

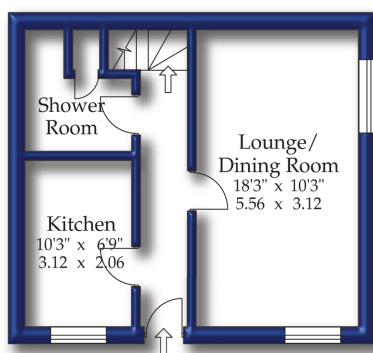
# 5 Mount Pleasant Farm

## SANDY LANE, BD15 9JY

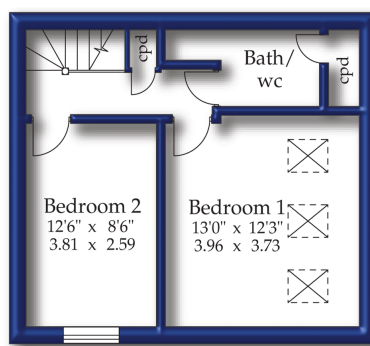


THIS TWO BEDROOM PROPERTY FORMS PART OF THE EXCITING REDEVELOPMENT OF MOUNT PLEASANT FARM BY PATCHETT HOMES LTD. SITUATED AMID OPEN COUNTRYSIDE THE FARMHOUSE AND ADJOINING BARN AND COTTAGES HAVE BEEN REDEVELOPED TO FORM THIS SUPERB RESIDENTIAL OPPORTUNITY COMPRISING OF JUST FIVE INDIVIDUAL PROPERTIES.

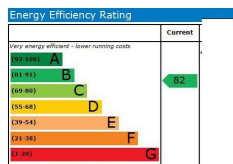
## Price £160,000



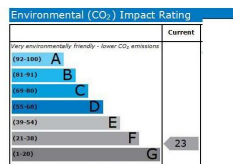
Ground Floor



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# Dacre, Son & Hartley

[www.dacres.co.uk](http://www.dacres.co.uk)



77 Bingley Road, Saltaire, Shipley, West Yorkshire, BD18 4SB  
 Tel: 01274 581794 Email: [saltaire@dacres.co.uk](mailto:saltaire@dacres.co.uk)



## 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 off Acacia Drive the properties have been finished to a high specification which includes gas heating, double glazing, alarm, gardens and garage.

The property comprises entrance hall way, living/dining room, kitchen, bathroom/w.c. to the first floor two bedrooms and bathroom/w.c. Garden area to the front and single garage.

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

## DESCRIPTION

### GROUND FLOOR

Entrance Hall with wood panelled entrance door, radiator, stairs off to first floor.

Living/Dining Room double glazed window to front and side elevation, radiator.

Kitchen double glazed window to front elevation range of kitchen units with split level cooking facilities to be installed.

Shower Room/w.c. with radiator, shower cubicle, low flush w.c., wash hand basin, store cupboard, part tiled walls.

### FIRST FLOOR

Landing with store cupboard.

Bedroom One with radiator, three velux windows.

Bedroom Two radiator, double glazed window to front elevation.

### OUTSIDE

Garden areas to the front and side, single garage with up and over door, power and light.

### 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. SAL080576RFNV101208

### 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