

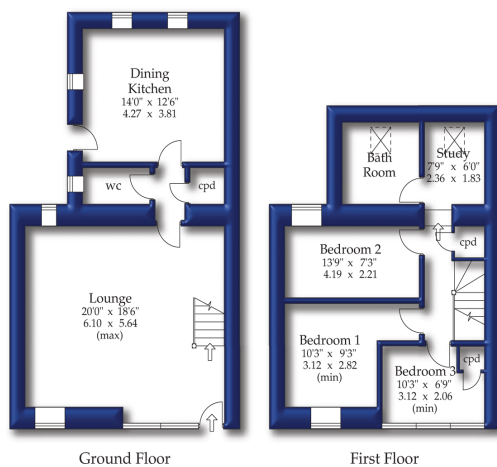
# 2 Mount Pleasant Farm

## SANDY LANE, BD15 9JY



THIS THREE BEDROOM BARN CONVERSION 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:- £195,000



### Energy Efficiency Rating

	Current
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
	<b>80</b>

# Dacre, Son & Hartley

[www.dacres.co.uk](http://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 off Acacia Drive the properties have been finished to a high specification which includes gas heating, double glazing, alarm, gardens and garage.

The accommodation comprises large living room, cloakroom/w.c., dining kitchen, landing, three bedrooms, study area, bathroom with w.c., there are gardens to the 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

Lounge with original barn entrance area now having wood panelled entrance door and double glazed side screens, double glazed windows to the front and rear elevations, three radiators, t.v. point, stairs leading to first floor and access through to the rear hall way with useful store cupboard.

Cloakroom/w.c. with double glazed window, low flush w.c. and wash hand basin, radiator.

Dining Kitchen with wood panelled entrance door to the rear garden, stainless steel sink unit with drainer and mixer tap, tiled splashbacks, modern fitted units comprising base cupboard and drawers, laminate work surfaces, matching wall mounted cupboards with concealed lighting, Bosch electric oven and four ring gas hob with stainless steel extractor canopy above, plumbing for washing machine, recessed spot lighting ceiling, three double glazed windows to the rear elevation, radiator, t.v. point.

### FIRST FLOOR

Study Area with velux window, radiator, t.v. point and ariel point, access to eaves storage.

Bedroom One with double glazed window to the front elevation, radiator, t.v. point, feature exposed roof trusses.

Bedroom Two radiator, double glazed window to rear elevation, t.v. point, exposed roof trusses and rafters.

Bedroom Three double glazed window in feature archway, exposed roof trusses, radiator, store cupboard, t.v. point.

Bathroom radiator, panelled bath with shower over, low flush w.c., hand wash basin, part tiled walls, radiator, recessed ceiling lighting.

### OUTSIDE

There are garden areas to the front and rear with superb distant views across grazing land. Single garage in block with electric power and light and up and over door.

### DIRECTIONS

From our Saltaire office proceed along the Main Road in the direction of Bingley and 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 left 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 of you. Turn to the right at the top and you will see the access road leading to the development.

### VIEWING ARRANGEMENTS

Strictly by appointment through the Agents Saltaire Office on 01274 581794

### AGENTS NOTES

The developers will require a £500 reservation deposit to secure a sale.

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