



Arncliffe

HIGHFIELDS

STREET LANE, EAST MORTON, BD20 5SE

An exclusive new development by Arncliffe Homes of four executive 5-bedroomed detached homes offering outstanding quality, workmanship and attention to detail delightfully situated within a prestigious residential village location.

Dacre, Son & Hartley
www.dacres.co.uk

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421 Fax: 01274 551426 Email: bingley@dacres.co.uk

21 Yorkshire Offices

The Belmont & The Chatsworth Highfields Street Lane East Morton BD20 5SE

Price

The Belmont £449,995
The Chatsworth £399,995

**PART EXCHANGE AVAILABLE
HELP TO BUY AVAILABLE**

Energy efficient homes built to the latest building regulations.

 10 year build mark warranty

EXTERNAL SPECIFICATION

External walls of traditional construction in Marshalls Cromwell walling material.

Roof tiles from the Forticrete range in grey.

Tarmacadam to private driveways.

Windows and external glazed frames to be low maintenance PVCu in white.

Double-glazing in 'Planitherm Total +' glass for advanced thermal insulation performance.

External doors fitted with high security locks.

Electronically operated garage doors from the Horman 'M' Ribbed range in white woodgrain finish.

External lights to front and rear.

External tap to rear.

Turfed front and rear gardens and landscaping in accordance with approved plan.

INTERNAL SPECIFICATION

Walls finished in light grey matt emulsion.

Ceilings finished in pure white matt emulsion.

Doors, architraves and skirtings finished in white satin.

Moulded internal doors (glazed in certain locations - please refer to plans).

Polished chrome ironmongery throughout.

Ceramic floor tiles to hallway, kitchen/dining areas, cloaks, utility, house bathroom & en-suite.

Full height wall tiling within shower enclosures and part tiling to walls where sanitary-ware fitted.

Electric sockets and light switches in polished chrome.

LED down-lights to all rooms except bedrooms (dimmable in lounge).

Satellite dish, TV wiring and data distribution system to lounge, breakfast/dining areas and all bedrooms.

Intruder alarm system with sensors to ground floor and first floor landing.

High efficiency gas fired condensing boiler with Stelrad 'Compact With Style' contemporary radiators to ground floor rooms, Stelrad 'Compact' radiators elsewhere except bathrooms.

Chrome heated towel rail to all bathrooms and shower rooms.

Sanitary-ware from the Sottini Santorini Bow range with Tesino chrome brassware.

Shower enclosures from the Ideal Standard Kubo range including Aqualisa 'Dual' valve shower unit in chrome with fixed drench head and separate hand shower.

A choice of kitchen finishes from high gloss handleless doors to more traditional styles - worktops from Samsung Radianz Quartz (laminated worktops to utility room).

Fully integrated kitchen appliances by Bosch including double oven, choice of ceramic or gas hob, cooker hood, fridge-freezer and dishwasher.



Arnccliffe Homes Limited support and abide by the Consumer Code for Home Builders. The purpose of the code is to ensure that Home Buyers:

- Are treated fairly;
- Know what service levels to expect;
- Are given reliable information upon which to make their decision;
- Know how to access speedy, low cost dispute resolution arrangements if they are dissatisfied.

A copy of The Code is available on request or can be downloaded from: www.consumercodeforhomebuilders.com. The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. The Company reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.

GENERAL REMARKS

An exclusive new development of just four executive five bedroom detached houses in two house styles, the Chatsworth and The Belmont, built to an excellent standard and with attention to detail. These energy efficient properties will undoubtedly appeal to the most discerning of buyers.

The accommodation is planned over two floors and will be presented to an exceptionally high standard throughout with fully fitted kitchen including Bosch appliances, bathroom and ensuite facilities together with gas heating, uPVC double glazing and alarm system.

The development consists of four beautifully presented detached homes built by Arncliffe Homes Ltd, a Leeds based housebuilder with a reputation for design and quality coupled with excellent customer service. Outside each plot will benefit from a driveway with ample parking and garage facilities. Turfed gardens to front and rear complete the superb specification.

Highfields is situated on the perimeter of East Morton Village and enjoys a fantastic outlook towards the Aire Valley. It is located in one of Bingley's premier residential locations amidst other high calibre properties. The highly regarded village offers traditional public house, golf course and primary school together with recreational areas. The development is approximately one mile from Crossflatts railway station and two miles from Bingley town centre which offers a range of shops and amenities, bars, restaurants together with excellent road and rail access to many other West and North Yorkshire business centres including Bingley, Keighley, Bradford, Skipton, Halifax and Leeds..

VIEWING ARRANGEMENTS

Only by appointment through the Agents Bingley Office on 01274 560421.

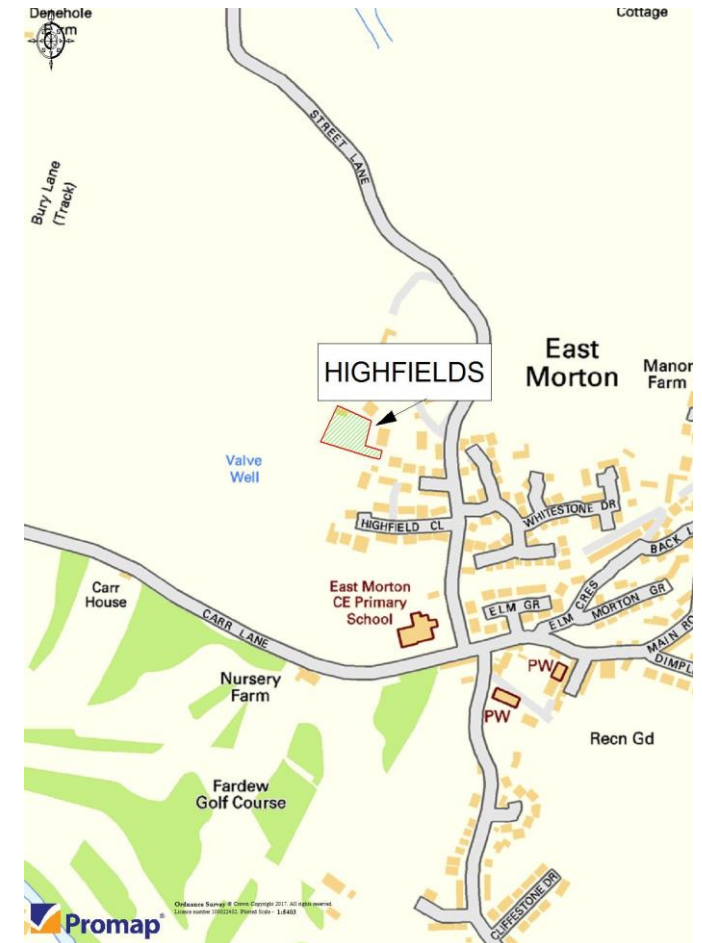
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk.

AGENTS NOTES

Tenure The tenure of the properties is Freehold

LOCAL AUTHORITY TEL: Bradford Metropolitan District Council 01274 432111 www.bradford.gov.uk

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our Yorkshire offices we can arrange a Market Appraisal through a national network of quality and specially selected independent estate agents.



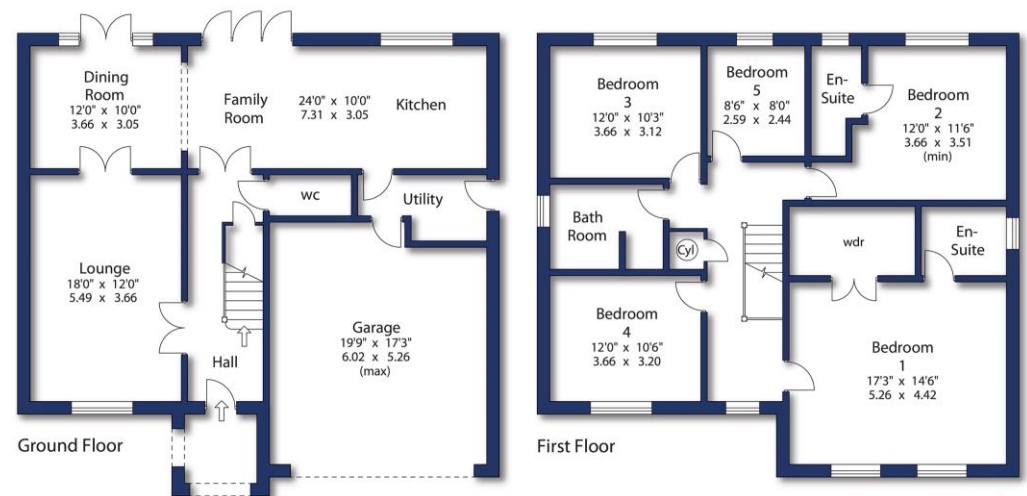
THE BELMONT

GROUND FLOOR

Entrance Hall
Kitchen
Family Room
Utility
Cloaks
Lounge
Dining Room
Double Garage

FIRST FLOOR

Bedroom One
Ensuite
Bedroom Two
Ensuite
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom



Arncliffe

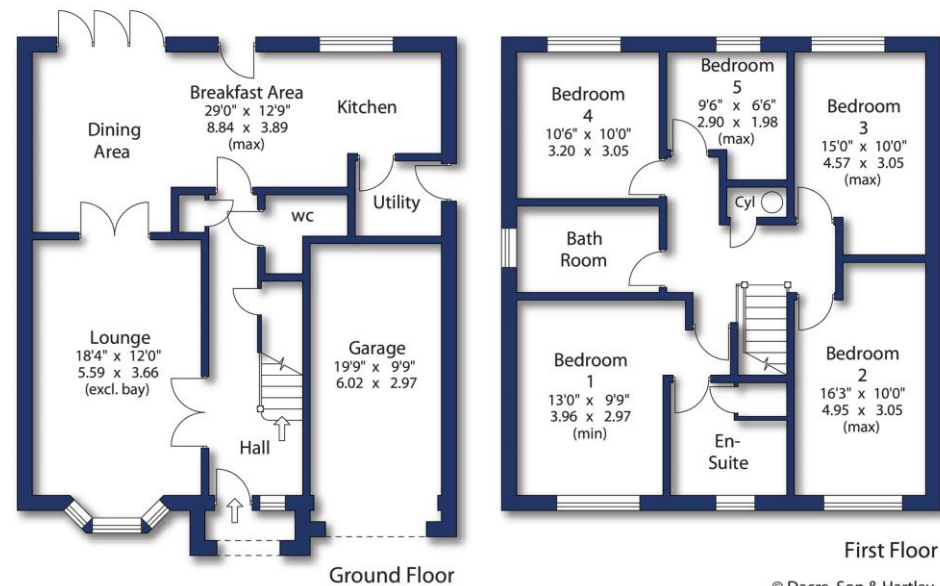
THE CHATSWORTH

GROUND FLOOR

- Entrance Hall
- Kitchen
- Breakfast Area Dining Area
- Utility
- Cloaks
- Lounge
- Garage

FIRST FLOOR

- Master Bedroom
- Ensuite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Bathroom



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Award Winning Estate Agents
Multiple past winners of
The Estate Agent of the Year Awards

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