



## The Bridleways, Eccleshill, Prices From £280,000

**\* BARRATT HOMES \* NEW BUILD \* TWO PLOTS REMAINING \***

The last chance to move to The Bridleways, featuring the final collection of 3 and 4 bedroom homes located within easy reach of the Yorkshire Dales, offering plenty of countryside walks.

Being only a 20 minute drive to Leeds City Centre, the development is popular with families, professionals and young couples alike.

A range of local amenities and fantastic schools are just a short walk from the doorstep.

Final 2 homes remaining

Deals worth up to £16,950

Part Exchange available

Over 95% of homes sold

Act now - final homes remaining

Appointment only



Further details regarding this site can be found via the following link:-  
<https://www.barratthomes.co.uk/new-homes/dev000976-the-bridleways/>

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

