



A new development of two bedroom apartments offering quality and value, conveniently located within easy reach of both Leeds and Bradford.

# ACRE COURT

Acre Lane, Wibsey, Bradford BD6 1LT



A new development by

 **Century Homes**

## GENERAL REMARKS & SPECIFICATION

A new build development by respected local house builders Century Homes Ltd consisting of 19 high quality and spacious two bedroom apartments each with allocated off road parking. The properties are of traditional construction with natural stone faced walls under a tiled roof of natural blue slate.

Each apartment will have two bathrooms, one being en-suite, and attractive fitted kitchens with a range of integrated appliances. Outside each of the ground floor apartments will benefit from a manageable paved patio area, whilst each of the upper floor apartments will benefit from a 'Juliet' balcony. All of the apartments will have one private, allocated parking space.

Wibsey is a popular and vibrant location which still maintains a distinct village identity. The area is well served with numerous local amenities including a bustling high street which offers a range of shops, a library, various local clubs and societies and churches of a number of denominations. The area is well placed for access to the major commercial centres of Leeds and Bradford and is within easy reach of the main motorway network. Bradford Foster Park railway station and Interchange is just over 2 miles from Wibsey and Leeds Bradford airport is just under 11 miles away.

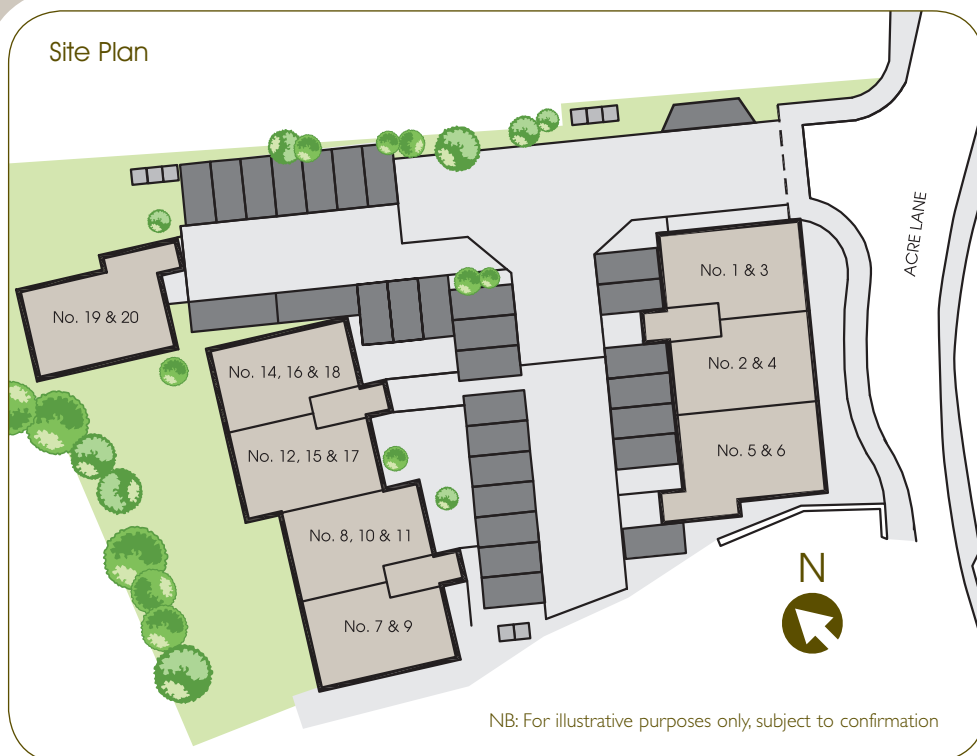


### Specification

Construction	<ul style="list-style-type: none"><li>• Traditional construction with natural stone faced external walls and tiled roof of natural blue slate.</li></ul>
Warranty	<ul style="list-style-type: none"><li>• The properties are to be sold with the benefit of an NHBC 10 year build warranty.</li></ul>
Doors & Windows	<ul style="list-style-type: none"><li>• UPVC white double glazed windows and balcony/patio French windows with lockable fasteners.</li><li>• Painted wood grain effect internal doors with chrome handles.</li><li>• Apartment entrance doors to be veneered.</li></ul>
Electrical	<ul style="list-style-type: none"><li>• Electric heating system.</li><li>• Intruder alarm to all apartments.</li><li>• Mains smoke detector to all apartments.</li><li>• Audio door entry system.</li><li>• External light over juliet balconies.</li><li>• Television points in lounge, bedroom 1 and bedroom 2.</li><li>• Telephone points in lounge and bedroom 1.</li></ul>
Kitchens	<ul style="list-style-type: none"><li>• Kitchen with range of quality fitted units and worktops.</li><li>• Under pelmet lighting.</li><li>• Integrated ceramic hob, oven, fridge/freezer and washer/dryer.</li></ul>
Bathrooms & En-suites	<ul style="list-style-type: none"><li>• Shower room featuring thermostatic shower with glazed doors.</li><li>• Half tiling to both shower room and en-suite.</li><li>• Heated towel rail to both shower room and en-suite.</li></ul>
Internal Specification	<ul style="list-style-type: none"><li>• White emulsion painted ceilings.</li><li>• Internal walls finished with magnolia emulsion.</li></ul>
Parking	<ul style="list-style-type: none"><li>• Allocated car parking spaces and visitor spaces.</li></ul>
Tenure & Service Charge	<ul style="list-style-type: none"><li>• The apartments are available on a leasehold basis for a term of 999 years and will be subject to a ground rent and annual service charge, further details of these charges can be obtained from the selling agents: Dacre Son &amp; Hartley - New Homes, 4 Wells Road, Ilkley, LS29 9JD - Tel: 01943 885404.</li></ul>
NB	<ul style="list-style-type: none"><li>• Some choice of finishes may be available for those making early reservations and providing items have not already been ordered or installed.</li></ul>

# PLANS, DIMENSIONS & RESERVATION PROCEDURE

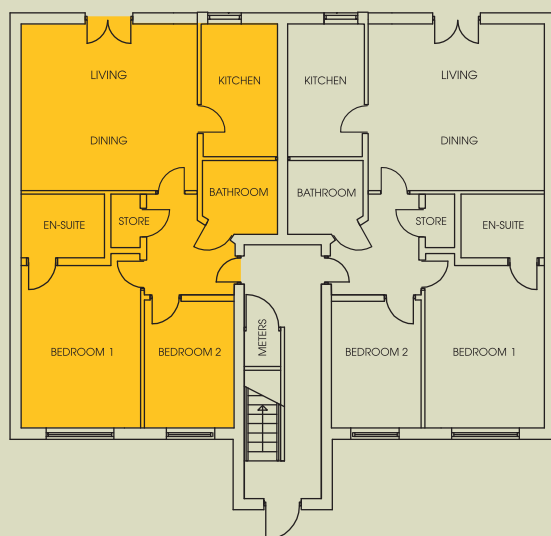
## Site Plan



NB: For illustrative purposes only, subject to confirmation

## A Typical Floor Plan

Apartment 1 is shown here as an indication of a typical layout.



NB: Indicative floor plan for illustration only.

## Reservation Procedure

Reservations are usually subject to payment of a £500 non-returnable reservation fee. Purchasers are usually required to exchange contracts and pay the balance of a 10% deposit within 28 days of receiving a contract. Legal completion at this stage will be subject to notice. Reservations are subject to availability.

To make a reservation or for more information, please contact:

**Dacre, Son & Hartley - New Homes Department,**  
4 Wells Road, Ilkley LS29 9JD.

Telephone: 01943 885404.

## Typical Dimensions

Living/Dining	4.65 x 4.36	15'3" x 14'3"
Kitchen	3.50 x 2.00	11'6" x 6'6"
Bedroom 1	4.35 x 3.15	14'3" x 10'3"
Bedroom 2	3.40 x 2.37	11'0" x 7'9"
Bathroom	1.90 x 1.70	6'2" x 5'6"
En-Suite	2.20 x 1.70	7'2" x 5'6"

## Please Note

Dimensions have been measured from Apartment 1 and are for general guidance only. Exact dimensions for each separate apartment have not been taken.

# DIRECTIONS, MAPS & IMPORTANT NOTES

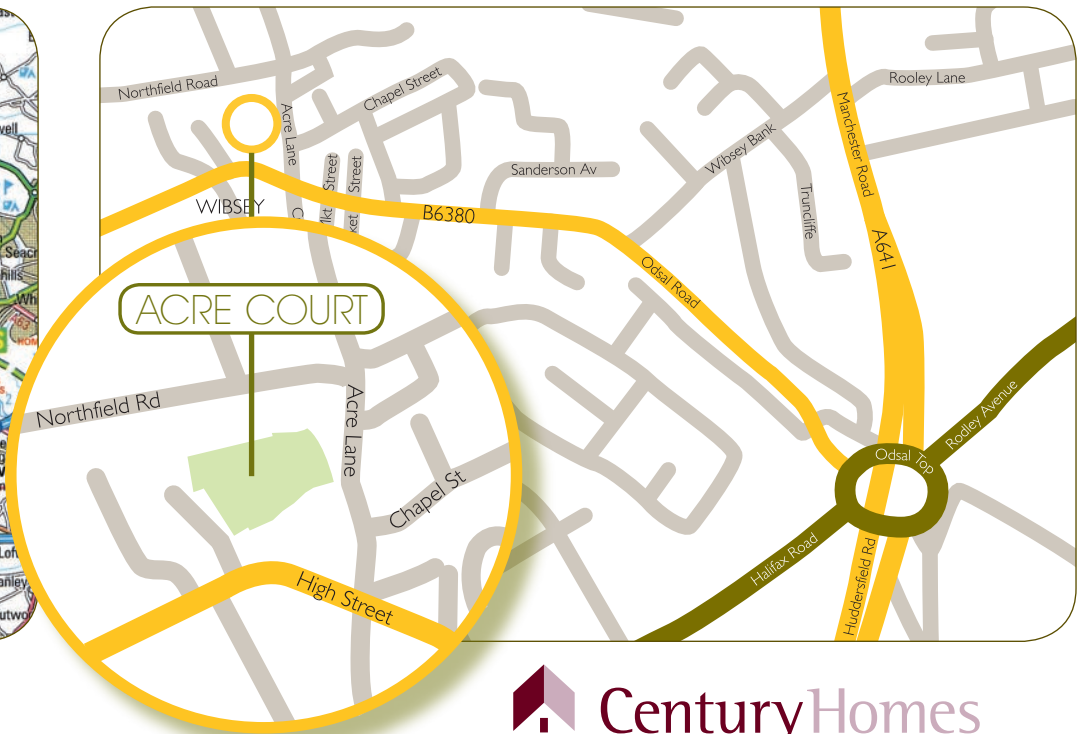
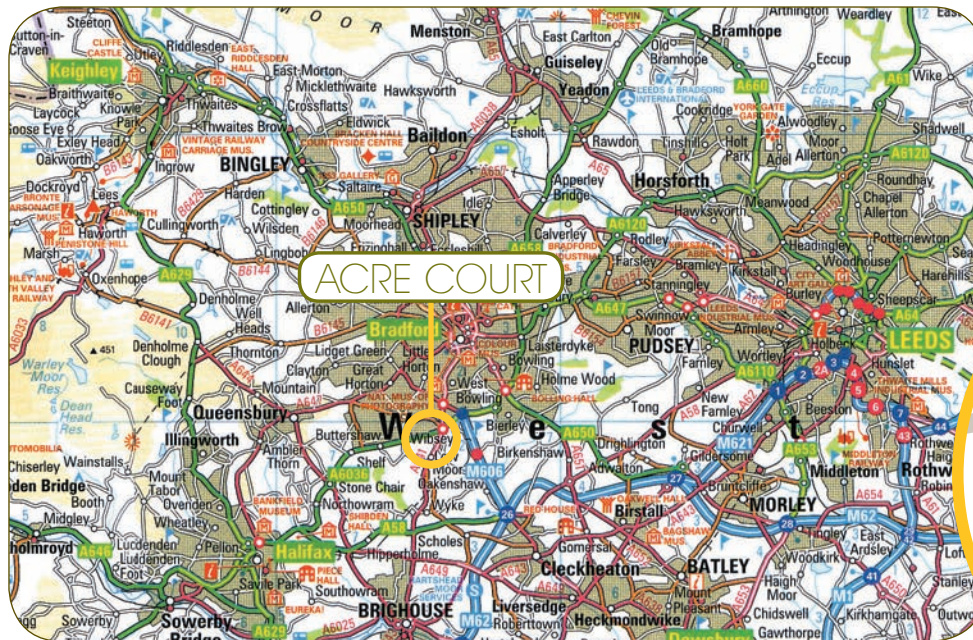
## Directions

### From Leeds:

Follow the M62 west bound exiting at J26 to join the M606. After approximately 2 miles follow the slip road off the motorway and at the roundabout take the 2nd exit onto Rooley Avenue (A6036). At the next roundabout take the 4th exit onto Odsal Road (B6380) follow this road for approximately 1/2 mile into the centre of Wibsey. Turn right down Acre Lane and the development will be visible on the left hand side identified by a large sales board.

### From Bradford:

From Bradford follow the Manchester Road (A641) out of the city and at the roundabout take the 5th exit onto Odsal Road (B6380). Follow this road for approximately 1/2 mile into the centre of Wibsey. Turn right down Acre Lane and the development will be visible on the left hand side identified by a large sales board.



NB: Indicative plans/ illustrations for identification purposes only.  
Not to scale.

## Important Notes

The information contained in the price list and information sheet, floor plans, specification, brochures 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 surroundings are artist's impressions or computer generated and are indicative only. Century Homes Ltd reserved the right to alter any part of the development, specifications, floor plans and internal layouts as the scheme progresses. All measurements and floor areas are approximate and have been estimated from architect's plans and may, therefore, have been subject to change.

**Dacre, Son & Hartley**  
New Homes

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