

GILSTEAD RISE

May 2006

Draft 3, Concept 1



Gilstead Rise

AN EXCITING NEW DEVELOPMENT BY CENTURY HOMES



THE OVAL • BINGLEY

Three and four bedroom properties

A development of 21 three and four bedroom homes in a variety of styles including semi detached houses and town houses, most with garages, and one chalet style detached house with double garage.

All built to high quality standards and including a range of fitted kitchens and bathrooms and benefiting from an NHBC Warranty.



Set in a sought after urban community Gilstead Rise is ideally located within easy reach of both Leeds and Bradford yet is only a short drive away from stunning Dales countryside.'

GILSTEAD RISE

THE OVAL, BINGLEY

GENERAL INTRO

A development by respected local firm Century Homes of just 21 three and four bedroom houses in a variety of styles, each boasting contemporary fixtures and fittings, all with private off street parking, most with garages and all with delightful predominantly south facing gardens. The development has been built to exacting standards and has the benefit of a NHBC warranty.

Bingley offers a good range of local shops and amenities, a range of schools for all ages, leisure and sporting facilities in addition to sites of local interest including Bingley Five Rise Locks on the Leeds and Liverpool Canal. The location is convenient for commuters using the A650 Bingley relief road and Aire Valley road for travel northwards to Keighley and Skipton, or southwards to Bradford and in addition, direct links to Leeds and Bradford are available from Bingley railway station.

SPECIFICATION

Construction Each new build property is to be of traditional construction with simulated stone faced walls under a tiled roof.

Warranty The properties are to be available with an NHBC Warranty at completion.

Windows UPVC doors and windows with sealed unit double glazing.

Electrical Specification In accordance with current regulations and to include downlighters in the kitchen and bathroom.

Kitchens Fitted range of floor and wall units and worktops with oven, hob and extractor included.

Bathrooms Fitted with white three piece suites with chrome fittings.

Tiling Splash back tiling to kitchens. Bathrooms will generally be half tiled except in the shower areas which will be fully tiled.

Decor Each property will be decorated throughout with a magnolia emulsion finish to the internal walls and a white emulsion finish to the ceiling. Internal woodwork will be white gloss.

Heating A gas fired central heating and hot water system with combination boiler and radiators will be installed. Energy saving insulation standards.

Utilities All properties will have mains gas, electricity, water and drainage connected. Telephone points will be installed although purchasers must arrange for connection directly with their own supplier.

Outside Gardens will be finished with top soil and turfed front and rear. Boundary fences where erected at the rear will be in timber.

Other Points Burglar and smoke alarms to be fitted. N.B. Some choice of finishes may be available for those making early reservations and where items have not already been ordered or installed.

modern perspective...

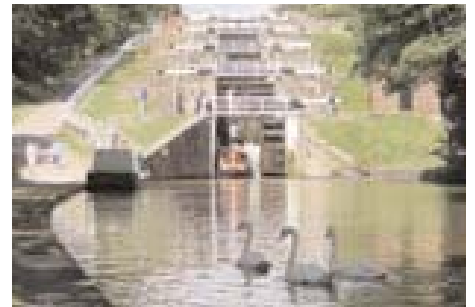


DIRECTIONS

Leaving Bingley town centre and travelling south along Main Street past the shopping centre, turn left at the traffic lights into Ferncliffe Road. Continue through further traffic lights and bear left over the Bingley relief road, through further sets of traffic lights and continue up the hill on Ferncliffe Road before taking the fourth turning on the right hand side into Kent Road. Turn first left into The Oval whereupon the development will be visible and identified by our for sale board.

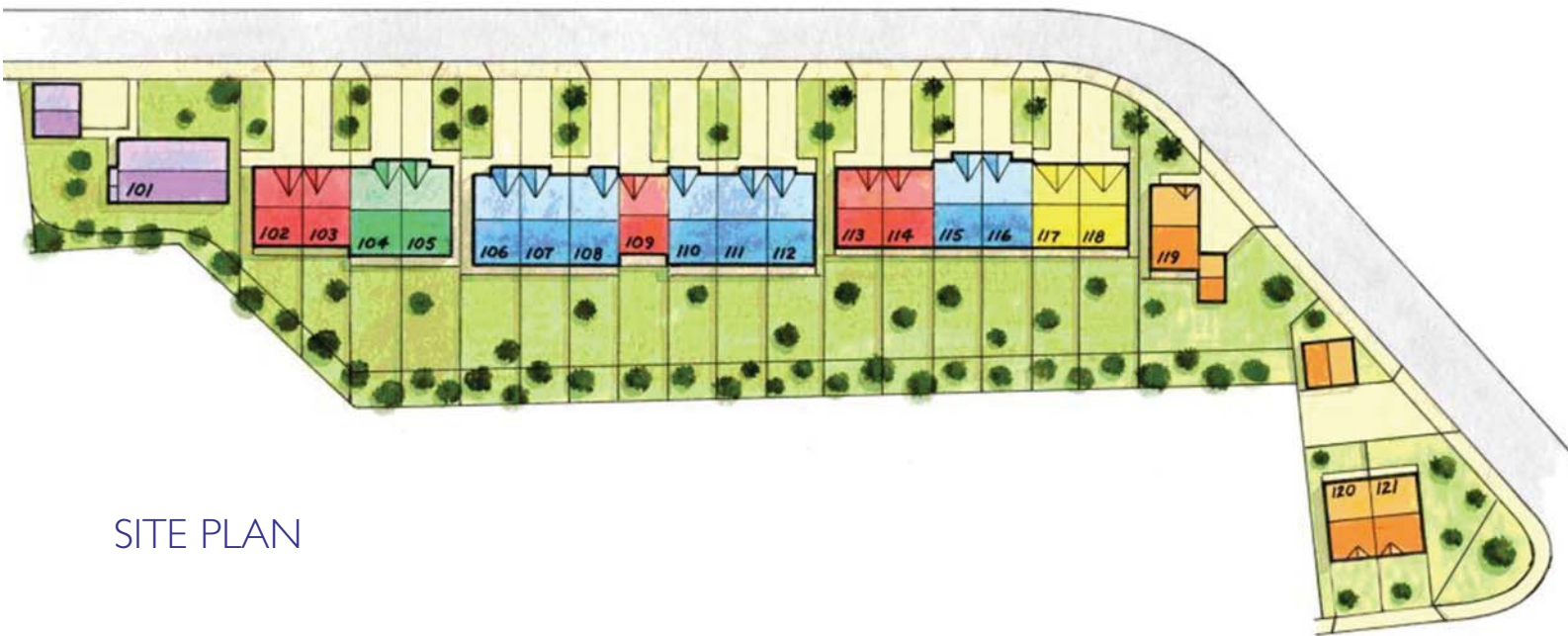
RESERVATION PROCEDURE

A non-returnable reservation fee of £500 is payable at the time of reservation subject to an agreement with the builders on a time period for exchange of contract and completion. Reservations are subject to availability. For further information or to make a reservation please contact Dacre, Son & Hartley - New Homes on 01943 885404.

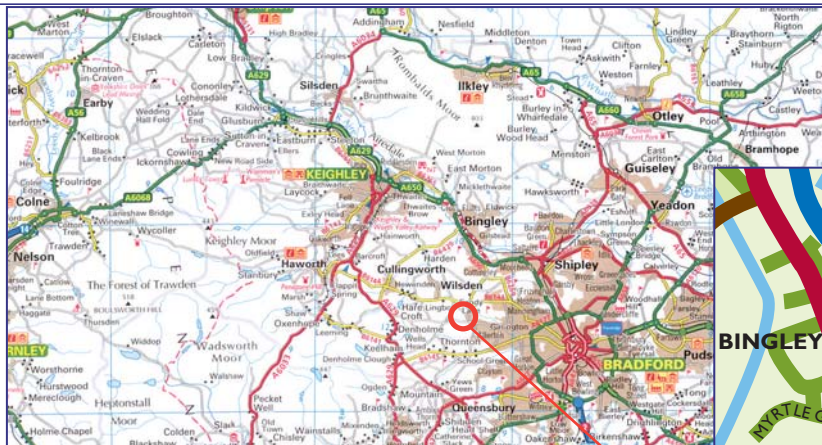


... contemporary style

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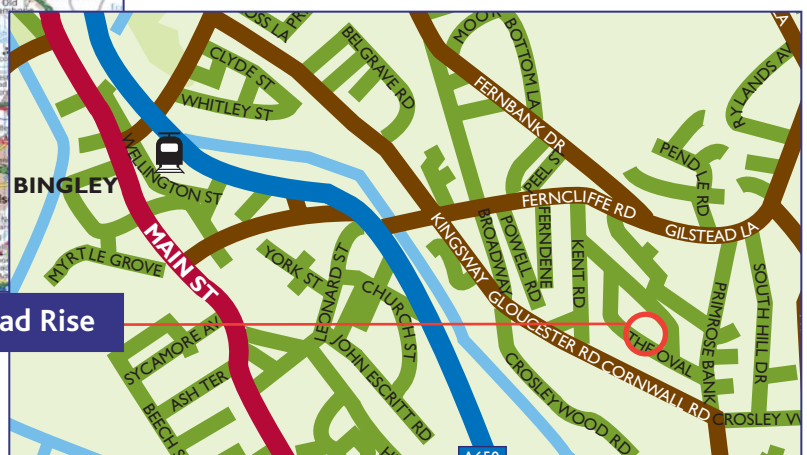


SITE PLAN



LOCATION MAP

Gilstead Rise



Dacre, Son & Hartley

Planning, Land & New Homes

in partnership with

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