



6 DRAKE HILL LANE
Bingley

Carter Jonas

6 DRAKE HILL LANE, BINGLEY, WEST YORKSHIRE, BD16 3FJ

Bingley town centre – 1 mile
Bradford – 7 miles
Leeds – 17 miles
M62 motorway – 9 miles

The property was completed to the present owners exacting specification and successfully combines a lovely period style exterior with a modern light and spacious interior. The house sits in well established formal and wildlife gardens enjoying a high degree of privacy extending to just over ½ an acre. This exclusive development is set amidst open countryside some 1 mile to the west of Eldwick and Bingley, the latter offering an extensive range of facilities and railway station providing ready access to Leeds, Bradford and Skipton. Bingley Grammar School, Crossflats Primary School and Lady Lane Park School are also within easy reach. The Yorkshire centres of Leeds and Bradford are within daily commuting distance together with the fashionable town of Ilkley which is only some 8 miles away.

The accommodation with underfloor heating to the ground floor briefly comprises an impressive reception hall with travertine marble floor off which is a fully tiled cloak/shower room. Double doors from the hall open into a well proportioned sitting room with stone fireplace and log burner and full height folding doors opening onto the rear sun terrace and gardens beyond. There is a separate dining room which could be used as a second living room or fifth bedroom if preferred. A feature of the property is the high quality fitted dining kitchen with a comprehensive range of wall and base units complemented by granite preparation surfaces and including a range of integrated compliances. Again, full height folding glazed doors open onto the sun terrace ideal for external entertaining. Adjacent to the kitchen is a separate utility room and two ground floor bedrooms, one of which is currently used as a home office.

A DECEPTIVELY SPACIOUS STONE BUILT DETACHED HOUSE OF SOME 2,200 SQ. FT FORMING PART OF A SELECT DEVELOPMENT OF ONLY 6 BARN CONVERSIONS, SET IN JUST OVER ½ AN ACRE IN A PEACEFUL SEMI RURAL LOCATION ENJOYING DELIGHTFUL COUNTRY VIEWS ON THE FRINGE OF ELDWICK, NEAR BINGLEY.



At first floor level a central landing gives access to the principal bedroom with two large built in wardrobes with sliding mirrored doors and a fully tiled en suite shower room. The second double bedroom also has built in wardrobes and is served by the adjacent fully tiled house bathroom.

Outside the property is a double width tarmac drive providing parking for two cars and in turn giving access to the built on double garage with automatic up and over door. There is a second vehicular access with five bar entrance gate opening into a gravelled parking area for an additional 3/4 vehicles. To the front is a low stone boundary wall and lawned garden and to the rear is a full length paved sun terrace with matching stone retaining walls leading up into a further lawned garden with well stocked established border beyond

which is a wildflower garden area enjoying fabulous views back across the valley.

ADDITIONAL INFORMATION

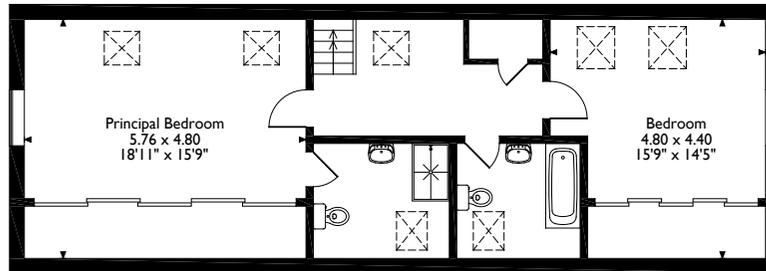
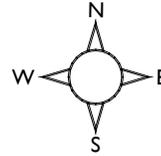
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

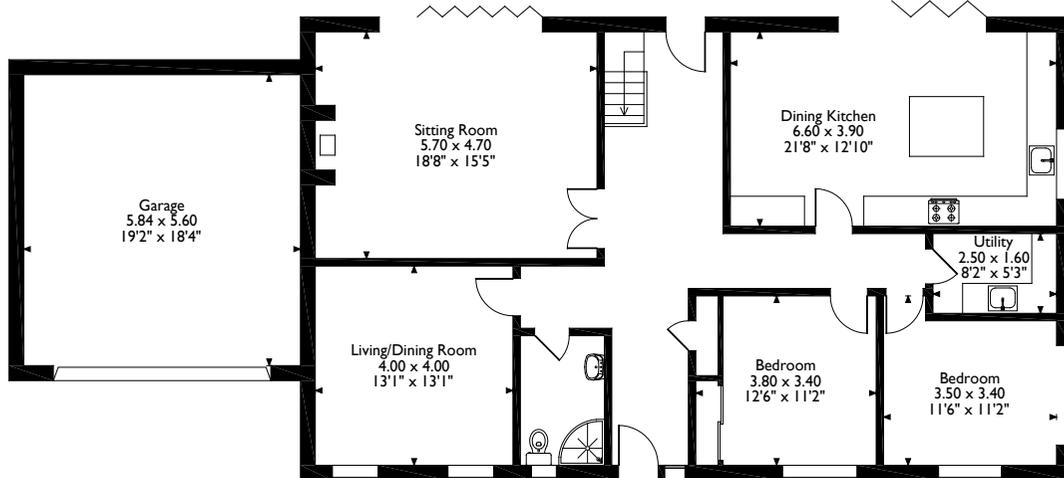
Directions - BD16 3FJ: Travelling west over Hawksworth Moor along the Otley Road continue past The Dick Hudson's public house and after approximately half a mile turn left into Heights Lane. The entrance to Drake Hill Farm is then approximately quarter of a mile on the left and the development is then at the top of the private access lane.



6, Drake Hill Lane, Bingley
 Approximate Gross Internal Area
 Main House = 203 Sq M/2185 Sq Ft
 Garage = 33 Sq M/355 Sq Ft
 Total = 236 Sq M/2540 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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