



CHESTNUT GARDENS

BAILDON



A development of just nine high specification detached family homes,
each with south facing gardens and bordering attractive woodland.

Baildon enjoys an elevated position adjacent to open moorland and is close to the world heritage village of Saltaire and has excellent commuter links to the regions business centres.



The highly sought after town of Baildon is close to the major cities of Bradford and Leeds and enjoys an elevated position adjacent to open moorland and beautiful countryside. It sits above the World Heritage Village of Saltaire which can be reached by the historic Shipley Glen Tramway. With train stations in Baildon and Saltaire, there are good rail links to the regions principle business centres and Leeds Bradford Airport is a short drive away enabling travel further afield. Baildon also has good primary schools serving the local secondary schools.

In 2013 the Parish Council voted to designate Baildon as a town yet it still retains a village feel, having a strong sense of community. This thriving location hosts many events including summer fairs, a monthly farmers market and various Christmas activities.

There are numerous sporting, cultural and historical activities for all ages to enjoy. Baildon Moor and Shipley Glen are close by and offer beautiful surrounding countryside accessible to all. Sporting facilities include a challenging golf course, rugby club, snooker club and Baildon Recreation Centre which has badminton, table tennis and basketball.

A variety of Restaurants, pubs and bars can be found in the centre of Baildon along with the local library, shops, delicatessens, beauty salons and a number of other local businesses. Baildon has also found fame and featured in a number of films notably, Billy Liar and Monty Pythons 'The Meaning of Life'.



Occupying the site of the former fairground, the development is situated between higher and lower Baildon accessed by the Shipley Glen Tramway which is the 2nd oldest working cable tramway in Great Britain. At nearly a quarter-mile in length, the woodland ride provides a pleasant alternative to the steep path. The lower station allows access to Roberts Park and the River Aire and the delights of Saltaire with Salt's Mill and its famous Hockney Gallery.

The site for Chestnut Gardens has been acquired by YorPlace & Square Feet, a well-established and highly regarded development partnership which has completed a number of successful schemes in the region. This latest project is to create just nine beautiful high specification detached homes in this private setting on the edge of this highly regarded town with each home having private south facing gardens to the rear overlooking Trench Wood.

The accompanying floor plans show the generous scale of the houses which have been thoughtfully planned to provide four or five bedroom accommodation. The following high specification also makes these houses stand out from the crowd.



Site Plan



Plot 6

Plot 7

Plot 8

Plot 9



Plot 1

Plot 2

Plot 3

Plot 4

Plot 5



A high quality specification hand picked to suit the most discerning of tastes and to meet all the needs of a modern lifestyle.

WALLS AND ROOFS

The properties are traditionally constructed using local natural stone under a natural blue slate roof. There are natural stone heads and cills to the windows.

All internal walls are plastered with a painted finish.

WINDOWS AND DOORS

All external windows and doors are high quality double glazed softwood prefinished in cream with a painted softwood front entrance door. Windows and doors to have brushed chrome lockable ironmongery.

Internal doors have a oak veneer finish and brushed chrome ironmongery.

WOODWORK

Skirtings, architraves and door casings have a clean deep chamfered profile.

FLOORS

Kitchens, utilities, ensuites and bathrooms have high quality tiled floors.

KITCHENS

Exclusive kitchens designed by Clarity Arts with hand painted units and individual design features to suit each internal layout all having coordinating Quartzia worksurfaces. Quality Siemens appliances including electric double oven, 5 burner gas hob and extractor, all with a stainless steel finish. There is also an integrated fridge/freezer and dishwasher. A unique feature of this development are the unusually high ceilings of up to 3 metres in the kitchens and surrounding areas making these already large areas unique spaces in which to live.

UTILITY ROOMS

Exclusive utility rooms designed by Clarity Arts with hand painted units, coordinating worktops and provision for washers and dryers.

BATHROOMS

There are stylish Duravit suites with features including toilets with concealed cisterns, soft close seats and basins. Hansgrohe chrome fittings. There is high quality wall tiling to the bathrooms and shower rooms, which are fully tiled. Underfloor heating in the master ensuite.

HEATING SYSTEM

A full gas central heating system is installed with zoning to split the principle bedroom and living areas. The radiators are individually thermostatically controlled. All bathrooms and ensuites have chrome heated towel rails.

ELECTRICS

The properties have a generous electrical specification including white LED recessed lighting to living rooms and bedrooms and a generous supply of sockets with a brushed chrome finish. TV points with wiring for Sky +/HD terrestrial/interactive services to all bedrooms and living areas.

A zoned burglar alarm is installed including garage

A mains operated smoke alarm system is installed.

GARAGES

There is a generous single garage having a remote control up and over door.

EXTERNAL TREATMENT

There are attractive gardens including turfed front and south facing rear gardens with natural stone pathways leading to attractive patio areas at the rear. Stone patios plots 1-5 with decking in plots 6-9. The development is bounded by mature trees and stone walling and has an exclusive private setting. In addition each property has a raised south facing balcony with feature glazed balustrading.

Tarmac private road. Block pavers for private drives with ample parking

The external lighting has a brushed chrome finish.

PREMIER GUARANTEE

The properties have a 10 year Premier Guarantee commencing from practical completion.

PERSONAL CHOICES

The developers reserve the right to amend the plans and specification without prior notice. Please note that the artists impression is for illustrative purposes only and the specification of the properties should be checked before committing to purchase.

PLOTS 1, 2 & 5

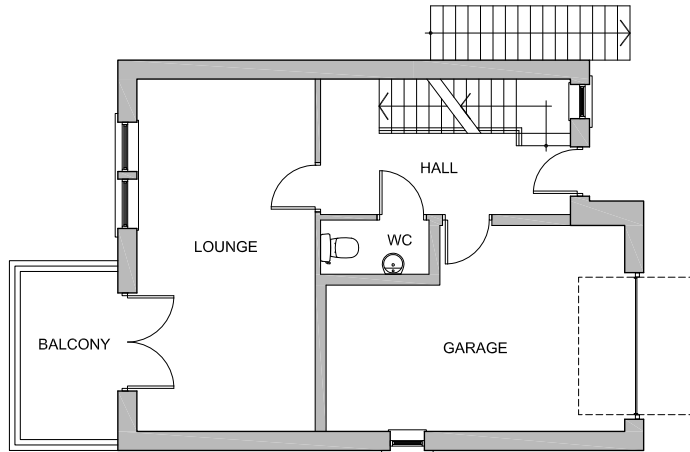
A superb 5 bedroom, 3 bathroom home enjoying excellent living accommodation ideal for family life or those who at times just want to enjoy their own space. The lower ground floor boasts an excellent dining kitchen, good sized utility and separate snug in addition to the spacious lounge located on the ground floor. Each home enjoys a garage, incorporating additional storage space to the side a driveway with parking for two cars as well as a private south facing garden to the rear.



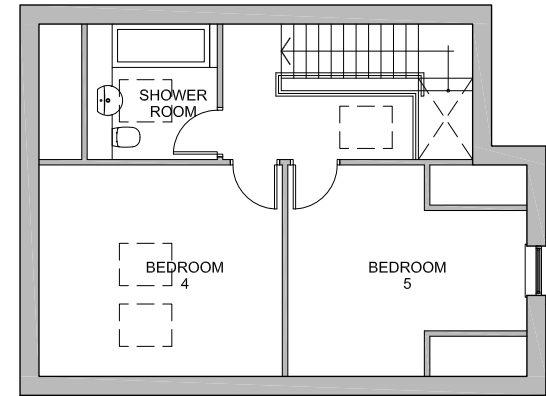
Plot 2 & 5

Plot 1

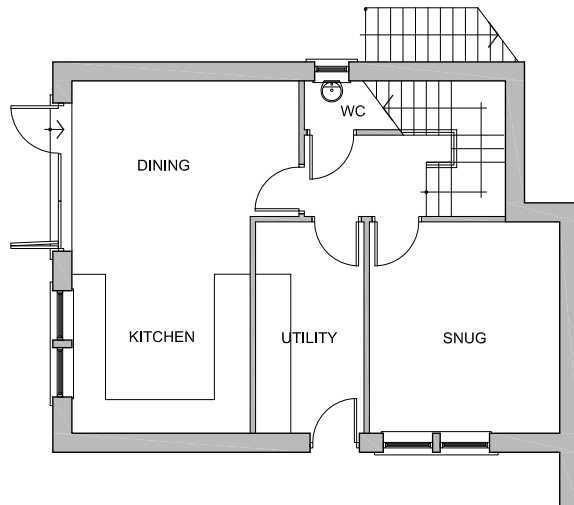




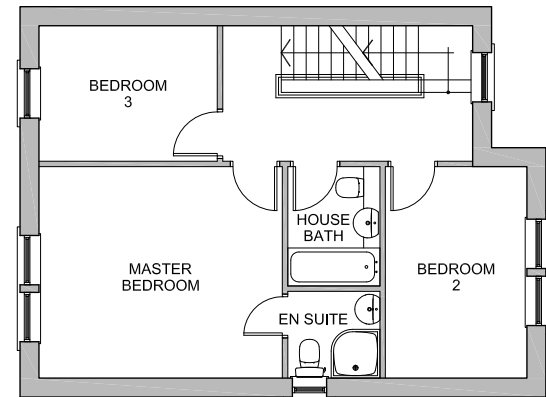
GROUND FLOOR PLAN



SECOND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN

LOWER GROUND FLOOR			GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial		Metric	Imperial		Metric	Imperial		Metric	Imperial
Dining			Lounge	6.5 x 3.3	21'4" x 10'10"	Master Bedroom	4.5 x 3.9	14'9" x 12'10"	Shower Room	2.5 x 2.4	8'2" x 7'11"
Kitchen	6.5 x 3.3	21'4" x 10'10"	Hall	4.6 x 1.3	15'1" x 4'3"	Ensuite	1.7 x 1.6	5'6" x 5'2"	Bedroom 4	3.9 x 3.6	12'10" x 11'10"
Utility	3.9 x 2.0	12'10" x 6'7"	Garage	5.4 x 3.7	17'9" x 12'2"	House Bathroom	2.3 x 1.7	7'7" x 5'7"	Bedroom 5	4.4 x 3.9 max	14'5" x 12'10" max
Snug	3.9 x 3.5	12'10" x 11'6"				Bedroom 2	3.9 x 2.6	12'10" x 8'6"			
						Bedroom 3	3.3 x 2.5	10'10" x 8'2"			

PLOTS 3 & 4

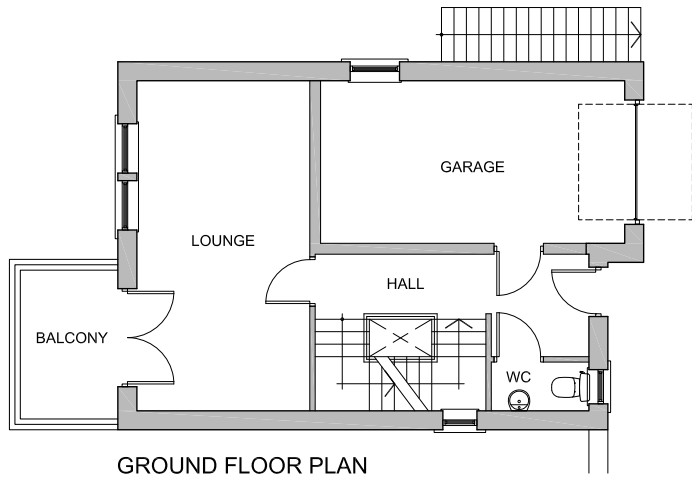
An outstanding 4 bedroom, 2 bathroom home with superb master suite having far reaching views to the south. There are two floors of living accommodation including an open plan dining kitchen with bi-fold doors leading to the south facing garden as well as an adjoining snug in addition to the spacious lounge on the ground floor enjoying a south facing balcony. Each home enjoys a garage and private drive with parking for two cars.



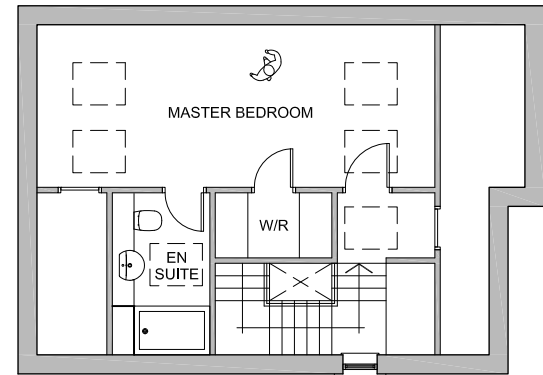
Plot 4

Plot 3

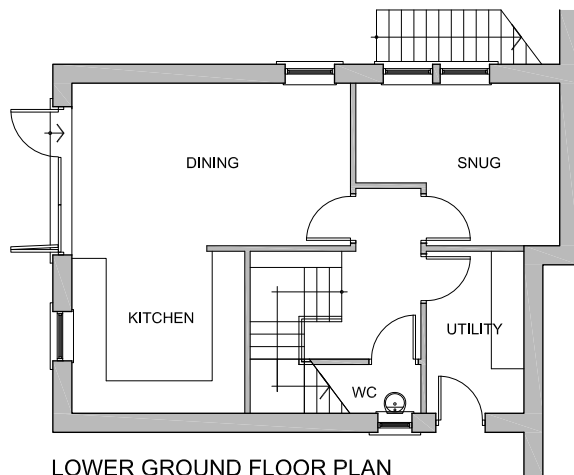




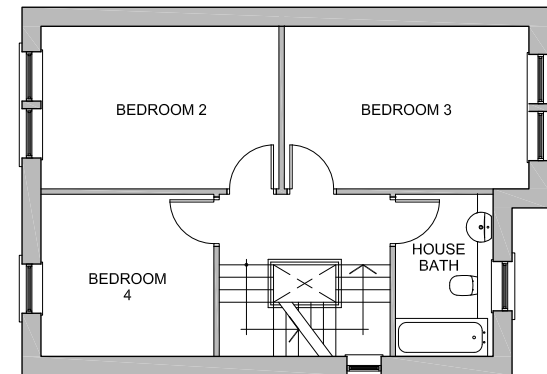
GROUND FLOOR PLAN



SECOND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN

LOWER GROUND FLOOR			GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial		Metric	Imperial		Metric	Imperial		Metric	Imperial
Dining			Lounge	6.0 x 3.2	19'8" x 10'6"	Bedroom 2	4.4 x 3.0	14'5" x 9'10"	Master Bedroom	7.3 x 3	23'11" x 9'10"
Kitchen	5.9 x 5.1	19'4" x 16'8"	Hall	5.0 x 1.2	16'4" x 3'11"	Bedroom 3	4.5 x 3.0	14'9" x 9'10"	Dressing	2.2 x 1.1	7'3" x 3'7"
Utility	2.8 x 1.8	9'2" x 5'11"	Garage	5.5 x 3.0	18'0" x 9' 10"	Bedroom 4	3.2 x 3.0	10'6" x 9'10"	Ensuite	3 x 1.8	9'10" x 5'11"
Snug	3.8 x 3.0	12'6" x 9'10"				House Bathroom	3.0 x 1.8	9'10" x 5'11"			

PLOTS 6 & 7

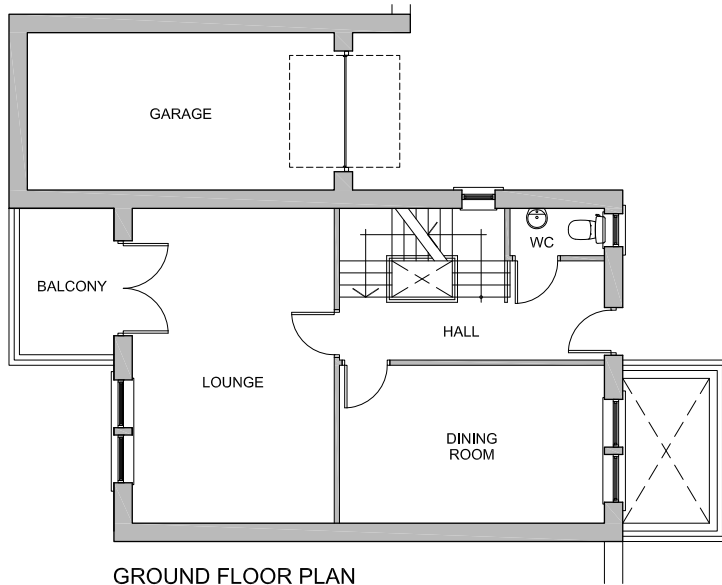
A truly spacious home offering 5 bedrooms, 4 bathrooms and unrivalled living accommodation, including a feature living kitchen with adjoining snug opening out to the south facing garden. In addition this home has a good sized lounge and separate dining room on the ground floor as well as a large rumpus room on the second floor which could be used for a variety of uses including home office or games room. Each home enjoys a garage and private drive with parking for two cars.



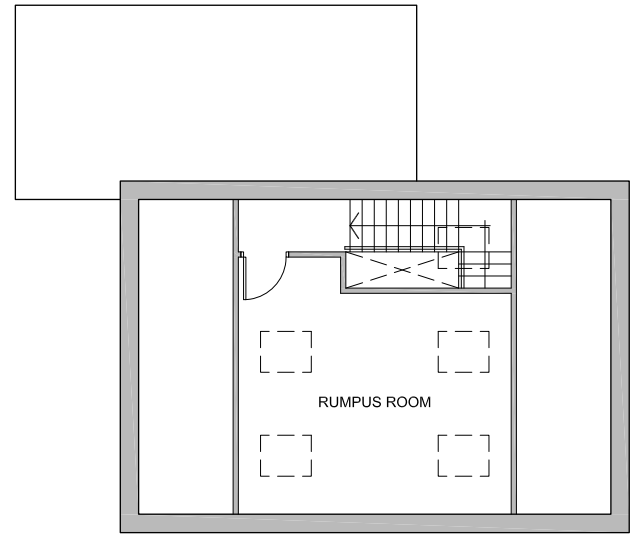
Plot 7

Plot 6

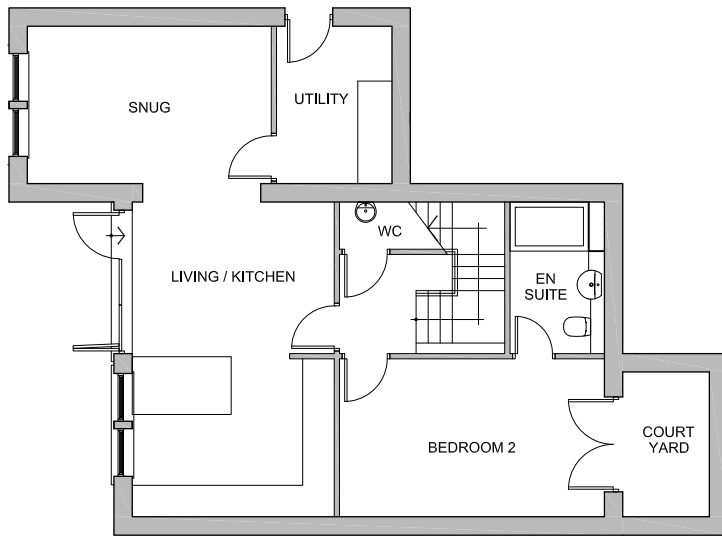




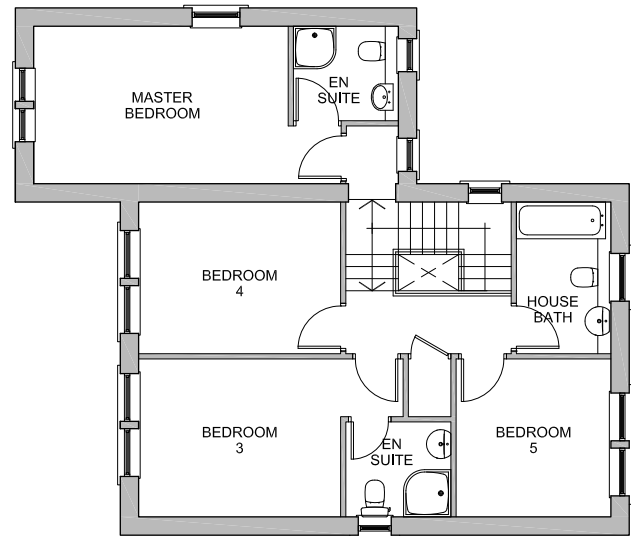
GROUND FLOOR PLAN



SECOND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN

LOWER GROUND FLOOR			GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial		Metric	Imperial		Metric	Imperial		Metric	Imperial
Living			Lounge	6.0 x 3.9	19'8" x 12'10"	Master Bedroom	4.9 x 3.0	16'0" x 9'10"	Rumpus Room	5.2 x 4	17'0" x 13'1"
Kitchen	6.0 x 3.9	19'8" x 12'10"	Dining Room	5.1 x 3.0	16'9" x 9'10"	Ensuite	2.0 x 1.8	6'7" x 5'10"			
Snug	4.9 x 3.0	16'0" x 9'10"	Hall	5.1 x 1.2	16'9" x 3'11"	Bedroom 3	3.9 x 3.0	12'10" x 9'10"			
Utility	3.0 x 2.2	9'10" x 7'3"	Garage	5.9 x 3.0	19'4" x 9'10"	Ensuite	2.0 x 1.9	6'7" x 6'3"			
Bedroom 2	5.1 x 3.0	16'9" x 9'10"				Bedroom 4	3.9 x 2.9	12'10" x 9'6"			
Ensuite	2.9 x 1.8	9'6" x 5'11"				Bedroom 5	3.0 x 3.0	9'10" x 9'10"			
						House Bathroom	2.9 x 1.8	9'6" x 5'11"			

PLOTS 8 & 9

This 4 bedroom, 3 bathroom home has a contemporary twist by having the living accommodation situated on the upper floors including a superb living dining kitchen with French doors opening out onto a large south facing balcony with room for dining and relaxation. In addition the spacious first floor lounge has a raking pitched ceiling with a feature mezzanine study adding to the interest of the property. This home has a garage and private drive with parking as well as front and rear gardens.



Plot 9

Plot 8

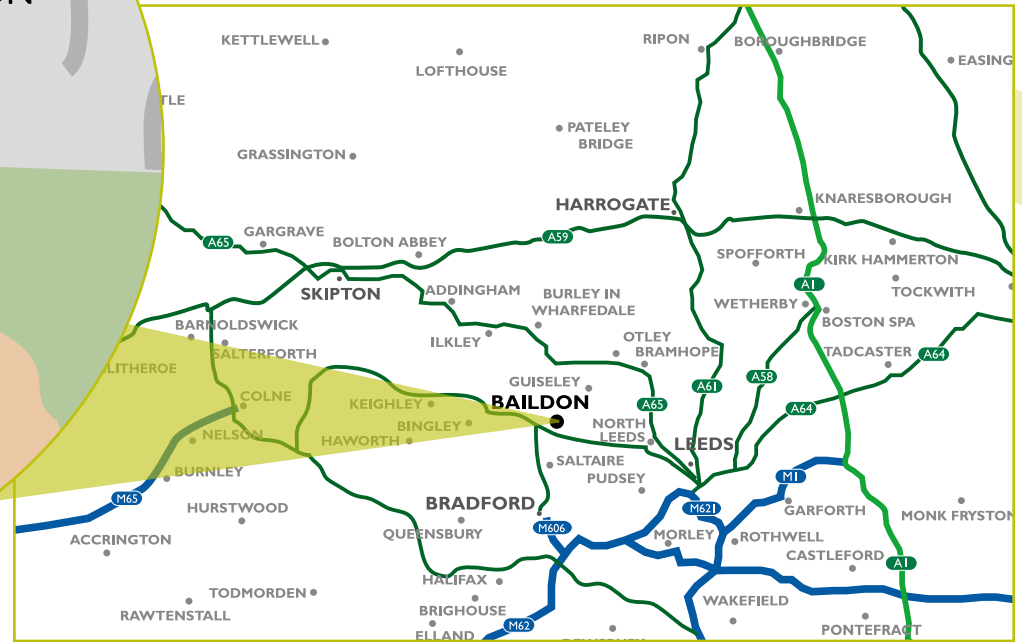
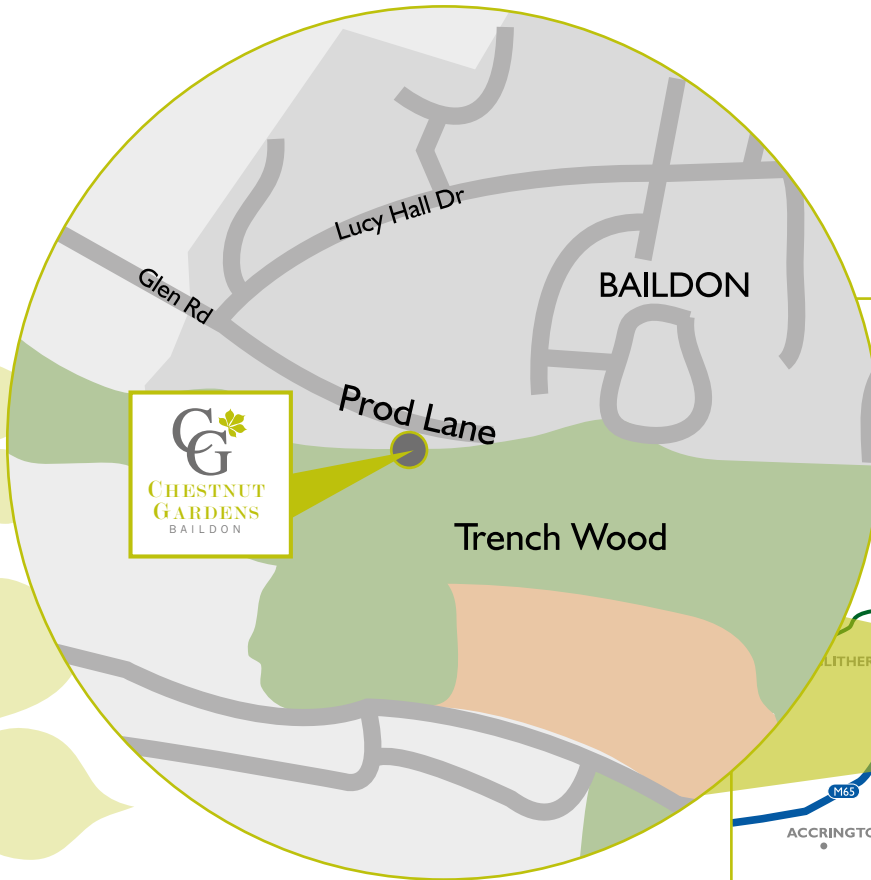


Directions

From the roundabout in the centre of Baildon proceed up Westgate, turn left at the junction with West Lane, after approximately one mile this road becomes Lucy Hall Drive, continue to the end of Lucy Hall Drive where you meet Shipley Glen. Turn left into Prod Lane and follow the road to the bottom, where the Chestnut Gardens site is located on your right clearly marked by the 'For Sale' board.

SAT NAV BD17 5BN

To	Distance
Saltaire Railway Station	0.5 miles (Walking Distance)
Baildon Railway Station	2.2 miles
Bradford	6.5 miles
Ilkley	7 miles
Leeds	12.6 miles
Skipton	16.7 miles
Harrogate	18 miles
New York	A long way



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SQUARE FEET

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