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Gilstead Rise

THE OVAL, BINGLEY, BD16



A DEVELOPMENT OF 21 THREE AND FOUR BEDROOM HOMES IN A VARIETY OF STYLES INCLUDING SEMI DETACHED HOUSES AND TOWN HOUSES, MOST WITH GARAGES, AND ONE DETACHED BUNGALOW WITH DOUBLE GARAGE. ALL BUILT TO HIGH QUALITY STANDARDS AND INCLUDING A RANGE OF FITTED KITCHENS AND BATHROOMS AND BENEFITING FROM AN NHBC WARRANTY

Dacre, Son & Hartley

Planning, Land & New Homes

1-5 Wells Road, Ilkley, LS29 9HS

Telephone: 01943 885404 website: www.dacres.co.uk

20 YORKSHIRE OFFICES



SITE PLAN



For identification purposes only. Not to scale.

AGENTS NOTE

1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre Son & Hartley is a registered trademark of Dacre Son & Hartley Limited.

GENERAL REMARKS

A development of 21 three and four bedroom homes in a variety of styles including semi detached houses and town houses, most with garages, and one detached bungalow with double garage. All built to high quality standards and including a range of fitted kitchens and bathrooms and benefiting from an NHBC Warranty.

Bingley offers a good range of local shops and amenities, a range of schools for all ages, leisure and sporting facilities in addition to sites of local interest including Bingley Five Rise Locks on the Leeds and Liverpool Canal. The location is convenient for commuters using the A650 Bingley relief road and Aire Valley road for travel northwards to Keighley and Skipton, or southwards to Bradford and in addition, direct links to Leeds and Bradford are available from Bingley railway station.

DESCRIPTION

SPECIFICATION

Construction Each new build property is to be of traditional construction with simulated stone faced walls under a tiled roof.

Warranty The properties are to be available with an NHBC Warranty at completion.

Windows UPVC doors and windows with sealed unit double glazing.

Electrical Specification In accordance with current regulations and to include downlighters in the kitchen and bathroom.

Kitchens Fitted range of floor and wall units and worktops with oven, hob and extractor included.

Bathrooms Fitted with white three piece suites with chrome fittings.

Tiling Splash back tiling to kitchens. Bathrooms will generally be half tiled except in the shower areas which will be fully tiled.

Decor Each property will be decorated throughout with a magnolia emulsion finish to the internal walls and a white emulsion finish to the ceiling. Internal woodwork will be white gloss.

Heating A gas fired central heating and hot water system with combination boiler and radiators will be installed. Energy saving insulation standards.

Utilities All properties will have mains gas, electricity, water and drainage connected. Telephone points will be installed although purchasers must arrange for connection directly with their own supplier.

Outside Gardens will be finished with top soil and turfed front and rear. Boundary fences where erected at the rear will be in timber.

Other Points Burglar and smoke alarms to be fitted. N.B. Some choice of finishes may be available for those making early reservations and where items have not already been ordered or installed.

RESERVATION PROCEDURE

A non-returnable reservation fee of £500 is payable at the time of reservation subject to an agreement with the builders on a time period for exchange of contract and completion. Reservations are subject

to availability. For further information or to make a reservation please contact Dacre, Son & Hartley - New Homes on 01943 885404.

DIRECTIONS

Leaving Bingley town centre and travelling south along Main Street past the shopping centre, turn left at the traffic lights into Ferncliffe Road. Continue through further traffic lights and bear left over the Bingley relief road, through further sets of traffic lights and continue up the hill on Ferncliffe Road before taking the fourth turning on the right hand side into Kent Road. Turn first left into The Oval whereupon the development will be visible and identified by our for sale board.

VIEWING ARRANGEMENTS

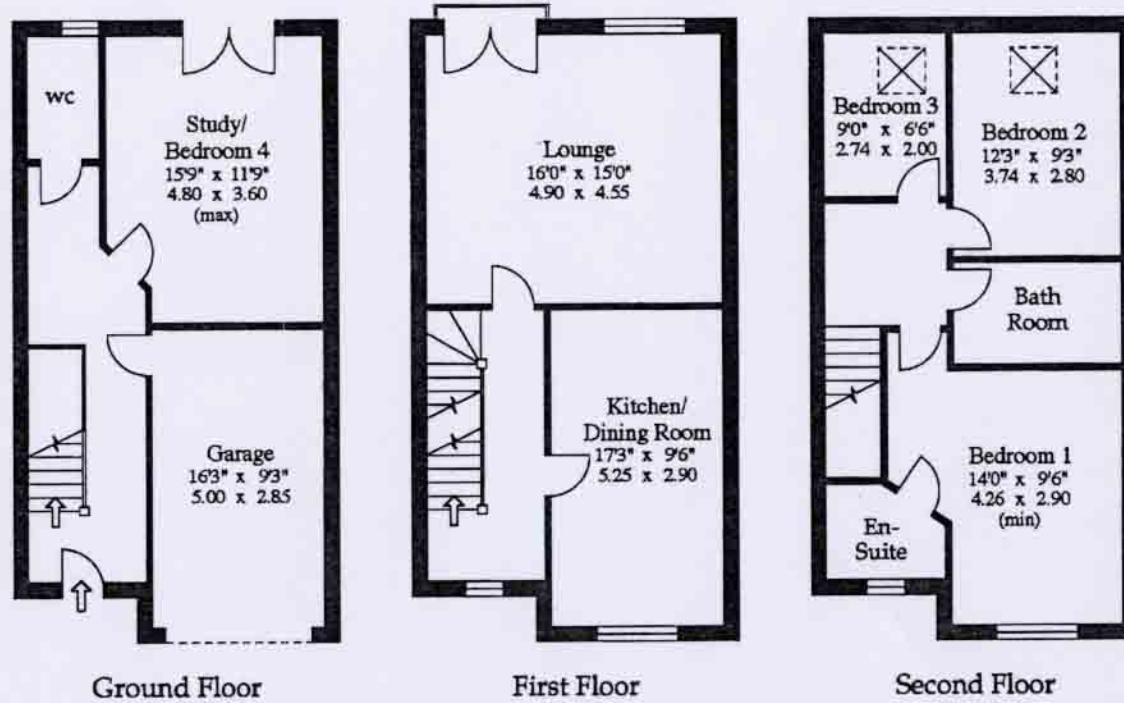
Strictly by appointment through the Agents New Homes Office on 01943 855404.

IMPORTANT NOTES

1. Please note that the information contained in this brochure and all other marketing material including price lists, floor plans, adverts and our website is for general guidance only.
2. Century Homes operate a policy of continual product development and improvement and accordingly features may vary from time to time.
3. Century Homes reserve the right to alter any part of the development, specifications, site layout and internal layouts and therefore prospective purchasers should satisfy themselves before legal commitment.
4. Measurements and floor areas are estimated from the architects plans and are approximate.
5. Where images of the buildings and site layout are artists impressions these are indicative illustrations only.
6. Timescales for the build program are estimates only and cannot be guaranteed.

NH/JS/HRS/231104

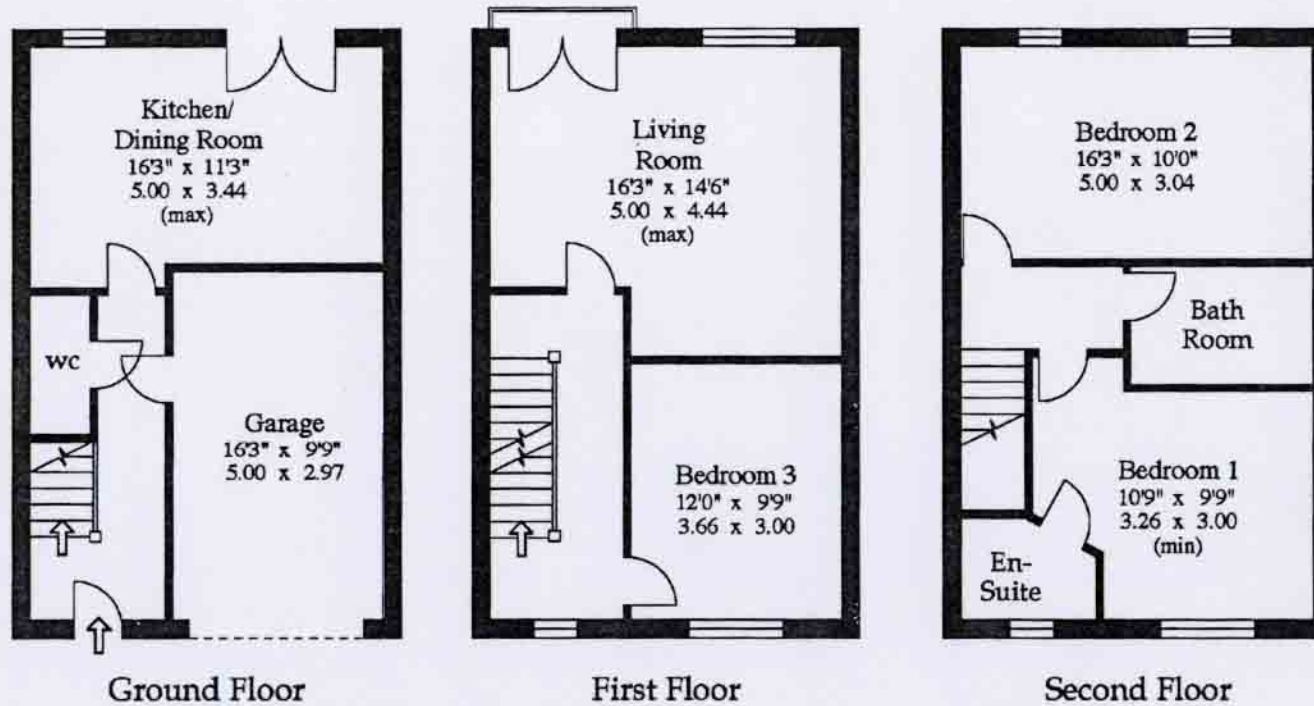
CENTURY HOMES – GILSTEAD RISE, THE OVAL, BINGLEY



PLOTS 106 TO 108, 110 TO 112 AND 115 TO 116

IMPORTANT NOTE - floor plans are illustrations for general guidance only and are not to scale. Century Homes reserve the right to alter internal layouts. All measurements are estimated from the architect's plans and are approximate. Ref. NH/JS/HRS/171104

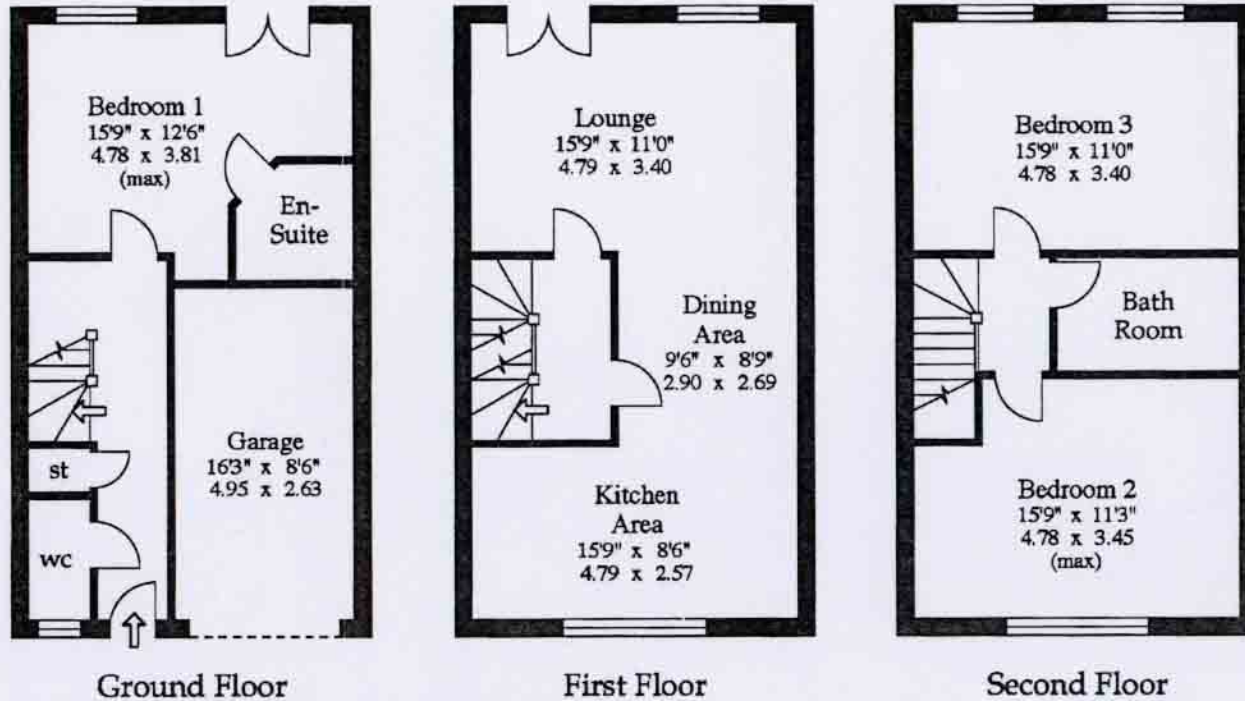
CENTURY HOMES – GILSTEAD RISE, THE OVAL, BINGLEY



PLOTS 109, 113 AND 114

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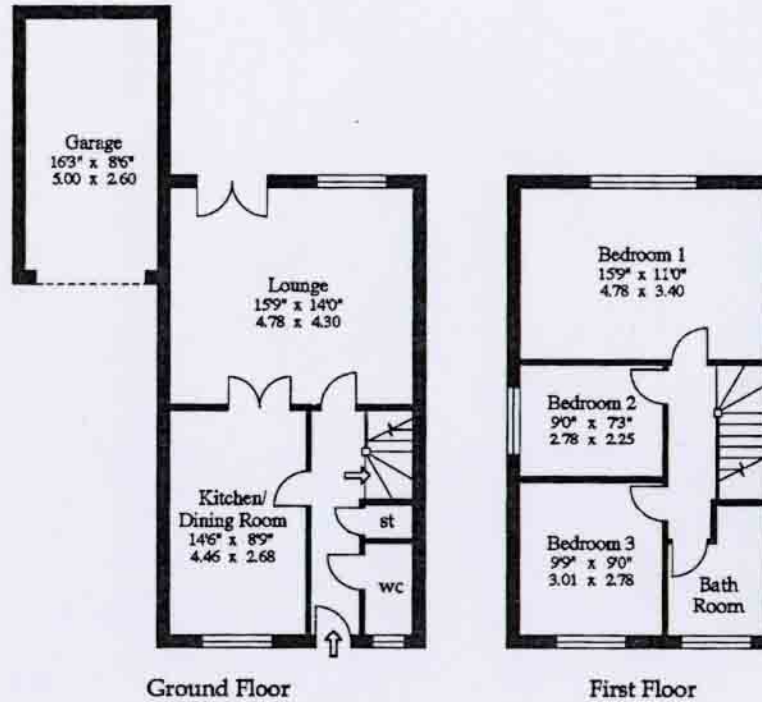
CENTURY HOMES – GILSTEAD RISE, THE OVAL, BINGLEY



PLOTS 117 AND 118

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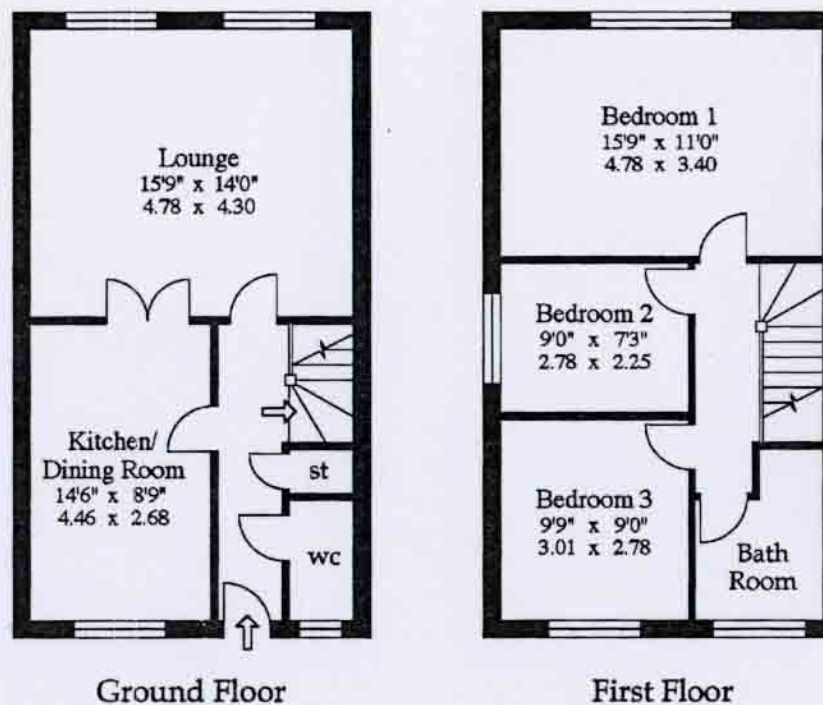
CENTURY HOMES – GILSTEAD RISE, THE OVAL, BINGLEY



PLOT 119

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CENTURY HOMES – GILSTEAD RISE, THE OVAL, BINGLEY



PLOTS 120 AND 121

NB. Plus single garage at rear

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GILSTEAD RISE, THE OVAL, BINGLEY – PRICE LIST

A DEVELOPMENT OF 21 NEW PROPERTIES BY CENTURY HOMES

PLOT 101	3 BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE	Not released
PLOT 102	3 BEDROOM 2 STOREY END TOWN HOUSE WITH PARKING SPACE	Not released
PLOT 103	3 BEDROOM 2 STOREY TOWN HOUSE WITH PARKING SPACE	Not released
PLOT 104	3 BEDROOM 2 STOREY TOWN HOUSE WITH PARKING SPACE	Not released
PLOT 105	3 BEDROOM 2 STOREY END TOWN HOUSE WITH PARKING SPACE	Not released
PLOT 106	3/4 BEDROOM 3 STOREY END TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	Not released
PLOT 107	3/4 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	Not released
PLOT 108	3/4 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	Not released
PLOT 109	3 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	Not released
PLOT 110	3/4 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	Not released
PLOT 111	3/4 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	Not released
PLOT 112	3/4 BEDROOM 3 STOREY END TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	Not released
PLOT 113	3 BEDROOM 3 STOREY END TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	£179,950
PLOT 114	3 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	£179,950
PLOT 115	3/4 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	£199,950
PLOT 116	3/4 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	£199,950
PLOT 117	3 BEDROOM 3 STOREY TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	£182,950
PLOT 118	3 BEDROOM 3 STOREY END TOWN HOUSE WITH SINGLE INTEGRAL GARAGE	£182,950
PLOT 119	3 BEDROOM DETACHED HOUSE WITH SINGLE GARAGE	£164,950
PLOT 120	3 BEDROOM 2 STOREY SEMI DETACHED HOUSE WITH SINGLE GARAGE	£134,950
PLOT 121	3 BEDROOM 2 STOREY SEMI DETACHED HOUSE WITH SINGLE GARAGE	£134,950

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Subject to Contract (ref JS/HRS/231104)

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