



The Orchards, Bingley

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EXCLUSIVE



Nestled in the prestigious location of The Orchards in Bingley, this nearly new detached house is a true gem waiting to be discovered. Boasting 3 reception rooms, 5 bedrooms, and 5 bathrooms spread across 2,540 sq ft of living space, this property offers luxury and comfort at its finest.

Designed & constructed in 2022 by local developer Paul Procter, this home exudes quality and craftsmanship. The attention to detail evident throughout, from the locally sourced Yorkshire blackened & tumbled stone exterior to the Spanish slate roof. The property is not only aesthetically pleasing but also highly efficient, with a Band B rating. Air-Source Heat Pump and a back-up mains Gas Boiler heating system are installed, together with a very well insulated construction.

6 Year Professional Consultants Certificate running from July 2022

Step inside, and you'll be greeted by a spacious Hallway leading to an open-plan living-dining-kitchen area that is perfect for entertaining guests or relaxing with family. The property also features a garden room, 5 double bedrooms all with En-Suite bath/shower rooms, a laundry room, and a ground floor WC. Additionally, the integral double garage and driveway parking provide ample space for multiple vehicles.

Outside, the beauty continues with a well-maintained garden that is mainly laid to lawn, offering a serene escape from the hustle and bustle of everyday life. As a bonus, the property includes an enchanting woodland area, adding a touch of nature and tranquillity to the surroundings. There is also a large under house store room.

If you are looking for a modern family home that combines elegance, functionality, and a touch of nature, then this property is must-see. Don't miss out on the opportunity to own a piece of luxury living in Bingley's premier residential address.



Specification

Traditional Build- Newly quarried 150mm blackened & tumbled sandstone outer leaf. New Ashlar sawn sandstone window & door surrounds lightly sandblasted for quality finish. New Ashlar sawn sandstone Quoins to all corner elevations lightly sandblasted for quality finish. Block internal leaf with Kingspan type cavity wall insulation. Very high-level of insulation to floors and roof including under the ceiling rafters on top floor. UPVC Facia boards, Best quality natural Spanish slate roof covering.

Anthracite finish UPVC window frames (white to inside). Anthracite aluminium Bi-fold doors to Garden Room, 2 sets of Bi-fold doors to Lounge. Anthracite composite door to front and side entrances.

Exterior Porcelain paving to front pathway, front patio, rear steps, all rear patio areas.

Main garden areas finished in turf/grass. Shrub & flower planting to some areas. Bespoke 1.8-metre-high treated Palin fence to East, & South garden boundaries and to be erected to the northern boundary. Continuation of the fence line through the woodland, to the western boundary via post & rail fence. Elevated bespoke timber deck in quality Abordeck extra thick treated timber decking to north side door. Dry stone walls formed to both sides of the private vehicle entrance. Driveway and north footpath finished in Drain Asphalt permeable Tarmacadam. 9 exterior up/down lights to stone walls. Exterior water tap. Large integral Store/shed accessed from the garden. LED strip lighting. Double power point. Double garage with two insulated remote control electric vehicle access doors, bright led strip lighting, 4 x double power points. Independent alarm system. Belfast sink with hot & cold running water. Storage area. Internal doors and steps leading to House. 7KW wall mounted Vehicle charger linked to wi-fi and app.

Interior Specification

Five x bedroom suites, (one currently used as study) separate WC/cloakroom suite, Stairs to all floors made in MDF/oak/glass. All bedrooms have top quality fitted wardrobes, drawers, make up tables with stools and tops,

all supplied and fitted by Duval.

All bathrooms are underfloor heated by heating system or electric. All Bathrooms have Full height Porcelain wall and floor tiling with hand mitred edge tiles to all external angles.

Bathrooms

Bedroom 1- En suite, walk in shower with glass panels, his & hers wall mounted half pedestal basins with vanity storage drawers, WC.

Bedroom 2- En suite, shower over bath, wall mounted half pedestal basin in drawer unit, WC.

Bedroom 3- En suite, walk in shower with glass panels, wall mounted basin in drawer unit, WC.

Bedroom 4/study- En suite, shower enclosure, wall mounted basin in drawer unit, WC.

Bedroom 5- En suite, bath, separate shower enclosure, wall mounted basin in drawer unit, WC.

Cloakrooms with wall mounted basin in drawer unit, concealed cistern wc with wall mounted pan. Half height porcelain tiling. Porcelain Floor Tiling to Hall, Utility, Lower lounge, Orangery and Lower Hallway.

Kitchen by Adams Tebb Skipton, full ceiling height units, Island unit with large pan drawers & storage cupboards, full height pull out drawer unit, corner carousel units, cutlery & crockery drawers, built in appliances, 2 x fan ovens, induction hob, full height larder fridge, freezer, dishwasher, microwave oven. Quartz tops to surfaces, upstands, and window sills.

Utility room by Adams Tebb Skipton, full ceiling height units, quartz counter tops upstands and window sill. Space only including plumbing & wiring for washer, dryer, wine cooler, American style fridge freezer including water supply, Sink.

Plant Room with large hot water storage cylinder. Heating and hot water by Hybrid system of Primary air source heat pump, Secondary gas fired back boiler. Underfloor heating system to all the lower ground floor & upper ground floor rooms. All areas fully zoned with thermostats. Aluminium radiators to top floor with TRV thermostatic controls, heated towel rails to bathrooms. Mains pressure hot water storage system.

Electronic control panel for heating and hot water in master bedroom.

Internal doors- White Mexicana style doors, all principal rooms are fire doors with stainless steel ball bearing hinges, SS handles. 170mm height contemporary Burford profile MDF skirting & architrave.

LED low energy down lights throughout. Led Stairway lighting, led plinth lighting to kitchen units. Zone lighting to living/dining/kitchen. Remote control power blinds to all lower ground floor lounge & orangery doors & windows. Remote control power blinds to ground floor living/dining area windows. Heated illuminated mirrors to bathrooms and most bedrooms as seen. Multiple power points to all rooms, with bedside table height power and usb points as seen.

Intruder alarm system to all floors. Linked smoke & heat alarms. To hallways and kitchen. Exterior security cameras hard wired to central recorder and display. 4 x security lights to elevations hard wired to central panel with alert system.









These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	90
(81-91) B			
(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	

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