



**BRAY**  
INTERIORS

BESPOKE RENOVATIONS

**TRANSFORM  
YOUR SPACES**

BRAY INTERIORS / BROCHURE 2024





BRAY INTERIORS

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BRAY INTERIORS

# INTERIOR RENOVATIONS

This guide is full of practical advice for homeowners looking to renovate their home. This information has been gathered by our specialist builders and designers over years of working in two sectors defined by the construction industry.

Find out everything you need to know for your project on [bray-interiors.co.uk](http://bray-interiors.co.uk)



## CONTACT US

t: 01484 929100

e: [info@bray-interiors.co.uk](mailto:info@bray-interiors.co.uk)

## VISIT OUR SHOWROOM

Unit 1 Aspley House, Silver St,  
Aspley, Huddersfield HD5 9EY







## WHAT WE DO

## WHAT MAKES US DIFFERENT?

Renovating a home can be both exciting and stressful, often becoming one of the most hectic experiences for homeowners. Our process simplifies this by combining commercial building practices, technology, and efficient systems. This allows skilled builders and tradespeople to focus on their strengths, saving you time and money.

We eliminate the confusion of navigating renovations by working closely with clients to understand their ideas, budget, and priorities. From there, our team handles everything, ensuring you don't need to lift a finger.

Our approach prioritizes your vision and lifestyle, creating beautiful living spaces tailored to you. Unlike many builders who see renovations as secondary to new builds, we specialize solely in renovations. This dedication ensures exceptional results every time.

Our perfected systems and processes deliver the ultimate customer experience. It starts with a thorough design and briefing process, followed by detailed planning and professional project management.

Find out everything you need to know for your project on [bray-interiors.co.uk](https://bray-interiors.co.uk)





MAKING DREAMS COME TRUE

# OUR PROCESS



## 1. INITIAL BRIEFING

The first step in the process to understand exactly what you want to achieve in your home (including the drive and reasons for carrying out the work). We ask questions, you get ideas and inspiration and together we understand exactly what you want, why and how we will make it happen.



## 2. DESIGN & FEASIBILITY

The next step is to translate your brief into a concept and understand the feasibility of what you would like to build. We will discuss your project to identify constraints, and challenges and bring solutions to the table to determine the feasibility of your project. At this step, we will provide cost estimates based on similar projects.



## 3. WORKING PLANS & SCOPE OF WORKS

Working drawings based on the concepts are created, your budget decisions will have been made by now. A detailed cost and contract are produced. It will take account of the decisions you have made.

The final cost can be refined and any modifications in specification can be accommodated in the design.



## 4. KICK-OFF

Your project manager will be introduced and a site meeting scheduled. Everyone will be briefed on the agreed time scale along with specific elements you may have introduced.



## 5. ON-SITE

On start day, it is advisable you are present. We will always strive to meet your expectations, however, the progress of your project may differ depending on the type of work being carried out. Regular updates will be provided.



## 6. UNFORESEEN

With extensions, groundworks and other large-scale building projects there is always an unknown. Good communication will be the key to delivering your dream space. If there should be any unforeseen obstacles, these will be dealt with based on their own merits, and only mutually agreed actions will be taken forward.



## 7. COMPLETION!

The happy day will arrive when you won't see us everyday (well, not until your next project!). The council building inspector (he/she will have been to site previously) will give the final sign off. Any outstanding balances will be due at this time.





## INTRODUCTION

# BEFORE YOU START

So you are thinking about making some renovations. A great journey is about to begin, but before you start let's teach you the basics so you've got the confidence and courage to hit the ground running.

## THE PLANNING STAGE

The planning stage is one of the most crucial parts of starting a new project. It guides the whole project from start to finish, ensuring the final result is even better than you imagined. In this section, we will help you with the following:

1. Collecting Ideas
2. Restrictions
3. Budget Planning
4. Plans, Design & Drawings

## OUR TOP TIPS

From years of experience and hundreds of projects completed under our belt, we have created a list of our five top tips when planning a project. Whether your project is big or small, our top tips will help you make the process easier and avoid common mistakes.





## BEFORE YOU START

# THE PLANNING STAGE

The planning stage is one of the most crucial parts of starting a new project. It guides the whole project from start to finish, ensuring the final result is even better than you imagined.

## 1. COLLECTING IDEAS

**Ask yourself what the project must have and like to have**, this will help you manage your ideas against your budget. This will also help you get a **Ballpark figure** for the cost of your renovation.

**Start to collect your ideas together.** What is the main reason behind the project? Is it adding more space, preparing to sell or making a house into your forever home? This will determine your budget and time scale.

Now the **creative element**, look for colours, textures, how you will use the space.... Research through Pinterest and house magazines. This will help your design and align your project manager with your personal vision and preferences.



## 2. BUDGET PLANNING

Your brief will save you a lot of time when getting various quotes as **you will already have an idea of your Ballpark Budget**. Expecting a builder to come back with his best price is a recipe for disaster as his best price may not match your brief. Be straightforward with them, and **share your ballpark budget as soon as possible**. They will then be able to advise you of the most practical solutions.

Make sure to allow for a **10% contingency budget minimum** as with all renovations there are often unseen problems. Also, be aware of changing your mind mid-project - we always accommodate client's minor changes, but major ones can be costly.

**Make sure you have the finance in place for your project before the start.** If it's a large-sized project, we can work with you and do the work in **more than one phase** if the project lends itself to this.

## 3. PLANS, DESIGN & DRAWINGS

The **design and concept document** will allow you to understand and decide what you want from your home renovation as well as having an accurate **estimate of the cost**. If you need a detailed quote, working drawings will most likely be needed.

**Planning permission and building regulations are separate and required by the council.** It's critical that in the early stage, we have clarity of what the council requires. Planning permission isn't always required but building regulations usually are on most substantial renovations.



## BEFORE YOU START

# OUR 5 TOP TIPS

The planning stage is one of the most crucial parts of starting a new project. It guides the whole project from start to finish, ensuring the final result is even better than you imagined.

## 1. RESEARCH, RESEARCH & RESEARCH

**Time spent researching what you want, what it will cost and how you can get it, is seldom wasted.** Take as much time planning for your renovation project as needed. Our favourite ways to find inspiration are: create a Pinterest board, have a look at Home & Design magazines, and visit showrooms.

If you are considering replanning your space, talking to a designer is a great way to get started.

There's so much choice that making decisions can seem overwhelming. **Speaking with our experts who have industry knowledge will give you clarity and confidence in the choices you make.**

## 2. BUDGET CONSIDERATIONS

**Does your budget reflect the extent of renovation work needed?** Look at your current outgoings and at what finance options are available. Also consider doing the renovation in a number of phases, each phase being prioritised on what is required immediately. Is an extra bedroom an urgent requirement, or can this wait so you can focus on the main living areas of the house? Figuring out your requirements and what you can't live without will help shape your decision. **If your budget is very tight, consider elements that can be reused or easily changed further down the line.**

Agree on stage payments for work and make sure you keep 10% of the final cost back until the work is finished to your satisfaction.

## 3. ONLINE PLANNING PERMISSION

Many people are not aware of the **online planning permission platform available with most local councils.** You can search the local area and view planning applications for neighbouring properties to gauge a better idea of what has been granted or refused permission in the past.

## 4. BE A GOOD NEIGHBOUR

Before submitting a planning application, we **recommend meeting your neighbours to take them through the proposal.** We are happy to accompany you to help answer any questions and introduce ourselves should they have any issues during the project.

Your neighbours will appreciate you taking the time to fill them in before they read about in the newspaper.

## 5. THINK ABOUT THE DETAILS

A lot of previous clients choosing to renovate/extend have a panic moment towards the end of the build when they have concentrated solely on the main elements without any real thought to **interior finishes.** At this stage, think about previous experiences and places home and away that stand out in your mind.





## INTRODUCTION

# KITCHEN RENOVATIONS

When it comes to improving your home's appeal and value, kitchen renovations return the most value per square foot. Creating an elegant space to enjoy should be at the top of your list. We can help homeowners transform that dated design into a stylish space that works better for everyone in your family.

## KITCHEN CHECKLIST

Kitchens come in all shapes and sizes. We are here to do is deliver that custom well-designed and practical solution, customised to your every need and want. Use our checklist to determine what you need, want or are not in your plans.

## STYLE GUIDE FOR KITCHENS

Your dream kitchen may be a contemporary social space, a classic traditional chef's dream, an amazing open-plan kitchen or storage heaven. Our style guide is perfect to help you in the planning and design stage to bring your ideas, dreams and visions to life.





## KITCHEN RENOVATIONS

**CHECKLIST**

Use our checklist below to work out the contents and styling of the room you are dreaming of and organise it into what you need, want or are not in your plans.

|  | NEED | WANT | NO/UNSURE |
|--|------|------|-----------|
| Worktops Marble, Wood, Granite or Concrete |      |      |           |
| Ventilation Hood / Downdraft               |      |      |           |
| Dishwasher                                 |      |      |           |
| Cupboards Doors & Handles                  |      |      |           |
| Power Points                               |      |      |           |
| Breakfast Bar / Island                     |      |      |           |
| Space for Bespoke Appliances               |      |      |           |
| Wall Oven                                  |      |      |           |
| Fridge & Freezer                           |      |      |           |
| Wall Finish Paint, Wallpaper, Tiles...     |      |      |           |
| Splashback                                 |      |      |           |
| Waste Disposal                             |      |      |           |
| Microwave / Grill Oven                     |      |      |           |
| Butler's Pantry                            |      |      |           |
| Wiring for TV / Internet                   |      |      |           |
| New Sink / Double Sink                     |      |      |           |
| Built-In Rubbish Bin                       |      |      |           |
| General Lighting                           |      |      |           |
| All-In-One Oven                            |      |      |           |
| Beverage Fridge                            |      |      |           |
| Floors Tiles, Wood, Cork, Vinyl...         |      |      |           |
| Windows Blinds, Curtains...                |      |      |           |





## KITCHEN RENOVATIONS

## STYLE GUIDE

## TRADITIONAL KITCHENS

When designing traditional kitchens, the array of choices is vast, ranging from timeless classic oaks to exquisite hand-painted finishes. Would you prefer a shaker-style kitchen or an in-frame, or what about a tongue and groove centre panel? Each option presents a unique aesthetic, allowing you to tailor your kitchen space to reflect your personal style and preferences.

Here at Bray Interiors, we can create inspired traditional kitchen designs that capture the timeless beauty of older styles whilst still providing the benefits of modern living.



## CLASSIC KITCHENS

Inspired by the traditional shaker furniture craftsmen, the shaker movement valued **open-plan living space that was clutter-free and simple**. Your classic kitchen design upholds these principles with simple panels and clean lines.

The classic design will stand the test of time, remaining fashionable in your home for years to come. Additionally, it can be easily repainted if you choose to update your room with a change of colour in the future, without changing the cabinets.





## KITCHEN RENOVATIONS

## STYLE GUIDE

## CONTEMPORARY KITCHENS

Today's contemporary kitchens are so much more than just a kitchen. They are a living space, a key room in your home. In this space, you can entertain, socialise, have family time and more.

With the contemporary style, you will have the freedom to **make this space whatever you want it to be**. There are a lot of customisation options so you will be able to create your dream kitchen. During the design stage, we will plan and make changes to suit your needs and wants, making sure that the end result is perfect.



## GERMAN/HANDLELESS KITCHENS

True handleless kitchens are synonyms with German minimalist kitchen design, functionality and aesthetics. Concealed hinges and flat door front handles all cater for the minimalist connoisseurs.

With handleless kitchens, there's a **huge choice of worktops in metal, wood, concrete, and granite along with handles to customise and create something unique for you**. The handle channels are ergonomically designed, emphasising the visual lines both vertically and horizontally creating that bold linear look.







## INTRODUCTION

# BEDROOMS RENOVATIONS

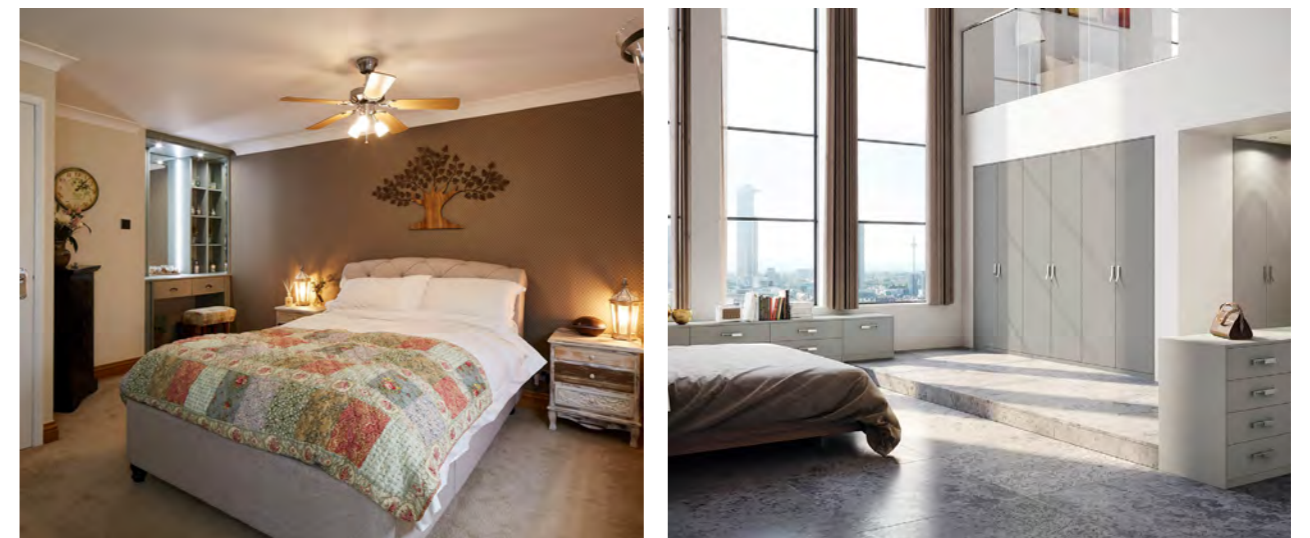
We are here to deliver well-designed and practical solutions - whatever your idea is or what you want to achieve. Maybe it is a contemporary guest room, a classic traditional master bedroom, an amazing child's bedroom or a teenagers' den! The design, planning and fitting we bring to you ensure your dream and vision are delivered.

## BEDROOM CHECKLIST

Bedrooms come in all shapes and sizes. We are here to deliver that well-designed and practical solution, customised to your every need and want. Use our checklist to determine what you need, want or are not in your plans.

## STYLE GUIDE FOR BEDROOMS

Your dream bedroom may be a contemporary guest room, a classic traditional master bedroom, an amazing child's bedroom or a teenagers' den! Our style guide is perfect to help you in the planning and design stage to bring your ideas, dreams and visions to life.





## BEDROOM RENOVATIONS

**CHECKLIST**

Use our checklist below to work out the contents and styling of the room you are dreaming of and organise it into what you need, want or are not in your plans.

|   | NEED | WANT | NO/UNSURE |
|---|------|------|-----------|
| Built-in Wardrobes                                  |      |      |           |
| Work Station Desk or Office                         |      |      |           |
| Under-Bed Storage                                   |      |      |           |
| Wiring for TV / Internet                            |      |      |           |
| Four Poster Bed                                     |      |      |           |
| Walk-in Wardrobes                                   |      |      |           |
| Entertainment System Surround Sound, TV...          |      |      |           |
| Good Plug Socket Placement                          |      |      |           |
| Wall Finishes Paint or Wallpaper                    |      |      |           |
| Custom Built Storage Solutions                      |      |      |           |
| Vanity or Make-up Station                           |      |      |           |
| Display Shelving                                    |      |      |           |
| Modern USB Plug Sockets                             |      |      |           |
| False Dividing Walls                                |      |      |           |
| Feature Wall  |      |      |           |
| Bed Sizing  |      |      |           |
| Artwork   |      |      |           |
| Good Task Lighting Vanity, Reading / Spot Lights... |      |      |           |
| Easy Accessible Drawers or Pull-Outs                |      |      |           |
| General Lighting                                    |      |      |           |
| Floors Tiles, Wood, Carpet or Polished Concrete     |      |      |           |
| Window Treatments                                   |      |      |           |





## BEDROOM RENOVATIONS

## STYLE GUIDE

## TRADITIONAL BEDROOM

Selecting between traditional styling options - with detailed doors or a shaker-painted finish - can be a difficult choice. With all the options available many people can be overwhelmed. **We are here to help you with these decisions and make your ideas and dreams come true.**

The hardest choice to make is finishes, with the traditional style finishes a plenty starting with inviting wooden finishes to calming and relaxing pastel colours.



## CLASSIC BEDROOM

Classic bedroom styling offers a **beautiful design with a clean modern style**. This style has become popular with new house builds and brings any home into the 21st century. **With sliding or opening doors, and gloss, mirrored or textured wooden finishes the possibilities are endless.**

Whatever your needs, we have many choices and will work with our clients to find the perfect solution to any and all of your needs.





## CONTEMPORARY BEDROOM

Inspired by the mid-century 1950s/1960s modern-era art movement, our contemporary bedrooms will bring a touch of style to home with their bold colours and sleek lines.

This style has a lot of options for customisation: bespoke fitted wardrobes including rail, shoe, pigeon-hole and other storage solutions, luxury dressing rooms or bespoke vanity tables are only a few of the options available.

**We spend over a third of our lives in a bedroom so creating the calm, comfortable, personal, safe space you need is the most important factor for us.** It can be designed to your own requirements, whether that would be practical or spacious, all details will be explained to you thoroughly by our team of designers giving you the final choice on such a special room.







HOW TO ADD VALUE TO YOUR HOME

## CELLARS & GARAGES CONVERSIONS

Do you need more space for a growing family? Do you want to add real value to your home? Extending your home is a great solution. Whether you are adding an extra bedroom, converting a loft space or creating a large extension you can count on us to help organise your project.

The two main areas people convert are basements/cellars and garages. You can create fantastic spaces underneath your home. Extending your house means you can stay in it for longer especially when your family is expanding, and also sell it quickly when the time comes.

Converting your cellar or garage into a living space is one of the most cost-effective ways to add both extra space and increase the square footage of your home. A well-thought-out conversion can add as much as 20% to the value of your home so getting it right is very valuable - especially if you are planning on renovating and selling.







## INTRODUCTION

# CASE STUDIES

The following case studies are from our past clients - all of whom are proud of the transformations in their homes that we worked alongside them to achieve. We hope these photographs and reviews will help build your confidence in choosing ourselves to deliver your project with you.

We can put you in touch with the owners of these homes if you would like to know about their experiences with working with us.

## PROJECTS

|   |    |
|---|----|
| <b>Larger &amp; Luxurious</b> Bedroom & Bathroom Renovation | 37 |
| <b>In Need of a Refresh</b> Kitchen Renovation              | 41 |
| <b>21st Century Conversion</b> Basement Renovation          | 45 |

## WANT TO SEE MORE?

Get in touch with us to arrange an appointment or pop in for a visit at our showroom in Huddersfield. Our showroom is open Wednesday to Sunday 10am to 4pm.

### VISIT OUR SHOWROOM

Unit 1 Aspley House, Silver Street,  
Aspley, Huddersfield HD5 9EY

### LOOKING FOR INSPIRATION?

Visit our website to see all our projects on [bray-interiors.co.uk](http://bray-interiors.co.uk)





## BEDROOM & BATHROOM RENOVATION

# LARGER & LUXURIOUS

## BEDROOM

Mrs Harper wanted **a larger, more luxurious bedroom that offered views into her garden and the surrounding area.** Our brief was to take the two pre-existing small bedrooms and knock through to create one larger space.

For the bedroom, our client decided on a deep Lichen solid ash hand-painted finish for the fitted furniture. We installed **wall-to-wall storage and open shelving with lighting** for display pieces.

**The most important piece of furniture was the dressing table area.** Our installer hand-made the whole of this area to our designs and specifications. Drawers were created for make-up and jewellery as well as several open shelf areas for displays running down either side. Mirrors were fitted on three sides with our lighting and side LED lighting to keep the area bright enough for applying make-up.

**Our client has since added her luxurious touches to the room and loves sitting in her love chair overlooking the garden.**

## BATHROOM

The second stage of the project was **renovating the bathroom.** The brief was simple: rip everything out and start again. **The client wanted to have a traditional bathroom with modern yet natural colours. They also wanted it to be practical and easy to maintain.**

As you can see, the client added their own touches to bring the room to life - making it the perfect place to take a relaxing bath at the end of the long week.



## LARGER &amp; LUXURIOUS

# THE PROCESS

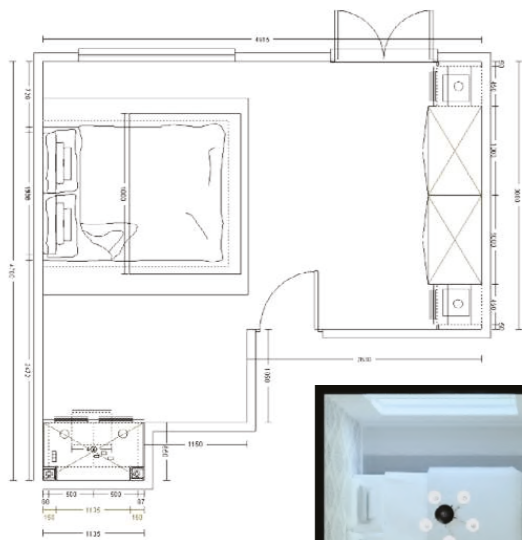
We started by **discussing with the client what they wanted**: it became clear that they were looking for more than one room renovation - extra building work was also required.

Once we had a clear idea of our client's needs and wishes, **we started working on plans and 3D digital models** - these are then used in the next meeting to discuss the finer details and make sure all other structural plans are correct before starting the renovation.

## BEDROOM

We removed the internal wall between the two small bedrooms and blocked up one of the internal doors. This created an **open and airy space - ready for renovation**. Next, we removed one of the windows looking over the garden and insert French doors with a Juliette balcony.

This brought **more light into the room and made it more open to the outside world**. New lighting above the bed was fitted, cornices added and a solid oak skirting board was installed to finish off the walls and match everything together in the look the client was looking for.



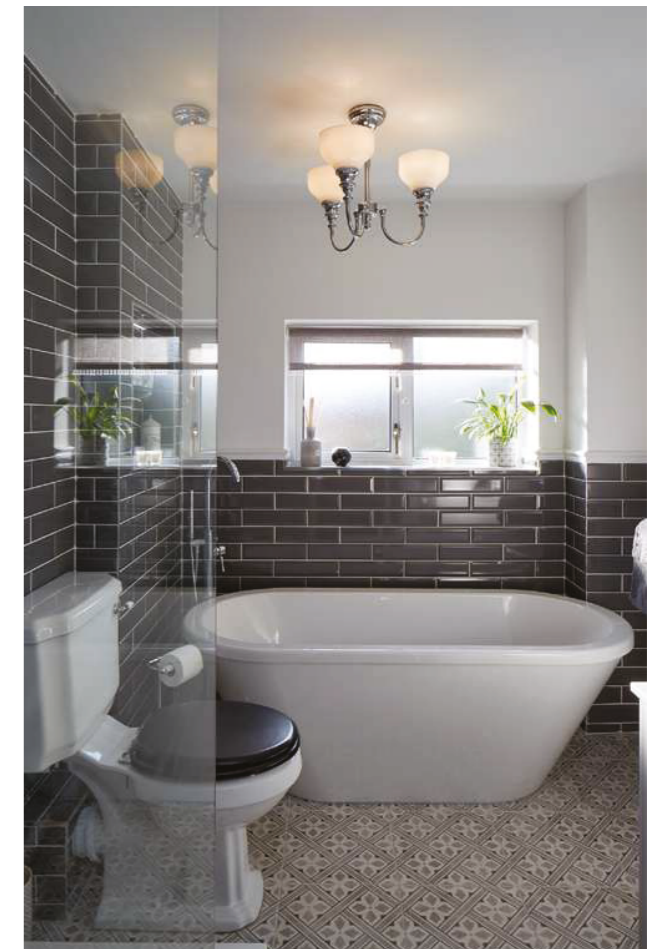
## BATHROOM

For the bathroom renovations, we started by removing the existing airing cupboard and rebuilt it in our Shaker Grey Mist doors, which complimented the rest of the furniture installed.

We then installed a low double console unit for the sit-on sink. A grey marble quartz surface was added on top adding a **traditional yet luxurious look to this area**.

Niches were key, offering an ideal area for shower gels and shampoos within the walk-in shower area. An extra illuminated niche area offers space for candles when soaking in the **luxurious free-standing bath**.

The floor tiles look very elegant from Laura Ashley and work well with the metro grey bricks and top white Listello border. **A room designed for relaxation, we look forward to working with this client again soon.**



“

**The Bray Team were fantastic. They helped us design exactly what we needed, provided professional advice, delivered on time, to budget and they were also very clean and tidy.**

**Bray Interiors will be asked to undertake all our future building and alteration work.**

- Mrs Harper





## KITCHEN RENOVATION

# IN NEED OF A REFRESH

## KITCHEN

Realising **the potential of the transformation** of the client's 1970s residence was at the top of the agenda for this project. The house had been practically untouched for several years. The clients bought the house as it was in the perfect spot for them and had a lovely garden.

The brief was to look at designing **a new kitchen** as the current kitchen was very small and dated with an old-styled pantry taking up a large proportion of the space.

The client highlighted that ideally, **the whole kitchen and dining room space would become one large social space**. We aimed to create a streamlined, functional kitchen with great looks, and ambient and natural light that the whole family would enjoy.

## BATHROOM

**After the first project, the client was so pleased that four months later we were asked to return to the house to redesign the bathroom and add a storage solution to the hallway.**

These projects really brought it all together, solidifying the house as a **perfect home** for the clients and making it more appropriate for their daily usage.

The brief for these projects was the same as the kitchen, just in a different room. The idea was to create **a functional, practical space with room to grow later**. They wanted the rooms to be well-designed and become a sanctuary to relax.



## IN NEED OF A REFRESH

# THE PROCESS

For the main project, the client wanted a **streamlined, functional kitchen with great looks, and ambient and natural light that the whole family would enjoy.**

## BEDROOM

First, we removed several walls to **open up the room and let extra light through.** Inset lighting was then added to the kitchen area to give a **nice bright light alternative when cooking.** New radiators were installed so the new open-plan room had plenty of warmth.

Our clients opted for a **streamlined kitchen in Dakar with flush line handles mounted on the top of the doors.** They chose a laminate grey wood effect for the worktops which gave a **contemporary feel** to the room. Opening the space allowed for a **central island unit with a large amount of storage** to maintain a clutter-free living space. We incorporated the hob into the island, **creating a social cooking area.**

**The potential the clients saw in this old and tired home has been realised and they now have a social space in which to relax and cook.** In summer, they can open the doors to the garden to create a real party room that aligns with the family's personality.

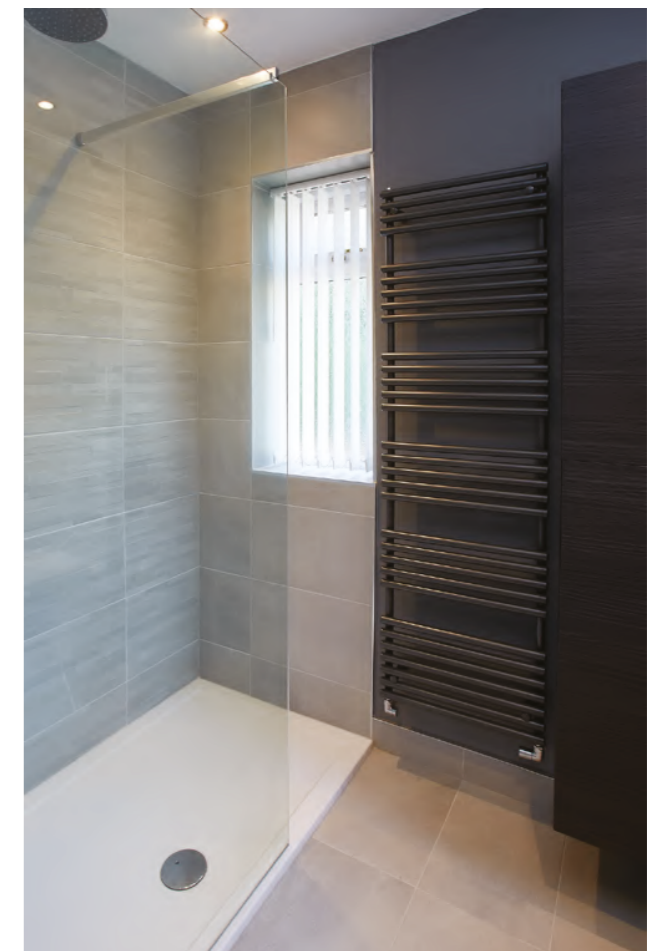


## BATHROOM

After the first project, the client was so pleased that we were asked to return to the house to **redesign the bathroom and add a storage solution to the hallway.** As the brief was very similar to the previous project, we knew what the client was looking for. **The designs and styling were easy to choose making the process quick and simple.**

We added lots of storage in this bathroom - making storage issues a thing of the past. We did this by inserting the sink into a **floating storage unit, bringing a modern look and making the room look bigger** by exposing the floor all the way up to the wall.

We did the same with the other storage unit, lifting it off the floor to make the room seem bigger. **We complimented the tall storage unit by adding a tall tower rail next to it, perfectly situated for use with the walk-in shower.**



“

**From start to finish, Bray Interiors have provided excellent service. The designer, the installers and the project manager have all worked very hard and nothing has been too much trouble. The fittings are to a high standard and I am extremely happy with the finished results.**

- Client Testimonial





## BASEMENT RENOVATION

## 21<sup>ST</sup> CENTURY CONVERSION

### THE BRIEF

The owners of this lovely character home in Huddersfield were interested in **renovating and converting their cellar**. After discussing their ideas, they wanted to update multiple areas of their home, at once.

The cellar was an unused space that was the full depth and width of the house. This was an opportunity to create **an office, a luxurious bathroom and a large bedroom and still have all the space the cellar provided** by cleverly relocating and redesigning the storage. However, we had to keep in mind the **ceiling height** to create a usable living area.

**After developing a thorough understanding of our client's requirements, we converted the client's ideas into a design.** We then presented our clients with the design, ensuring it met their budget, time requirements and taste. **With their signed approval, our team began working on the property** - ensuring all necessary consents were taken care of and approved.





## 21ST CENTURY CONVERSION

## THE PROCESS

The team got to work removing tons of dirt to **create the ceiling height and headroom required**, making sure to **damp proof** the area and creating an **emergency fire exit** as per the building regulations requirements. The alterations over the last 120 years to the electrical and plumbing systems were challenges that were overcome thanks to our expertise.

The clients were hands-on people and they undertook the huge task of **renovating the intricate oak staircase**, painstakingly rubbing it down ready for French Polishing. Their handwork and style are there for everyone to see. **They now have the dream home they set out to achieve, a long way from the dilapidated house of an old pub and restaurant.**

The client and our team worked closely to achieve a **beautiful contemporary aesthetic** that would suit the property.



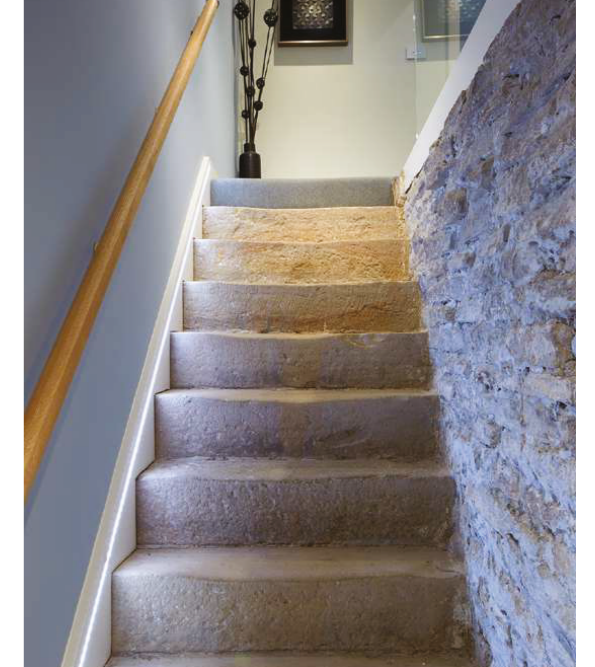
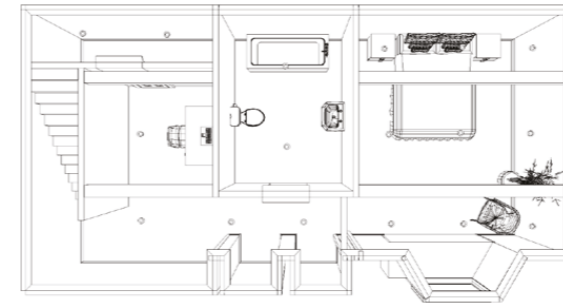
BEFORE

AFTER

“

The team were very professional from start to completion, they worked along side us and minimised any disruption, The finished result was so much better than we had ever hoped to achieve. It was a challenging project, extremely well executed.

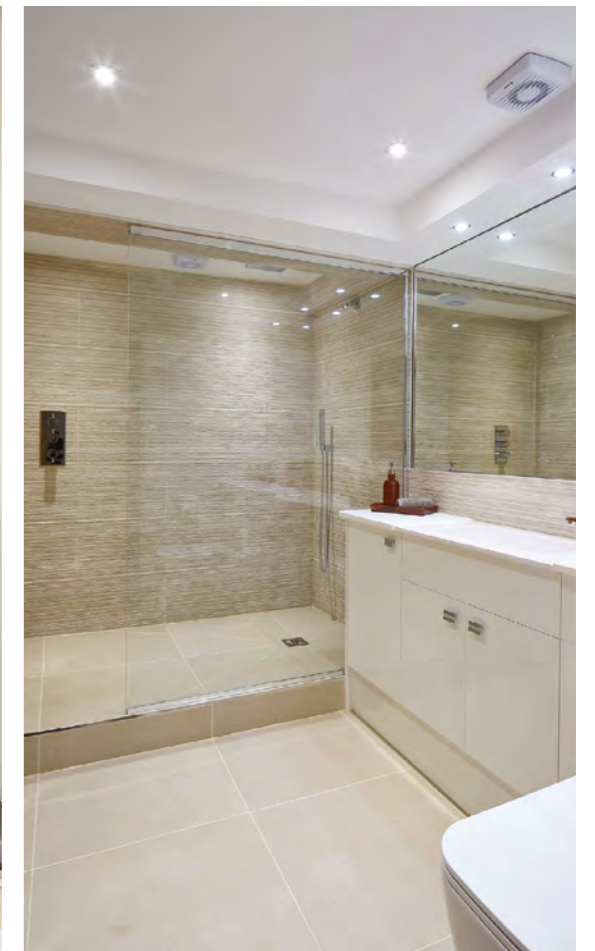
- Client Testimonial





COMPLETION

# 21<sup>ST</sup> CENTURY CONVERSION







GET IN TOUCH

## READY TO GET STARTED?

Our process makes home renovations less stressful. Our approach to creating beautiful living space puts you at the centre. Before anything else, we must first understand the way you live and your vision for your home.

We are different from most companies as we offer full service residential renovations. Our team specialise in renovations, we love this work and its all we do.

Find out everything you need to know for your project on [bray-interiors.co.uk](https://bray-interiors.co.uk)



### CONTACT US

t: 01484 929100

e: [info@bray-interiors.co.uk](mailto:info@bray-interiors.co.uk)

### VISIT OUR SHOWROOM

Unit 1 Aspley House, Silver St,  
Aspley, Huddersfield HD5 9EY







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