

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

£759,500





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.

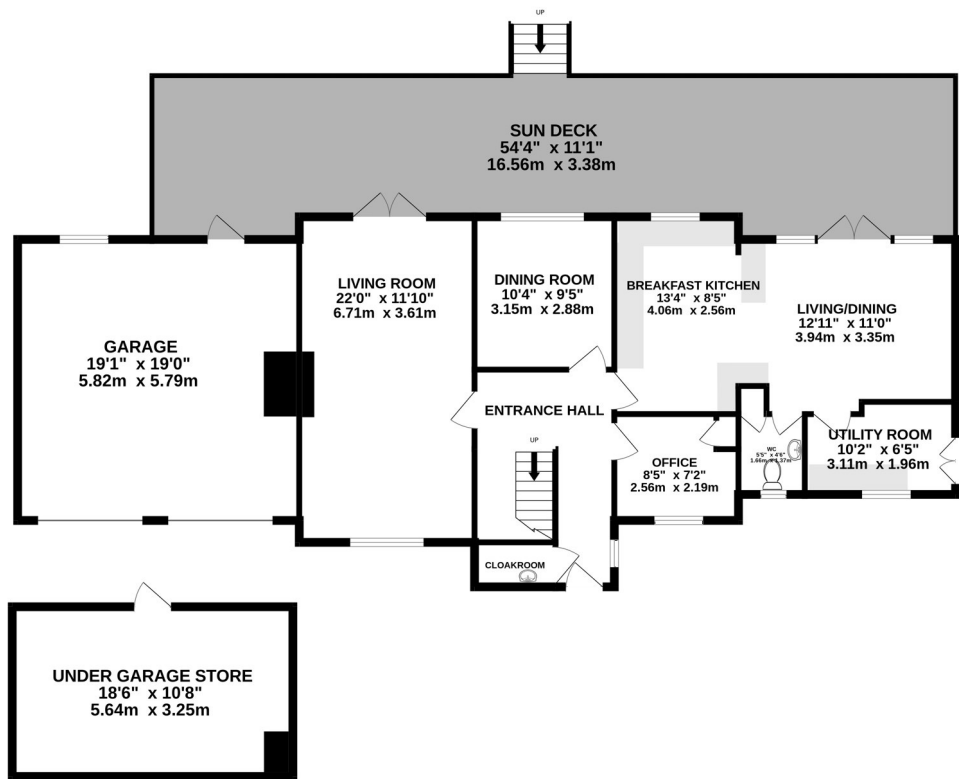
To the front of the property is access to the double garage with two electric roller doors, hot and cold water and personal door leading to the rear sun deck. A block paved driveway provides off street parking and a pathway leads to the rear of the property where there are extensive lawned gardens with 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.

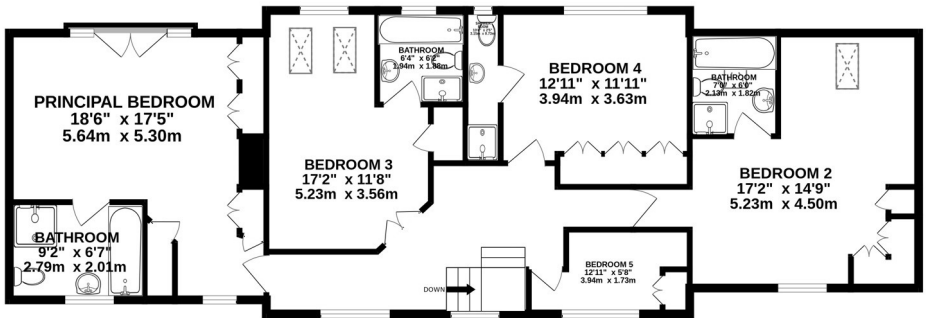
The property offers a rare opportunity, combining a large family property set within magnificent grounds and woodland in one of Bingley's premier locations.



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

WWW.NICHOLLSTYREMAN.COM

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