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## Brian Close Walk, off Otley Road, Baildon £250,000

**\*\*EARLY ENQUIRIES AND RESERVATIONS BEING TAKEN\*\*** A select development of 10 newly built four bedroom semi- detached properties of which offer fantastic flexible and deceptively spacious family accommodation. Built to an exceptional standard and specification. Conveniently located for a broad range of amenities in this well regarded area. **\*\*HELP TO BUY SCHEME AVAILABLE\*\***

- High specification newly built semi detached properties within this exciting new development
- Stylish well equipped kitchens / bath & shower rooms finished in a white and chrome theme
- Extremely convenient location, well palced for Baildon Railway station
- Appealing features including master ensuite, open plan kitchen/dining and living area
- Superbly planned spacious and flexible accommodation arranged over three floors
- **\*\*HELP TO BUY AVAILABLE\*\***  
Enquiries & Reservations now being taken - please contact our office for further information

Viewings via: JI Estates, 67 Bingley Road, Saltire, Shipley, BD18 4SB

Disclaimer N.B. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have not been tested by the selling Agents. Prospective purchasers should therefore undertake their own investigations/survey. The Agents endeavour to make their sales details correct, however, intending purchasers and their conveyance's should satisfy themselves by inspection or otherwise as to their accuracy, particularly where statements have been made by the Agents to the effect that the information has not been verified. It is advisable to contact the Agents before traveling any distance or viewing properties to check availability and confirm any point, which may be of particular importance. All measurements are approximate and are for guidance purposes only. JI Estates and their joint agents, if any, for themselves and for the vendors/lessors of the property give notice that: 1. these particulars do not constitute any part of an offer or a contract. 2. all statements contained in these particulars as to tis property are made without responsibility on the part of JI Estates or the vendor. 3. none of the statements contained in these particulars as to the property are to be relied on as statement of fact. 4. any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5. the vendor does not make or give and neither JI Estates nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. unless otherwise stated all prices and rents are exclusive of VAT. 7. all measurements given are approximate and are for guidance purposes only.

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**\*\* HELP TO BUY SCHEME AVAILABLE\*\*** Brian Close Walk is a select development of 10 newly built semi detached properties of which construction commenced in Spring 2018. Occupying a pleasant cul-de-sac locality and conveniently situated for an excellent array of localised amenities including a range of shops, transport links in particular Baildon and Shipley Railway Station (this providing access to the larger business centres of Leeds and Bradford), well regarded Schooling as well as fantastic leisure facilities.

The Properties are being built with natural stone and a slate roof with Anthracite Upvc double glazing. The flexible accommodation which will feature a high quality modern specification with a gas fired central heating system and a excellent range of fixtures and fittings. Briefly comprising:- Entrance hall, cloakroom w.c, fantastic open plan , living dining kitchen. First floor:- lounge/bedroom, double bedroom and bathroom, Second floor:- Master bedroom with en-suite bathroom and further bedroom. Externally the properties are complimented by driveway/parking areas and rear gardens

Enquiries and reservations are now being taken, please contact our office for further details.

### **HOUSE TYPE B - PLOTS 1 & 10**

#### **ACCOMMODATION:-**

To the Ground Floor:

Entrance Hallway

Cloakroom w.c

Dining kitchen Area

5.52m x 2.90m

Living Room

4.99m x 3.31m

To the first floor:-

Bedroom 4/Lounge

4.99m x 3.31m

Bedroom 3

3.54m x 2.90m

House Bathroom

2.90m x 1.90m

To the second floor:-

Master Bedroom

4.99m x 3.31m

En-suite Bathroom

2.90m x 1.90m

Bedroom 2

4.99m x 3.54m maximum

#### **EXTERNALLY-**

The properties will have a tarmac paved driveway area to the front and a private gardens areas to the rear.

#### **Help to Buy**

The government backed scheme, Help to Buy is available at Brian Close Walk Get on the property ladder with only a 5% deposit. We can arrange for interested parties to discuss this option with our appointed independent advisors.

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### **SPECIFICATION:-**

#### External

- Coursed walling in stone.
- Blue slate roof.
- UPVC gutters and fascia's
- UPVC Windows and French doors.
- GRP front door.
- Indian stone paving to all paths and patio areas.
- Tarmac drive.
- Close boarded 1.8m timber fencing to perimeter and between houses.
- Timber gate between house and fence where needed.
- Rear gardens to be grass finish.

#### Internal.

#### Decoration

- Walls and ceilings to be trade matt white throughout.
- All timber / MDF to be white matt eggshell.
- Oak doors and stairs to be sealed in a matt finish.

#### Joinery

- Skirting boards in 125mm MDF chamfered finish.
- Architrave in 68mm MDF chamfered finish.
- Plinth blocks to base of architrave.
- Painted blank access doors to eaves.
- Oak mexicana doors.
- Stairs and spindles to be oak Newels and handrails with softwood painted spindles and strings.
- Plastic loft hatch.
- 22mm Chipboard floors.

#### Tiling.

- Fully tiled to shower cubicle area.
- Half tiled to baths with no showers.
- Splashback to sinks.

#### Kitchen / Utility.

- Fully designed kitchen
- German appliances included are : Dishwasher, Oven, Hob, Fridge Freezer, extract and washing machine.

#### Flooring.

- Karnedene Vinyl floor to Kitchen and utility area.
- Karnedene floors to bathrooms and en-suites.

#### Mechanical.

- Sanitary ware and showers - See separate specification.
- Steel radiators throughout with exception of the bathroom s and en-suites.

#### Electrical.

- Chrome fascia's to sockets and switches in kitchen.
- White fascia's throughout rest of property.
- Extract fans to all bathrooms, en-suites, utility and kitchen,
- Recessed LED spotlights to kitchen and utility ceiling.
- Outside socket to rear of property.
- Wiring provided for TV only and CAT 5 included for internet.
- TV. Points to all bedrooms and lounge.
- 1nr telephone point - location TBC.
- External lighting to front door and rear exits.
- Fully operational Intruder alarm.
- 2 zone smart controlled heating ( Can be operated by phone)
- Smoke detection and heat detection

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### **AGENTS NOTE-**

Photos shown are artist illustrations and examples of the developers other projects

Options - Subject to early reservation and the build programme, some options and choices may be available to the kitchen units/worktops

Reservation - To reserve a plot a £1000 non refundable fee would be paid direct to the developer. This would then secure the plot.

**Energy Efficiency Ratings** - Available upon request. Where a property is not yet complete these will be Predicted Energy Assessments (PEA) rather than Energy Performance Certificate (EPC). The PEA might note represent the final energy rating of the property on completion.

**Important Notice** - The information contained in this brochure, site and floor plans, images, specification and any other marketing material is for general guidance only. It should be noted that many of the images and pictures of the buildings, plans and surrounding are artist impressions or computer generated and are indicative illustrations only. Pinnacle View Homes North Ltd reserve the right to alter any part of the development, specification, site and floor layout plans as the scheme progresses. All measurements are approximate and have been estimated from architects plans and are, therefore, subject to change and confirmation. Floor layout may be also be as a reversed/mirrored orientation than shown.

**Viewing** - Viewings of the site and properties are available, strictly by appointment with ourselves as access is not available without being accompanied. It is still a building site so we advise that suitable clothing and footwear is worn.

### **DIRECTIONS:-**

Leaving Saltaire via Saltaire Road, proceed to the major junction at Foxes Corner turning left in Otley Road. Follow Otley Road for some distance continuing through the next set of traffic Lights. Proceed again for some distance watching out for the development on the left hand side, shortly after Roundwood Road.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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