



The logo for Enzo's homes, featuring a white outline of a house above the text "Enzo's" in a bold, sans-serif font, with "homes" in a smaller, lowercase sans-serif font below it.

Horsforth Mews  
Horsforth, Leeds

# Rural surrounds without the compromise



Enzo's Homes.  
**Making dream homes affordable.**



**Our latest development is based in Horsforth, just 5 miles from Leeds city center, & boasts rural surroundings without compromising on convenience.**

Leeds; a vibrant cultural hub on the rise and a great place to live, work and play. But what about those who want these benefits while maintaining a more traditional and rural way of life?

Horsforth Mews, in the peaceful civil parish of Horsforth, boasts this and more. Nestled amongst beautiful countryside on the edge of the Yorkshire Dales, you'll have immediate access to a wide range of amenities in Horsforth, with the ease that comes with a small village. Not much further afield a world of possibilities awaits, with not only Leeds close by, but a range of other areas, attractions and amenities including Headingley, Leeds Airport and various family and pet-friendly parks. All of the homes offer the space and high quality features Enzo's Homes have become known for, and come with smart energy features, ensuring your home is easy on the eyes and wallet.

**To find this development location use postcode LS13 1NP for sat nav directions.**

## Places of Interest

Leeds Bradford Airport: 4.3 miles  
Headingley: 4.5 miles  
Yorkshire Cricket Ground: 4.1 miles  
Leeds city center: 5 miles  
Bradford city center: 6.6 miles  
Yorkshire Dales: 8.5 miles  
Leeds Trinity University: 2.2 miles  
Otley Chevin Forest Park: 5.5 miles  
Horsforth Hall Park: 1 mile  
Apperley Bridge station: 3.6 miles  
Kirkstall Forge station: 1.8 miles  
Horsforth station: 1.9 miles  
Kirkstall Abbey: 2.2 miles

# Our Quality

We've always believed it's possible to make high-quality homes Affordable, and over the years we've seen our goal of being head and shoulders above the competition in terms of quality come to pass.

Our homes are now known for their high specification and finish; it helps explain why we're LABC Building Awards winners and why so many people fall in love with our homes as soon as they set foot in the door.

That's the Enzo's Difference.



# Energy Efficiency

We're committed to creating homes that lead the market in energy efficiency and don't cost the earth in more ways than one.

That's why we've partnered with some of the industry's leading names and utilised new building technologies and methods to provide a home that not only helps save the environment but helps save you money too.



## Oak Doors

We use oak internal doors in all our properties, ensuring a grand entrance to every room in the house.



## Advanced Fire Safety

All our welsh homes are fitted with fire sprinklers, ensuring you and your loved ones peace of mind.



## Warranties

All our homes are protected against structural defects for 10 years such as water ingress and flaws in the design, workmanship or materials.\*



## High Spec Bathrooms

From the sink to the tiles, our bathrooms use only leading brands such as Twyford & Armitage Shanks



## Top Finishes

Black old weathered split and high quality paint, we do the finishing touches right.



## 75% free hot water

Benefit from electricity bill savings through the combined use solar PV directly into a state-of-the-art water cylinder.



## Unmatched Insulation

Multi-layered reflective insulation provides leading thermal resistance and external vapour protection.



## Smart Heating

Where possible, we use the brand new and exciting Rointe low-consumption heaters, ensuring running costs only plummet further.



## Thick Walls

Our interior walls are around twice the width of the industry standard, providing better heat insulation.



## Smart Solar PV

Our state-of-the-art in-roof Solar PV system provides high efficiency, ease of use and high performance.





## House types: **Overview**

This development features two variations of a single house type, with alternating mirrored layouts.

**Plots 1-4: House Type 1B**

**Plots 5-8: House Type 1A**

*Please note that all floor plans and measurements are representative only. They have been produced as accurately as possible but may differ slightly to*

# Help to Buy

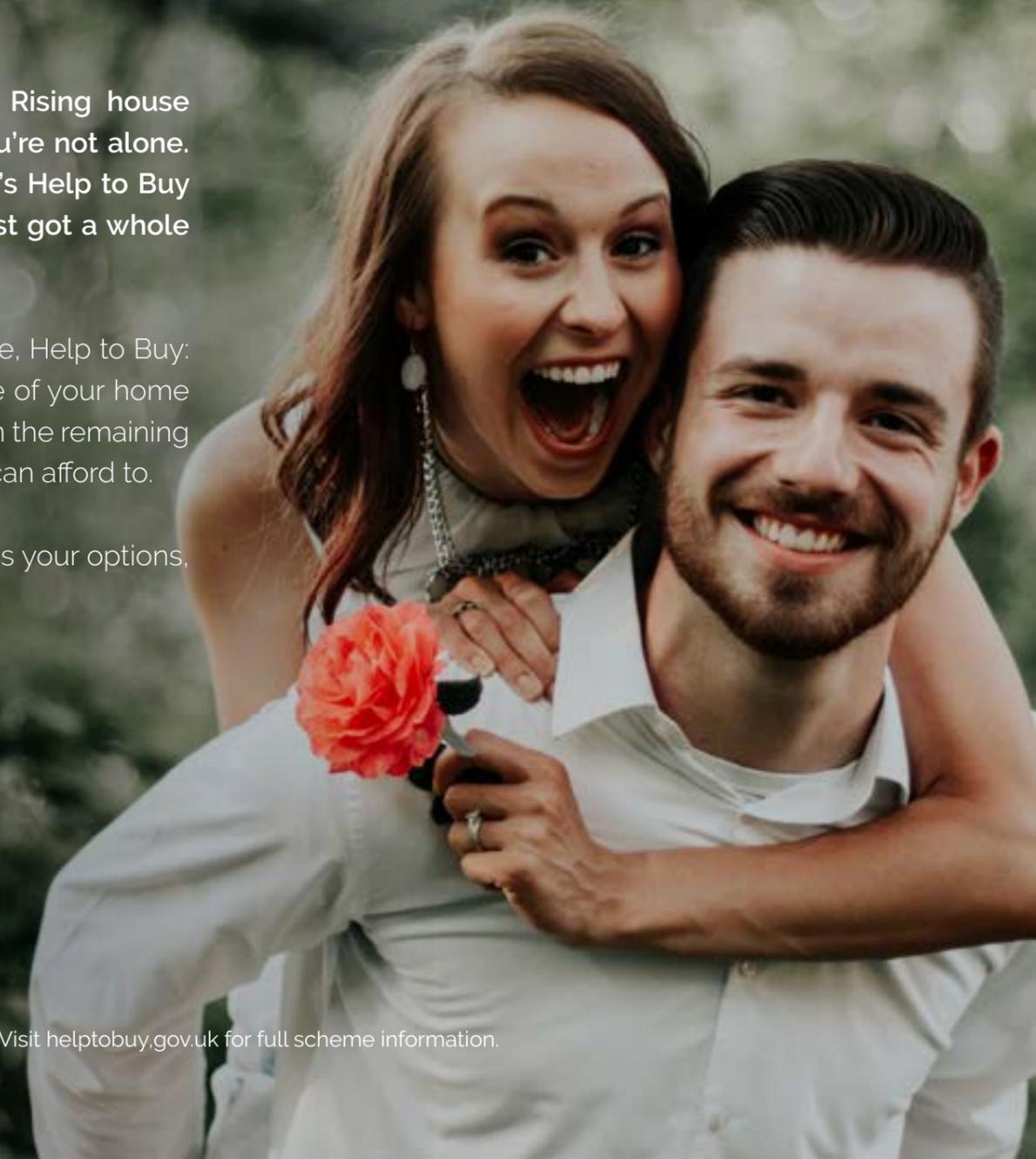
Are you finding buying a new home unaffordable? Rising house prices and stricter mortgage requirements means you're not alone. But thanks to Enzo's Homes and the UK Government's Help to Buy scheme, getting a mortgage for your dream home just got a whole lot easier...

If you can't quite afford the mortgage on 100% of a home, Help to Buy: Shared Ownership offers you the chance to buy a share of your home (between 25% & 75% of the home's value) and pay rent on the remaining share. Later on, you could buy bigger shares when you can afford to.

To find out more, contact our staff who will gladly discuss your options, or visit [helptobuy.gov.uk](https://helptobuy.gov.uk).

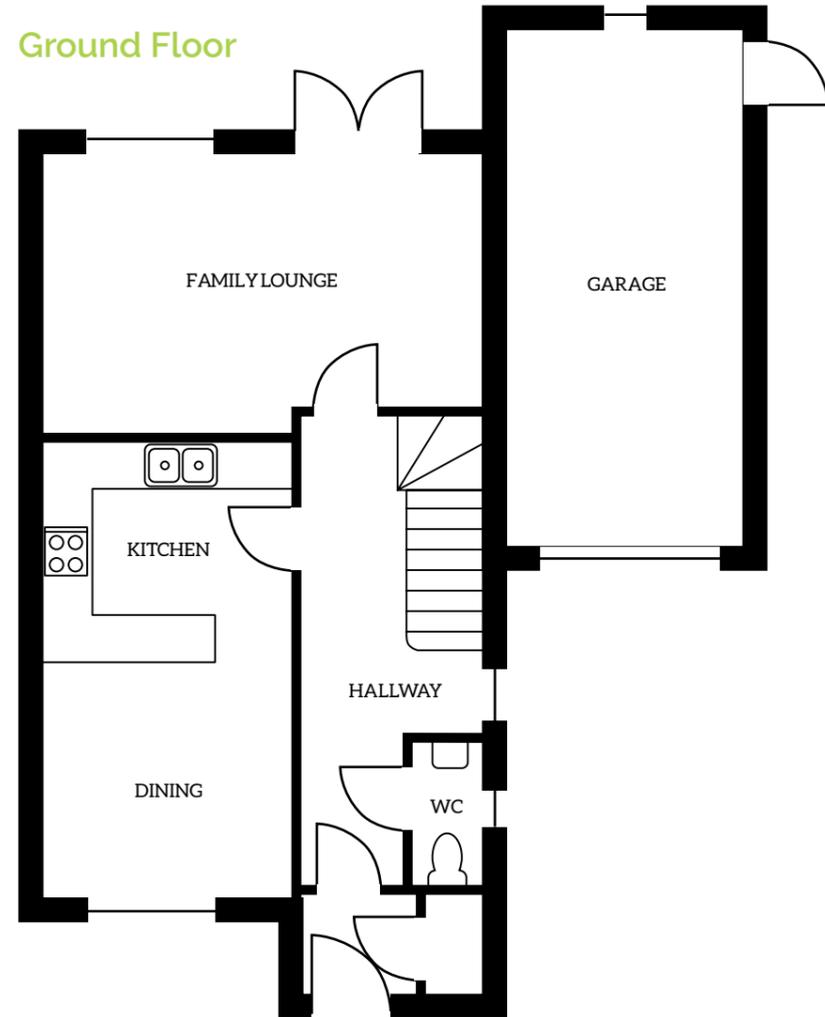


Terms and conditions apply. Visit [helptobuy.gov.uk](https://helptobuy.gov.uk) for full scheme information.



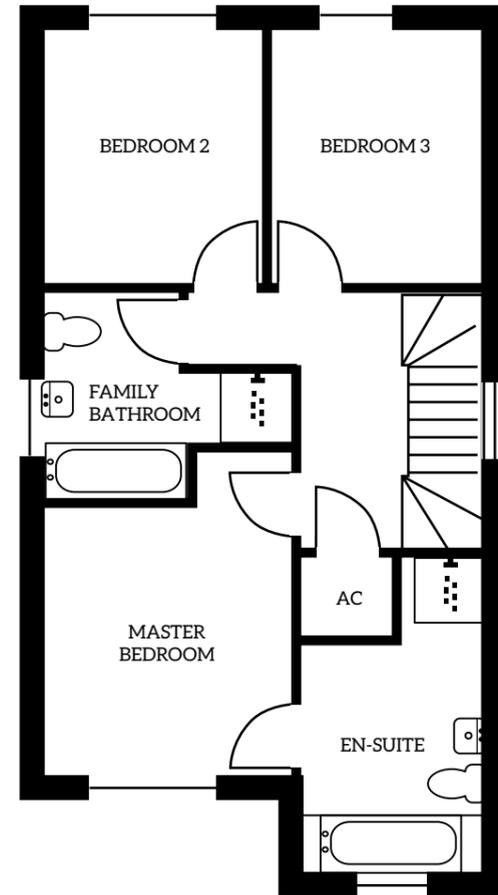
# House type 1A

## Ground Floor



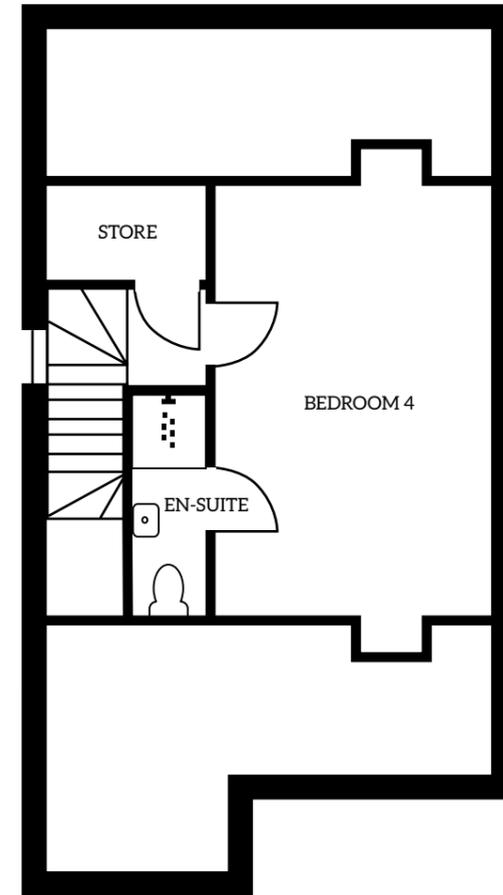
**KITCHEN / DINER:** 3.16 x 5.82  
**FAMILY LOUNGE:** 5.6m x 3.58m  
**WC:** 0.9m x 1.85m  
**GARAGE:** 3m x 6.61m

## First Floor



**MASTER BEDROOM:** 3.16m x 3.43m to 4.16m  
**BEDROOM 2:** 2.78m x 3.76m  
**BEDROOM 3:** 2.70m x 3.76m  
**FAMILY BATHROOM:**  
1.85m to 3.09m x 0.94m to 1.85m  
**EN-SUITE** 2.32m x 2.93m

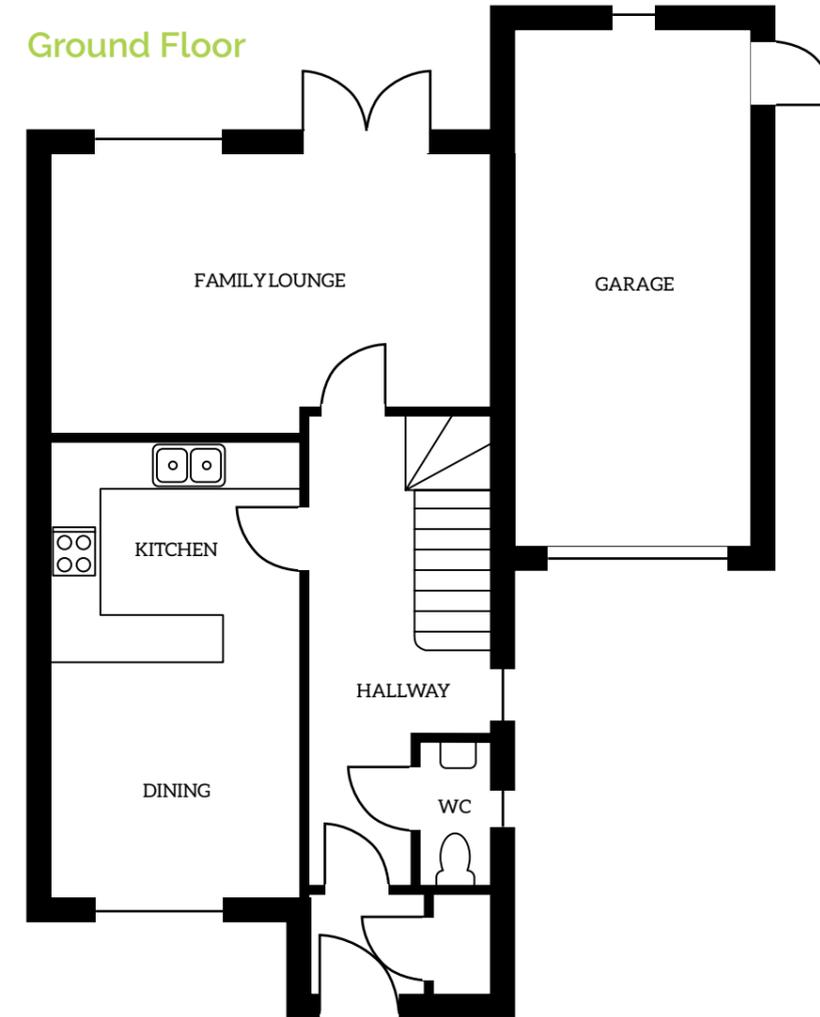
## Second Floor



**BEDROOM 4:** 3.43m x 5.47m  
**STORE:** 2m x 1.28m  
**EN-SUITE:** 0.9m x 2.82m

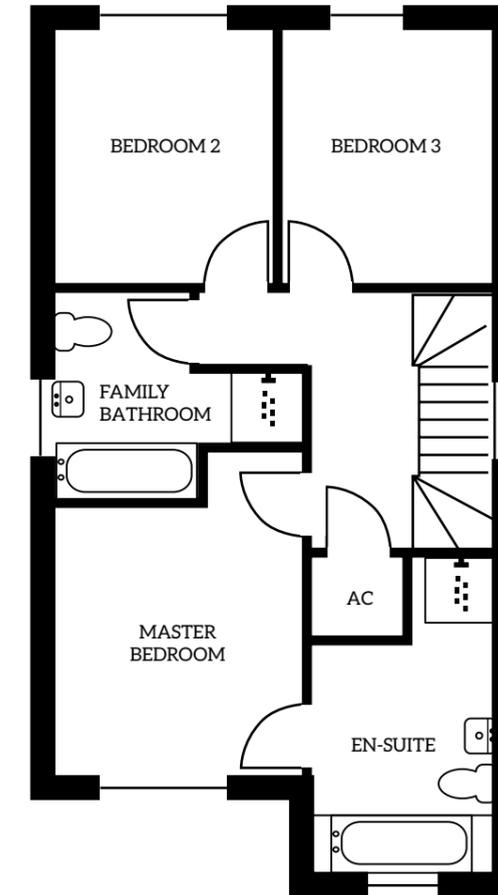
# House type 1B

## Ground Floor



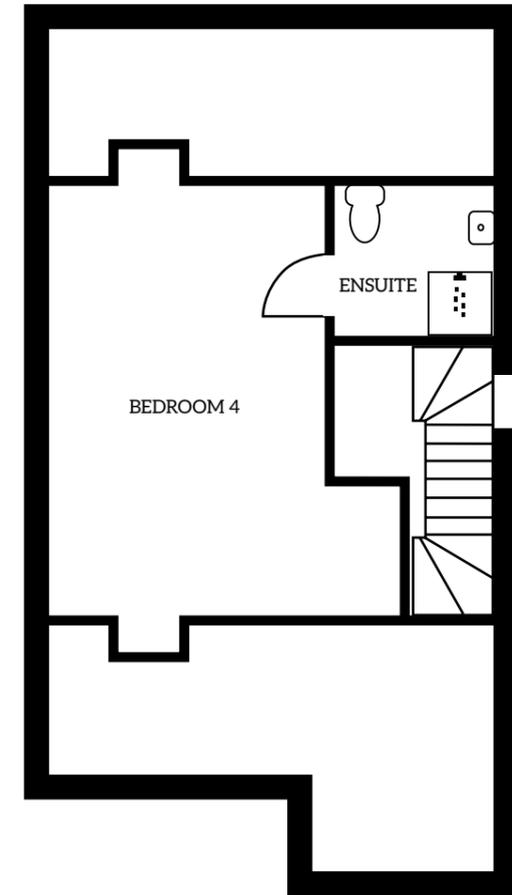
**KITCHEN / DINER:** 3.16 x 5.82  
**FAMILY LOUNGE:** 5.6m x 3.58m  
**WC:** 0.9m x 1.85m  
**GARAGE:** 3m x 6.61m

## First Floor



**MASTER BEDROOM:** 3.16m x 3.43m to 4.16m  
**BEDROOM 2:** 2.78m x 3.76m  
**BEDROOM 3:** 2.70m x 3.76m  
**FAMILY BATHROOM:**  
1.85m to 3.09m x 0.94m to 1.85m  
**EN-SUITE** 2.32m x 2.93m

## Second Floor



**BEDROOM 4:** 3.43m x 5.47m  
**STORE:** 2m x 1.28m  
**EN-SUITE:** 2.01m x 2.06m

# Site Plan



Use postcode LS13 1NP for location.

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.





Contact our team today:

**01792 737 404**

**[www.enzoshomes.co.uk](http://www.enzoshomes.co.uk)**

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

\*More information regarding our warranties can be found at [globalhomewarranties.com](http://globalhomewarranties.com); full terms and conditions are available upon request.