

**18 THE ORCHARDS
BINGLEY
BD16 4AZ**



**NICHOLLS
TYREMAN**

18 THE ORCHARDS | BINGLEY | BD16 4AZ

An extremely rare opportunity to purchase this substantial, detached family home within the prestigious location of The Orchards in Bingley.

Entrance Hall | Cloakroom | Living Room | Dining Room | Breakfast Kitchen with Living/Dining Area | Utility Room | Separate wc | Home Office

Five Bedrooms | Three En-suite Bathrooms | En-suite Shower Room

Gardens with Woodland | Double Garage with Undercroft Store

Council Tax: F | Energy Rating: C | Tenure: Freehold

£775,000





This property truly warrants an internal inspection to appreciate the well planned and beautifully maintained accommodation which has added benefit of a large integral garage, substantial gardens and a woodland area, extending to approximately two thirds of an acre.

The accommodation comprises: Entrance hall with separate cloakroom, opening to a welcoming inner hallway with feature staircase, through living room with multi-fuel wood burner and double opening doors to the rear sun deck, family room, home office and magnificent open plan breakfast kitchen with appliances, including fridge/freezer and dishwasher, being open plan to the dining area with double opening doors to the sun deck, utility room and ground floor wc. To the first floor is a large landing with a good sized principal bedroom suite with a Juliet balcony overlooking the rear gardens, built-in wardrobes and large en-suite bathroom. There are three further double bedrooms with fitted wardrobes, each having their own en-suite facilities and a further bedroom with fitted wardrobes.

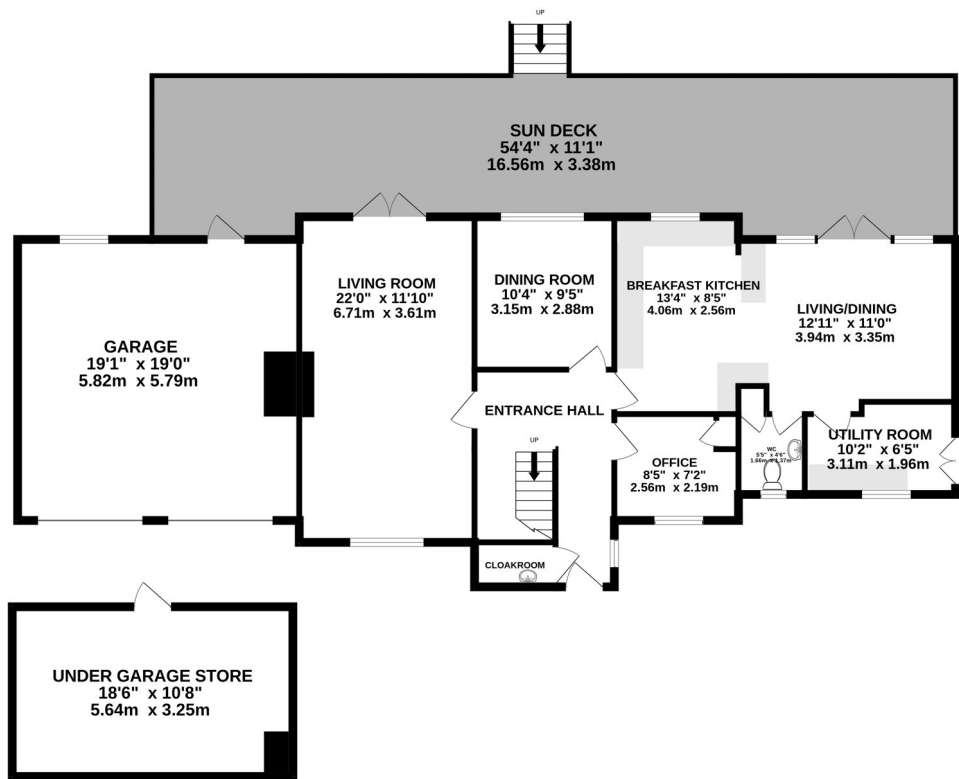
To the front of the property is access to the double garage with two electric roller doors, hot and cold water and personal door leading to the rear sun deck. A block paved driveway provides off street parking and a pathway leads to the rear of the property where there are extensive lawned gardens with timber boundary fencing. Steps lead to the sun deck with log store below and an undercroft garden store with power and light.

From the garden an embankment leads to a wild woodland area with the benefit of blanket tree preservation orders, creating an idyllic setting, along with private pedestrian access to Oakwood Drive.

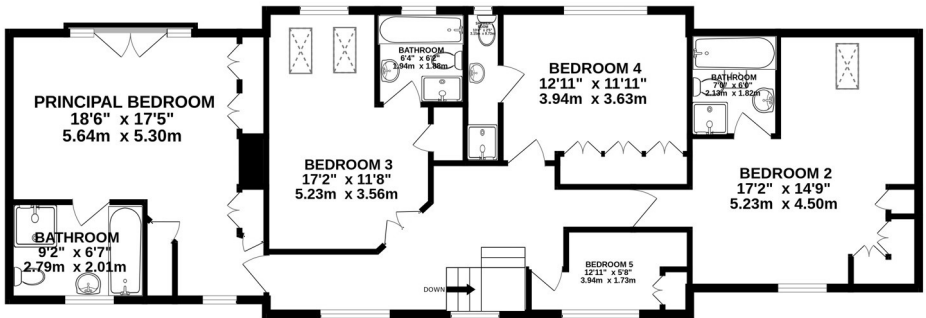
The property offers a rare opportunity, combining a large family property set within magnificent grounds and woodland in one of Bingley's premier locations.



GROUND FLOOR
1484 sq.ft. (137.9 sq.m.) approx.



1ST FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 2647 sq.ft. (245.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.