

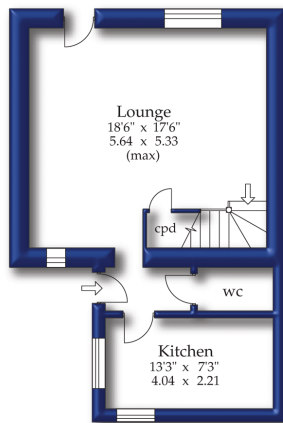
3 Mount Pleasant Farm

SANDY LANE, BD15 9JY

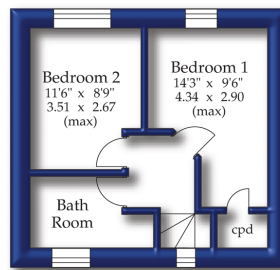


THIS TWO BEDROOM COTTAGE STYLE PROPERTY FORMS PART OF THE EXCITING REDEVELOPMENT OF MOUNT PLEASANT FARM BY PATCHETT HOMES LTD. SITUATED AMID OPEN COUNTRYSIDE THE FARMHOUSE AND ADJOINING BARN AND COTTAGES HAVE BEEN REDEVELOPED TO FORM THIS SUPERB RESIDENTIAL OPPORTUNITY COMPRISING OF JUST FIVE INDIVIDUAL PROPERTIES.

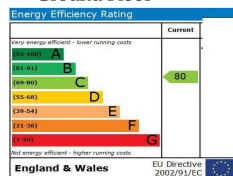
Price:- £165,000



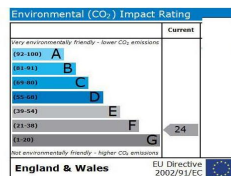
Ground Floor



First Floor



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Dacre, Son & Hartley

www.dacres.co.uk



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GENERAL REMARKS

Mount Pleasant Farm and the adjoining barn and cottages have been redeveloped to form this interesting development of two and three bedroom properties and occupies a most enviable setting amid open countryside. Approached via a private lane of Acacia Drive the properties have been finished to a high specification which includes gas heating, double glazing alarm, gardens and garage.

The accommodation briefly comprises entrance lobby, w.c., kitchen, lounge, landing, two bedrooms, bathroom/w.c. Garden areas to front and rear and single garage.

The development is situated in the popular village of Sandy Lane, shopping facilities are available at nearby Allerton, Bingley and Saltaire villages are also within easy reach where railway connections are available to Leeds, Bradford and Skipton.

DESCRIPTION

GROUND FLOOR

Entrance Lobby with wood panelled entrance door.

Cloakroom/w.c. with low flush w.c. and wash hand basin.

Lounge radiator, wood panelled entrance door, double glazed windows to front and rear elevation, wood panelled entrance door to the rear garden, t.v. point, store cupboard under stairs, staircase off to first floor.

Kitchen two double glazed windows to the front elevation, stainless steel sink and unit with mixer tap, tiled splashbacks, fitted units comprising base cupboards, work tops and matching wall units, Bosch electric oven, four ring hob, stainless steel extractor fan, concealed lighting to wall cupboards, recessed ceiling spot lights, radiator.

FIRST FLOOR

Landing double glazed window to the front elevation.

Bedroom One double glazed window to the rear elevation, radiator, exposed roof trusses, t.v. and telephone point.

Bedroom Two double glazed window to the rear elevation, radiator, t.v. and telephone points, recessed store cupboard.

Bathroom/w.c. radiator, panelled bath with shower over, low flush w.c., pedestal wash hand basin, part tiled walls.

OUTSIDE

Enclosed garden area to the rear, garage 18'9" x 9'6" with power and light, double glazed window, personal door and up and over door.

DIRECTIONS

From our Saltaire office proceed along the Main Road in the direction of Bingley and at Cottingley Bar traffic lights turn left in to Cottingley Road. Continue up and turn right at the second roundabout in to Cottingley Moor Road. Just before entering Sandy Lane village turn right in to Acacia Drive and follow the road to the right hand side. Continue to the top of the road past the new houses and in to the cul-de-sac ahead. Turn right at the top and the access road to the development will be identified by our For Sale board.

VIEWING ARRANGEMENTS

Strictly by appointment through the Agents Saltaire Office on 01274 581794

AGENTS NOTES

The developers will require a £500 deposit to reserve a property.

Energy Efficiency Ratings - Where properties are under construction these may represent Predictive Energy Assessments rather than Energy Performance Certificates and as such may be subject to change.

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.

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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