



PLOT 1 & PLOT 2 - CHURCH STREET
BINGLEY BD16 2PU

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**LINLEY &
SIMPSON**

Land & New Homes

CHURCH STREET, BINGLEY BD16 2PU

An exclusive development of only 2 three bedroom detached properties with well thought out and spacious accommodation. An abundance of amenities are accessible to the newly built homes which are conveniently located less than a mile from Bingley market town centre as well as being 5 miles equidistant from neighbouring Bradford and Keighley.

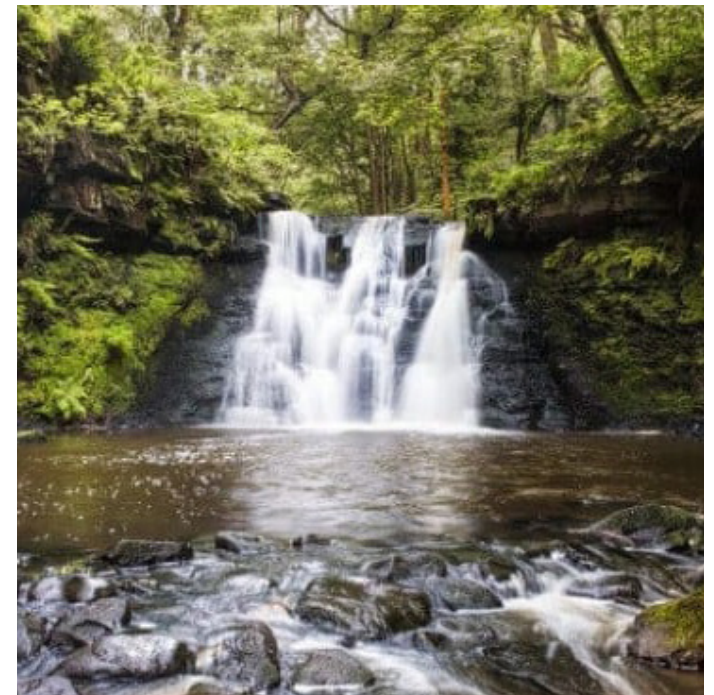
Both properties offer a high specification ideally suited to modern living and feature an open plan kitchen, dining and lounge with French doors opening out onto a private and enclosed rear garden. The kitchen comes fully fitted and includes a Bosch electric oven, gas hob, dishwasher and fridge freezer along with the bathroom featuring high quality sanitary ware with chrome fittings, tiled walls and floors and heated towel rails.

Each of the two homes benefit from central heating and insulation throughout along with high quality double glazed high performance windows with charcoal grey finish. A private drive comprising two parking spaces to each property and turfed gardens to the rear promise that whilst these two homes are situated in an enviably convenient location, they are also enviable in design.

BINGLEY

Bingley is a historic West Yorkshire market town set within the Aire Valley which offers a range of shops, amenities, bars, restaurants and well respected primary and secondary schools. The market town is also well served by excellent road and rail links to other West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds, making it an ideal location for the daily commuter.

Steeped in history, the Leeds - Liverpool canal passes through Bingley, where boats must negotiate the famous Five Rise Locks and where the River Aire passes through the town as it cuts under the Grade II* listed Ireland Bridge. The town is centred on an open market square with an ancient market stall, Bingley Arts Centre and nearby attractions such as Myrtle Park, which regularly hosts entertainment events such as the Bingley Show and Bingley Music Live, the St Ives' estate, and the villages of Haworth and Thornton (famous as the home and birthplace of the Bronte's respectively).





*Note internal images are for information purposes only to show the style and quality of finishes.

SPECIFICATION

KITCHEN

- Fitted Howdens kitchen units from the Hockley range, laminate square edge worktops & tiled splashback
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Bosch electric oven, gas hob and extractor chimney hood
- Inset sink 1.5 bowl & chrome Monobloc tap
- Integrated dishwasher
- Laminate and carpet to kitchen & breakfast area
- Chrome recessed downlighters
- Under wall unit lighters

UTILITY

- Fitted kitchen units, square edged worktops
- Laminate flooring

MAIN BATHROOM

- Contemporary white sanitary ware & full/semi basin pedestal (where applicable)
- Chrome single lever basin mixer with popup waste
- Bath filler with pop-up waste & overflow with Vado overhead thermostatic multi valve showerhead
- Ceramic wall tiling - half tile to wet walls
- Chrome recessed downlighters

W/C

- Contemporary white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Laminate flooring

HALL & LANDING

- Pine painted handrail complete with newel post
- Laminate flooring to hallway and carpets to landing

HEATING

- Gas fired central heating, radiators including thermostatic valves
- Single wireless room stat

ELECTRICAL

- Telephone Point to the lounge
- Television socket, aerial point to Lounge & Master Bedroom

WARRANTY

- 10 year structural warranty with Buildsafe



SITEPLAN





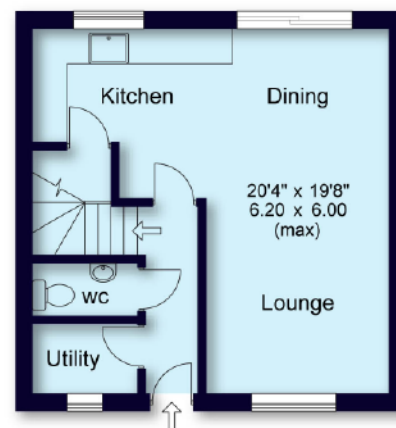
Plot 1 & Plot 2

Upon entering the hallway and passing the downstairs utility and WC cloakroom, you come to a spacious and well-presented kitchen dining room with an open plan aspect leading to the lounge. French doors open out to a private rear garden overlooking the Aire Valley and allowing light through to fill the open plan ground floor. The first floor comprises a double master bedroom and second bedroom, a single third bedroom and house bathroom.

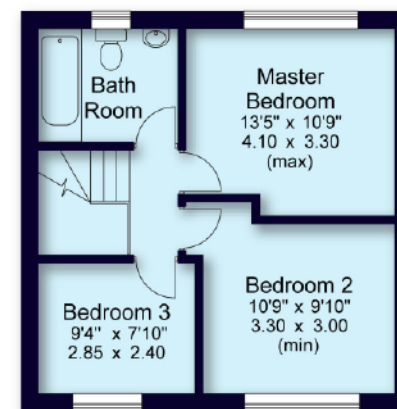
Dimensions	Metric(m)	Imperial
Ground Floor		
Kitchen/Living/Dining	6.20 x 6.00 (max)	20'4" x 19'8" (max)
First Floor		
Bedroom 1	4.10 x 3.30 (max)	13'5" x 10'9" (max)
Bedroom 2	3.30 x 3.00 (min)	10'9" x 9'10" (min)
Bedroom 3	2.85 x 2.40	9'4" x 7'10"
Overall	95sqm	1024sqft

PLOT 1

Approx Gross Floor Area = 861 Sq. Feet
= 79.98 Sq. Metres



Ground Floor



First Floor

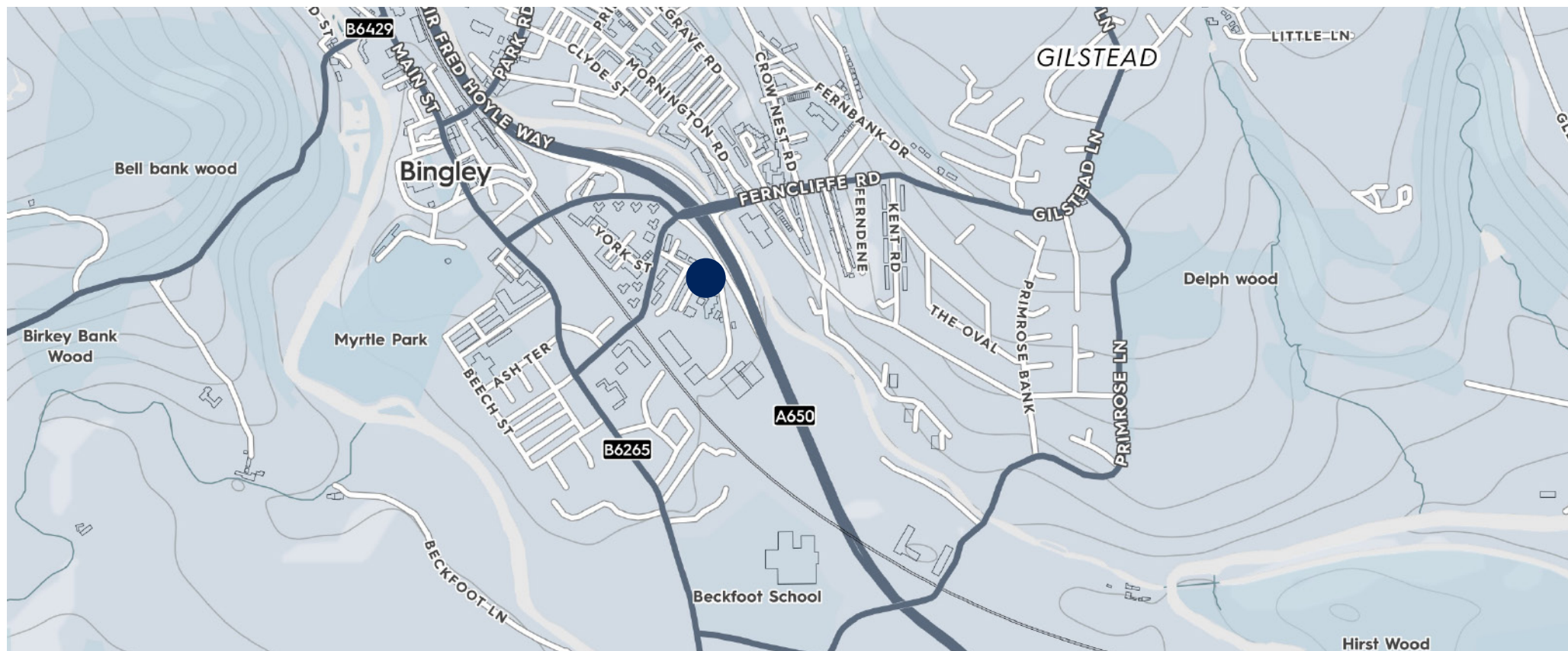
For illustrative purposes only. Not to scale.

Plot 2 is handed to Plot 1

Map & Directions

From Main Street, Bingley

Head south-east down Main Street (B65265) towards Myrtle Place for approximately 0.3 miles and before the pedestrian traffic lights, turn left down Leonard Street. Continue on Leonard Street and take the second left turn down John Escritt Road. Continue for only 180 yards before you turn left to Church Street. The properties are situated on the right hand side of the road once you pass the Trinity All Saints CoE School.



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Linley & Simpson 51-53 Main St, Bingley, BD16 2HZ

T: 01274 560321

E: landandnewhomes@linleyandsimpson.co.uk

Linleyandsimpson.co.uk

Branches throughout North & West Yorkshire.

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