





Littlebeck, Gilstead Lane, Bingley, BD16 3LN

£1,350,000

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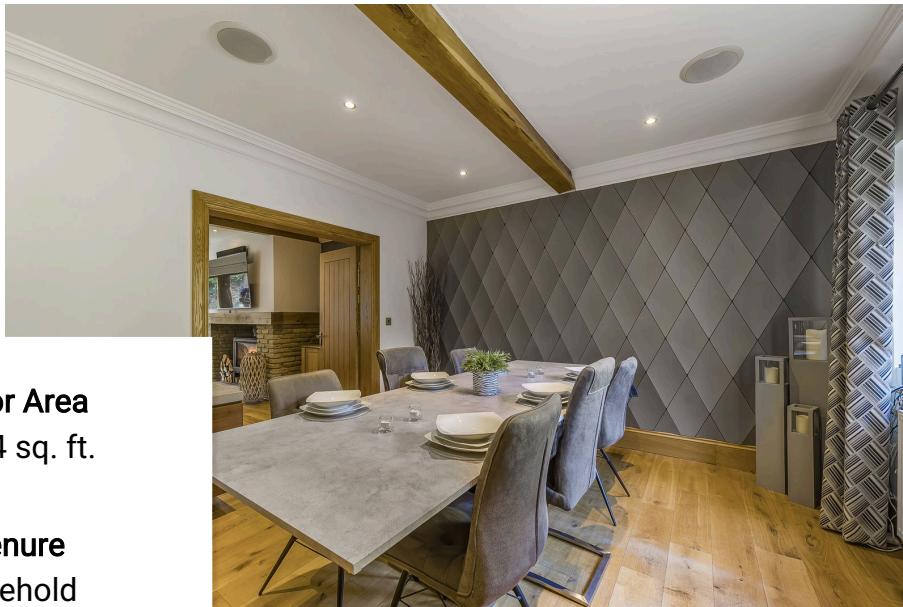
Nestled in a private setting, Littlebeck blends luxury and practicality. Thoughtfully extended, it offers elegant living and exceptional entertaining space.

A grand reception hall leads to refined reception rooms, including a formal dining room and an opulent lounge with a wood-burning stove and garden views. The stunning kitchen features quartz worktops, Siemens appliances, and a bespoke bar with bi-fold doors to the south-facing garden.

Above the triple garage, a cinema and games room boasts a Dolby Atmos sound system. The first floor offers five stylish bedrooms, including a luxurious principal suite with a dressing room and en-suite. Additional highlights include a Jack & Jill en-suite and a sunken jacuzzi bath.

Electric gates open to a landscaped garden with a hot tub and a charming beck. Close to woodland walks, Saltaire, and excellent transport links.





Floor Area
4494 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum



Gilstead Lane, Bingley, BD16

Approximate Area = 3581 sq ft / 332.6 sq m
Limited Use Area(s) = 200 sq ft / 18.5 sq m
Garage = 713 sq ft / 66.2 sq m
Total = 4494 sq ft / 417.3 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR
Please refer to the plan in conjunction with the Property Measurement (2nd Edition) for more information on the measurement of the property. (PMB) (2nd Edition) - © Macaulay & Co. 15/05/19

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

28 Main Street, Cross Hills, Keighley, BD20 8TQ
01535 279 326
enquiries@macaulayandco.co.uk

macaulayandco.co.uk

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements