ltd, a multi-award winning, family-owned Principal Contracting business with an exemplar portfolio of landmark projects undertaken for a host of blue chip, repeat business clients. In addition, its multi-award winning housing brand, Villafont, has been one of the region's most active, privately-owned bespoke residential development companies. The Group's diverse skill set is epitomised by its New Care brand, which is now one of the UK's fastest growing development-led Care Home Operators.

McGoff Group is a unique entity that provides an end-to-end delivery approach within the construction and property sectors. The business acquires, designs, builds, operates and maintains many of its developments, uniquely safeguarding investment and driving quality for all stakeholders.

www.mcgoffgroup.com.

For all sales enquiries contact Paul Danks on 07881 636 956 / 0800 118 2884 or email paul.danks@mcgoffgroup.com

MISREPRESENTATION ACT

McGoff Group for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of McGoff Group has any authority to make any representation of warranty whatsoever in relation to this property.





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