

# Bridge House.

Apperley Road, Apperley Bridge

An exciting new development

Five 2 bedroom purpose built apartments.



# General Remarks

A new build development of five, two bedroom apartments of traditional construction with natural stone faced external walls under a tiled roof, of high quality design and to include zoned wireless electric heating, UPVC double glazed windows, fitted kitchens with appliances and a video door entry system.

Each apartment will have two bathrooms, one being en-suite with either an open plan or separate kitchen/living room. Externally there will be communal access with electric gates to the rear parking area for added security. Each property will have one private, allocated parking space, although two apartments will benefit from garages. The upper floor apartments will each benefit from a glazed balcony on the front elevation allowing views across the nearby open green belt surroundings and towards the River Aire.

Apperley Bridge is a popular residential location being convenient for daily travel to both Leeds and Bradford city centres, and also for the nearer local shopping areas and towns such as Yeadon, Guiseley, Pudsey and Shipley.

The immediate amenities in Greengates include local shops, a supermarket and eating places, close to the junction of Harrogate Road and Leeds Road/New Line and a good range of further facilities are within easy reach including Leeds Bradford International Airport.

Bridge House provides a rare opportunity to purchase an apartment situated in a location between the Leeds and Liverpool canal with its nearby marina with narrow boat moorings, the River Aire, playing fields and the green belt.



NB: Artist impression.

# Specification

## Construction

- Traditional construction with natural stone faced external walls.

## Warranty

- The properties are to be sold with the benefit of an NHBC 10 year build warranty.

## Doors & Windows

- UPVC white double glazed windows and balcony/patio french windows with lockable fasteners.
- Internal doors to be veneered with chrome handles.
- Apartment entrance doors to be veneered complete with door viewer and chrome handles and door numerals.

## Electrical

- Electric heating system with zoned wireless control.
- Intruder alarm to all apartments.
- Mains smoke detector (entrance hall), heat detector (kitchen).
- Video door entry system.
- External light over balconies.
- Television and phone points in lounge, bedroom 1 and bedroom 2.
- Down-lighters to kitchen, bathroom and en-suite.

## Kitchens

- Range of quality fitted units and worktops.
- Under pelmet lighting.
- Integrated ceramic hob, oven, fridge/freezer, dishwasher and washer/dryer.
- Stainless steel sink with chrome mixer taps.
- Stainless steel cooker hood.

## Bathrooms & En-suites

- White Villeroy & Boch sanitary ware.
- Thermostatic shower to en-suite.
- Bathroom and en-suite fully tiled.
- Chrome towel heaters to bathroom and en-suite.
- Glazed shower doors to en-suite.
- Chrome taps.

## Internal Specification

- Smooth plastered and white emulsion painted ceilings.
- Internal walls smooth plastered and finished with magnolia emulsion.

## Communal Areas

- Feature security front door.
- Entrance porch with natural, sawn stone floor.
- Adjoining garage to apartment 1 with electric up and over door.
- One other garage available with electric up and over door.
- Numbered allocated car parking spaces. (Visitor spaces clearly marked).
- Walls finished in soft white emulsion.
- Electrically operated security gates to rear parking area.

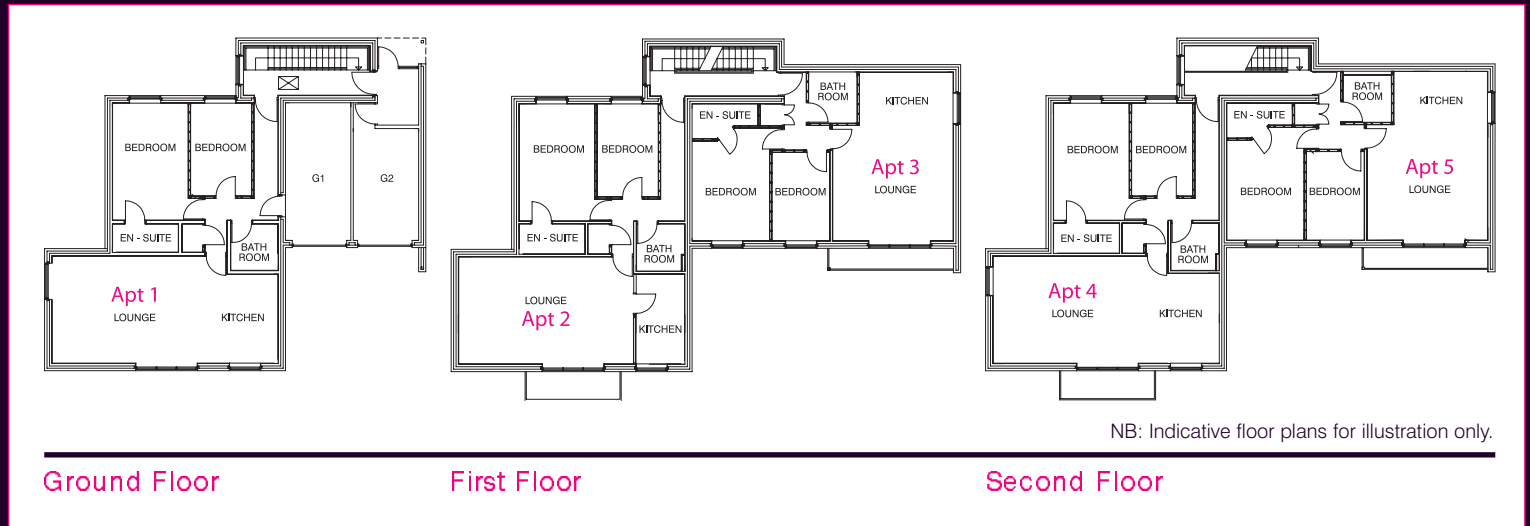
## Important Note

- The information contained in this proposed specification is for general guidance only and subject to confirmation. Century Homes Ltd reserve the right to alter any part of the development and specification as the scheme progresses.

Subject to Contract.

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## Reservation Procedure

Reservations are subject to payment of a £1,000 non-returnable reservation fee. Purchasers are usually required to exchange contracts and pay the balance of a 10% deposit within 28 days of receiving a contract. Legal completion at this stage will be subject to Notice. Reservations are subject to availability.

For further information or to make a reservation please contact John Shaw or Amy Cramphorn at:

Dacre, Son & Hartley – New Homes Department,  
4 Wells Road, Ilkley LS29 9JD.

Telephone: 01943 885404.

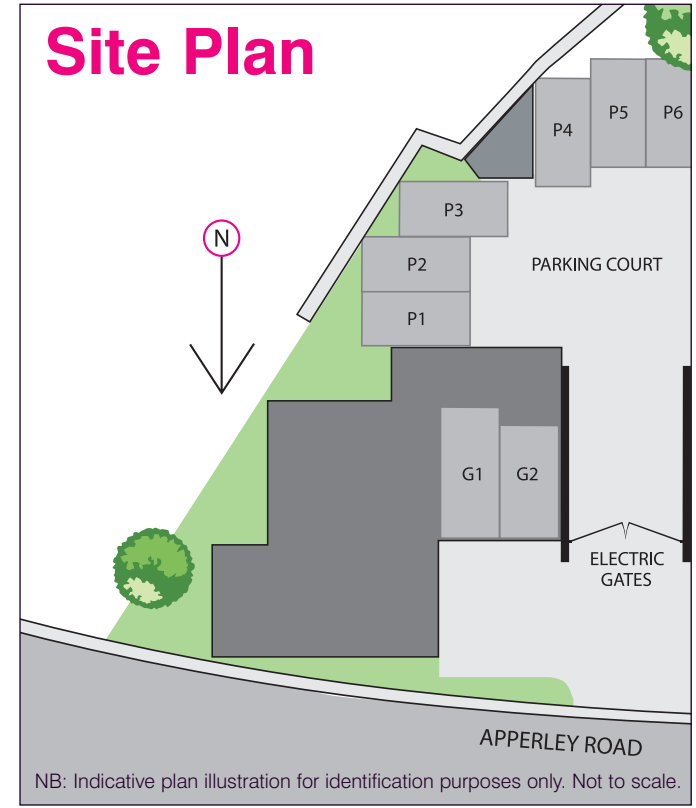
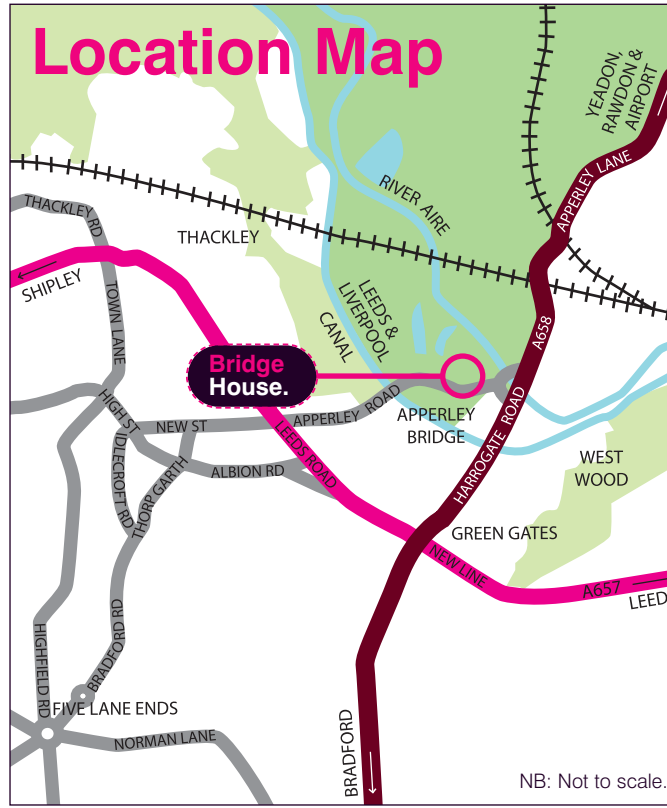
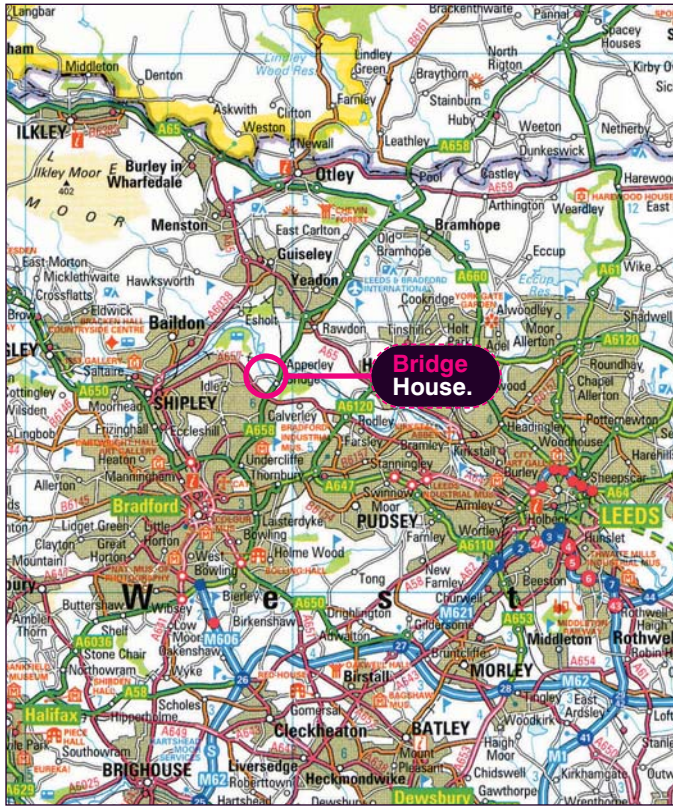
## Dimensions

NB: Measurements are approximate and estimated.

<i>metric/imperial</i>	<b>Apartment 1</b>	<b>Apartment 2</b>	<b>Apartment 3</b>	<b>Apartment 4</b>	<b>Apartment 5</b>
<b>Living/Dining</b>	6.9 x 4.4 22'6" x 14'4"	6.7 x 4.4 22'0" x 14'4"	5.0 x 4.1 16'4" x 13'5"	6.9 x 4.4 22'6" x 14'4"	5.0 x 4.1 16'4" x 13'5"
<b>Kitchen</b>	3.6 x 2.5 11'8" x 8'2"	3.6 x 2.5 11'8" x 8'2"	3.8 x 2.8 12'5" x 9'2"	3.6 x 2.5 11'8" x 8'2"	3.8 x 2.8 12'5" x 9'2"
<b>Bedroom 1</b>	4.8 x 3.1 15'7" x 10'2"	4.8 x 3.1 15'7" x 10'2"	4.7 x 3.2 15'4" x 10'5"	4.8 x 3.1 15'7" x 10'2"	4.6 x 3.2 15'1" x 10'5"
<b>Bedroom 2</b>	3.8 x 2.5 12'5" x 8'2"	3.7 x 2.5 12'1" x 8'2"	3.7 x 2.4 12'1" x 7'9"	3.7 x 2.5 12'1" x 8'2"	3.7 x 2.4 12'1" x 7'9"
<b>Bathroom</b>	1.9 x 1.7 6'2" x 5'6"	1.9 x 1.7 6'2" x 5'6"	2.1 x 1.8 6'9" x 5'9"	1.9 x 1.7 6'2" x 5'6"	2.1 x 1.8 6'9" x 5'9"
<b>En-Suite</b>	2.7 x 1.1 8'9" x 3'6"	2.7 x 1.1 8'9" x 3'6"	2.4 x 1.4 7'9" x 4'6"	2.7 x 1.2 8'9" x 3'9"	2.4 x 1.4 7'9" x 4'6"



NB: Library photos - Indicative only.



## Directions

Approaching Apperley Bridge from most directions, the A658 from Yeadon/Rawdon in the north is Apperley Lane and after passing the Stansfield Arms Public House turn right into Apperley Road. The development is situated a short distance on the left after the George & Dragon Public House.

Approaching from Bradford/Greengates in the south, the A658 is Harrogate Road. After crossing the bridge over the Leeds & Liverpool Canal turn left into Apperley Road before crossing the River Aire, and again the development is situated just on the left after the George & Dragon Public House.

## Dacre, Son & Hartley

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For more information on any aspect of this development, please contact

**Dacre, Son & Hartley's New Homes on 01943 885404.**

## Important Notes

The information contained in this brochure, the price list and information sheet, floor plans, specification and any other marketing material is for general guidance only. It should be noted that many of the images and pictures of the buildings, plans and surroundings are artists impressions or computer generated and are indicative only. Imperial measurements are approximate conversions.

Century Homes Ltd reserved the right to alter any part of the development, specifications, floor plans and internal layouts as the scheme progresses. All measurements and floor areas are approximate and have been estimated from architects plans and may, therefore, have been subject to change.



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