



THE HEATHERS

ILKLEY

AN EXCLUSIVE DEVELOPMENT OF
NINE, 5 BEDROOM FAMILY HOMES

WELCOME

Located in a private yet accessible and convenient location, The Heathers offers a fantastic opportunity to acquire a traditional detached family home in one of Yorkshire's most prosperous towns – Ilkley.

The nine home development comprises three, 5 bedroom house types – Kestrel, Curlew and Grouse. The homes provide a modern specification throughout with integral garaging, as well as a ground floor cloakroom, living room and large living kitchen which extends through bi-fold doors to the rear garden.

All master bedrooms and a number of the guest bedrooms benefit from having en-suite shower rooms.

For illustrative purposes only



INDICATIVE SITE PLAN

- Key
- Kestrel
 - Curlew
 - Grouse



LOCATION

The former Victorian Spa town of Ilkley is set in the heart of Wharfedale amidst some of the region’s finest and most dramatic open countryside, providing a living environment that is both rich in history and well suited to modern day family life, with excellent commuter links.

The Heathers is conveniently located within easy walking distance of Ilkley Grammar School as well as the Town Centre which brims with a broad choice of independent and high street retailers, restaurants, cafés and other social amenities including the town’s Winter Gardens.

Ilkley benefits from comprehensive sporting amenities with popular Golf, Cricket, Rugby and Football clubs - many of which are located close to Ilkley’s riverside parks.

The town has a highly regarded schooling system with a number of Primary schools feeding the well respected Ilkley Grammar School. There are also a number of excellent independent schools for children of all ages within comfortable daily travelling distance.

For those who need to travel, Ilkley enjoys an ideal strategic location. Harrogate, Leeds and Bradford are all within easy access, as well as the conurbations of East Lancashire. In addition, Ilkley has frequent railway connections to Leeds and Bradford – providing nationwide access. Leeds Bradford International Airport is only 9 miles away and acts as a hub worldwide.

DISTANCES:

Leeds Bradford International Airport	10 miles (21 mins)
Bradford	11 miles (37 mins)
Harrogate	18 miles (38 mins)
Leeds	18 miles (44 mins)
J26, M62	17 miles (52 mins)



- | | | | |
|--------------------------------------|--------------------------|---------------------|---|
| 1. The Crescent Inn / Bistrot Pierre | 5. Caffè Nero | 9. Bar T'at | 13. Ilkley Tennis Club / Leisure Centre |
| 2. Piccolino | 6. Bettys Café Tea Rooms | 10. Anytime Fitness | 14. Ilkley Golf Club |
| 3. Costa Coffee | 7. Martinez Wine | 11. The Box Tree | 15. Ilkley Cricket Club |
| 4. Banyan | 8. Filmore and Union | 12. The Black Hat | 16. Ilkley Rugby Club |



KESTREL

PLOTS 5,6,8 & 9

- ❖ 5 bedrooms
- ❖ Detached property
- ❖ 1,910 sq ft (approximately)



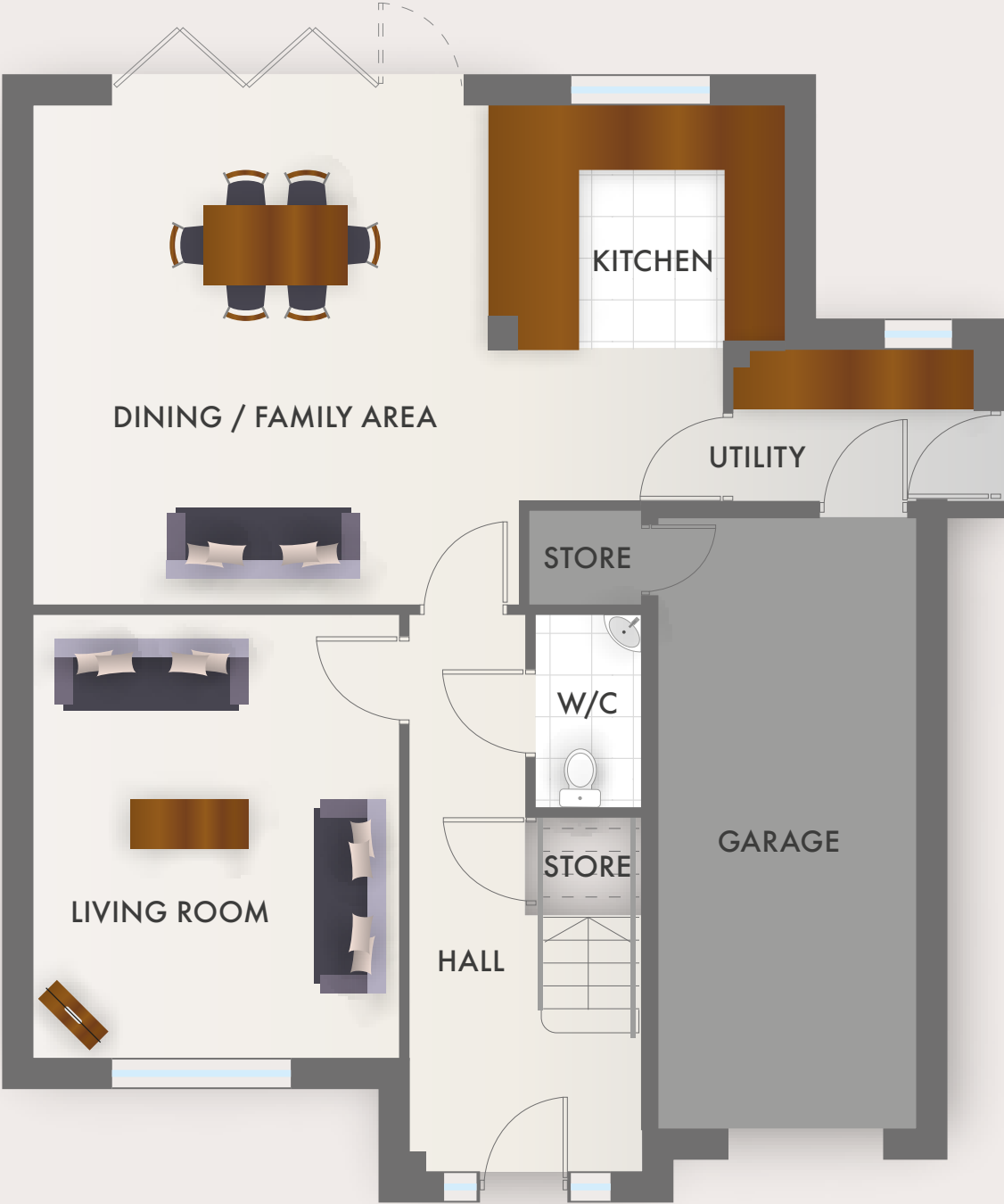
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KESTREL
PLOTS 5,6,8 & 9

GROUND FLOOR

Room	Length x Width	
	Metres	Feet & Inches
Living Room	4.52 x 3.72	14'10" x 12'2"
Dining / Family Area	5.02 x 7.61	16'6" x 24'12"
Utility	1.55 x 2.58	5'1" x 8'6"
Garage	6.23 x 3.38	20'5" x 11'11"



KESTREL
PLOTS 5,6,8 & 9

FIRST FLOOR

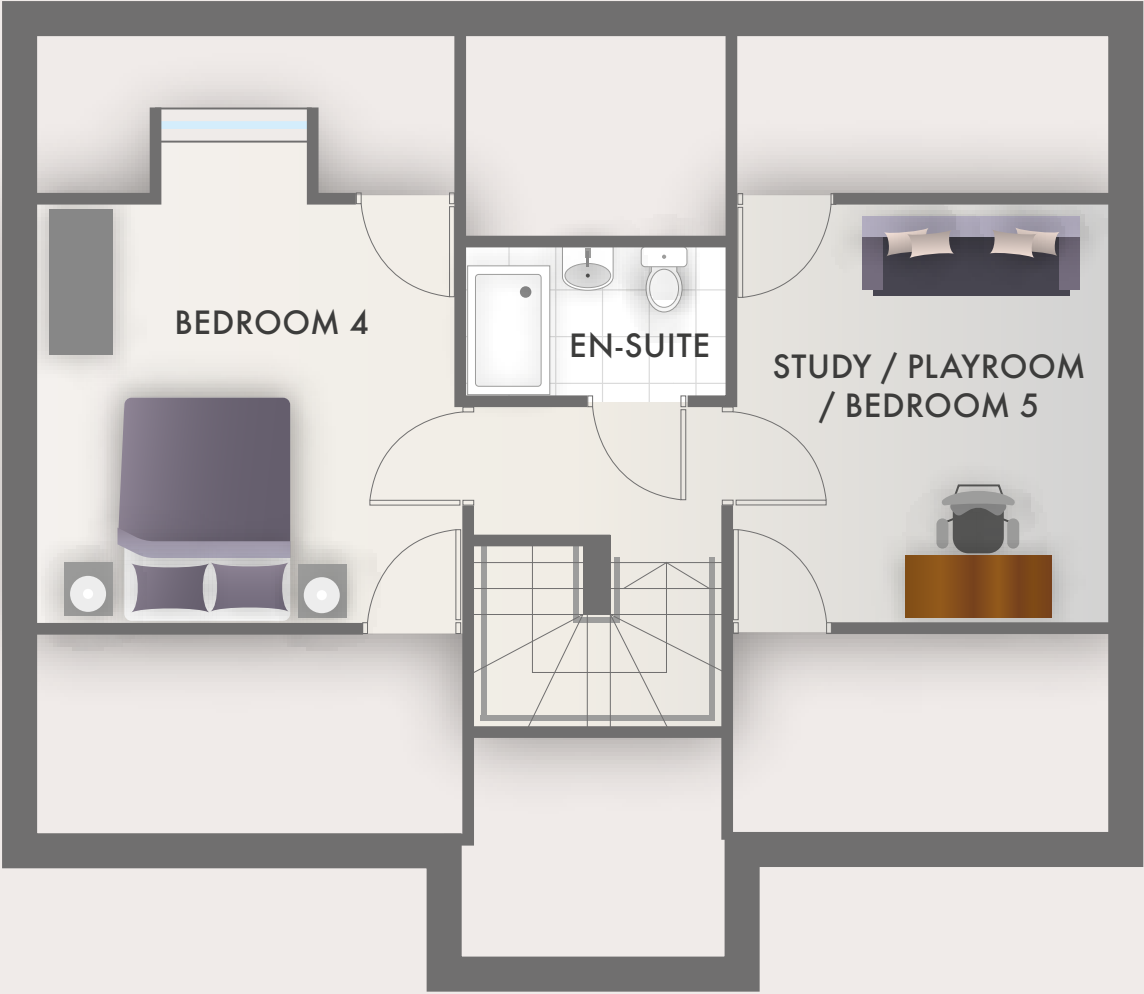
Room	Length x Width	
	Metres	Feet & Inches
Bedroom 1	4.82 x 3.55	15'10" x 11'8"
Bedroom 2	3.42 x 3.19	11'3" x 10'6"
Bedroom 3	3.28 x 3.94	10'9" x 12'11"



KESTREL
PLOTS 5,6,8 & 9

SECOND FLOOR

Room	Length x Width	
	Metres	Feet & Inches
Bedroom 4	3.80 x 3.74	12'6" x 12'3"
Study / Playroom / Bedroom 5	3.80 x 3.33	12'6" x 10'11"



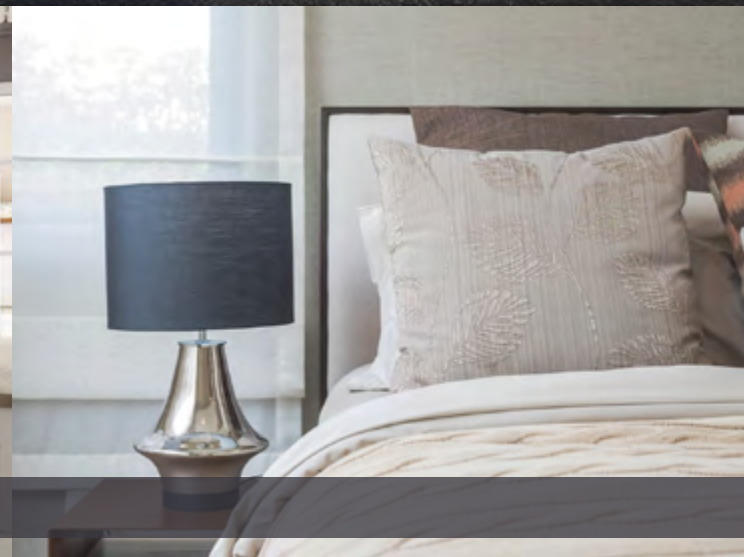
CURLEW

PLOTS 1,2 & 3

- ❖ 5 bedrooms
- ❖ Detached property
- ❖ 2,140 sq ft (approximately)



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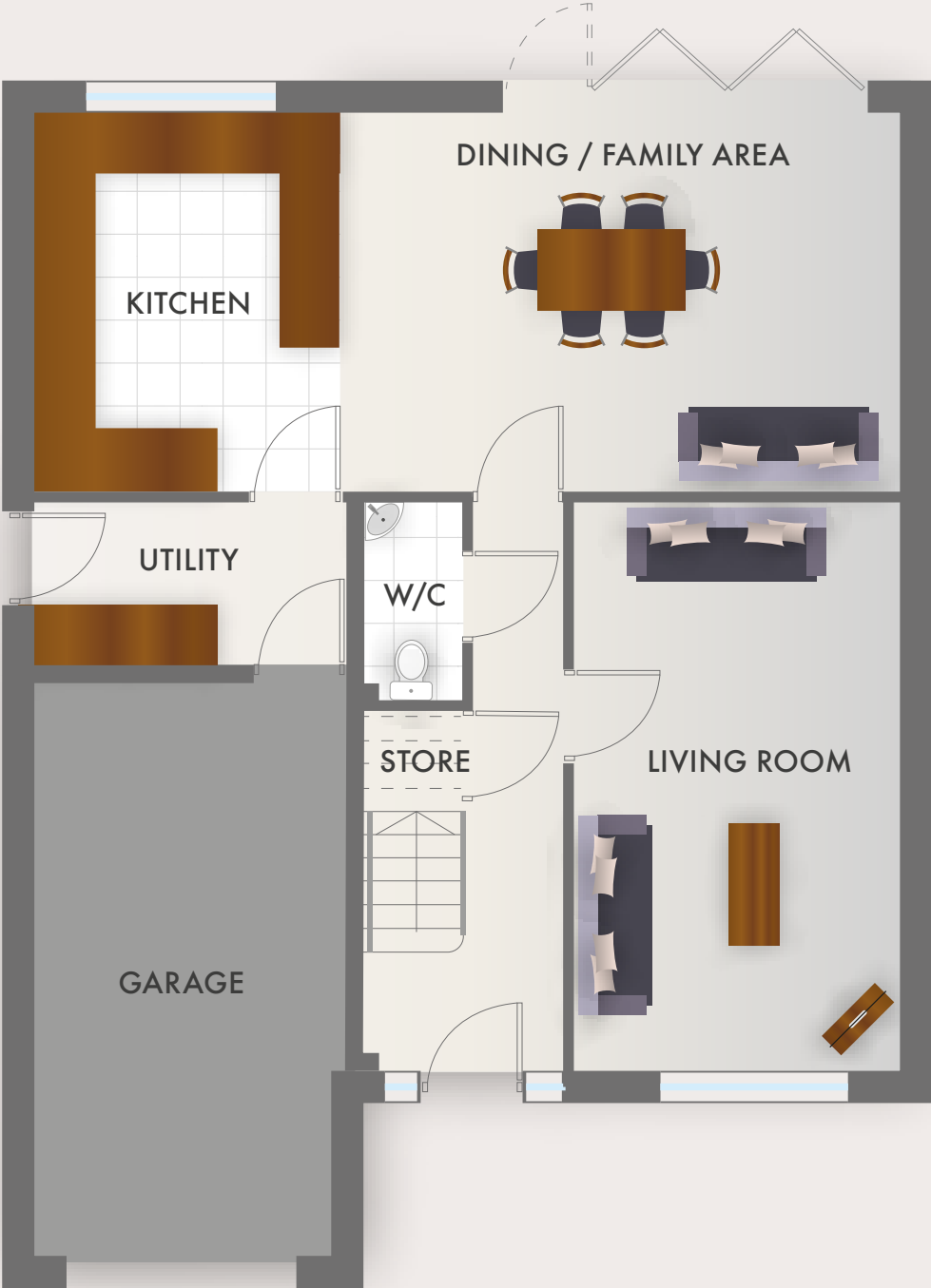


CURLEW

PLOTS 1,2 & 3

GROUND FLOOR

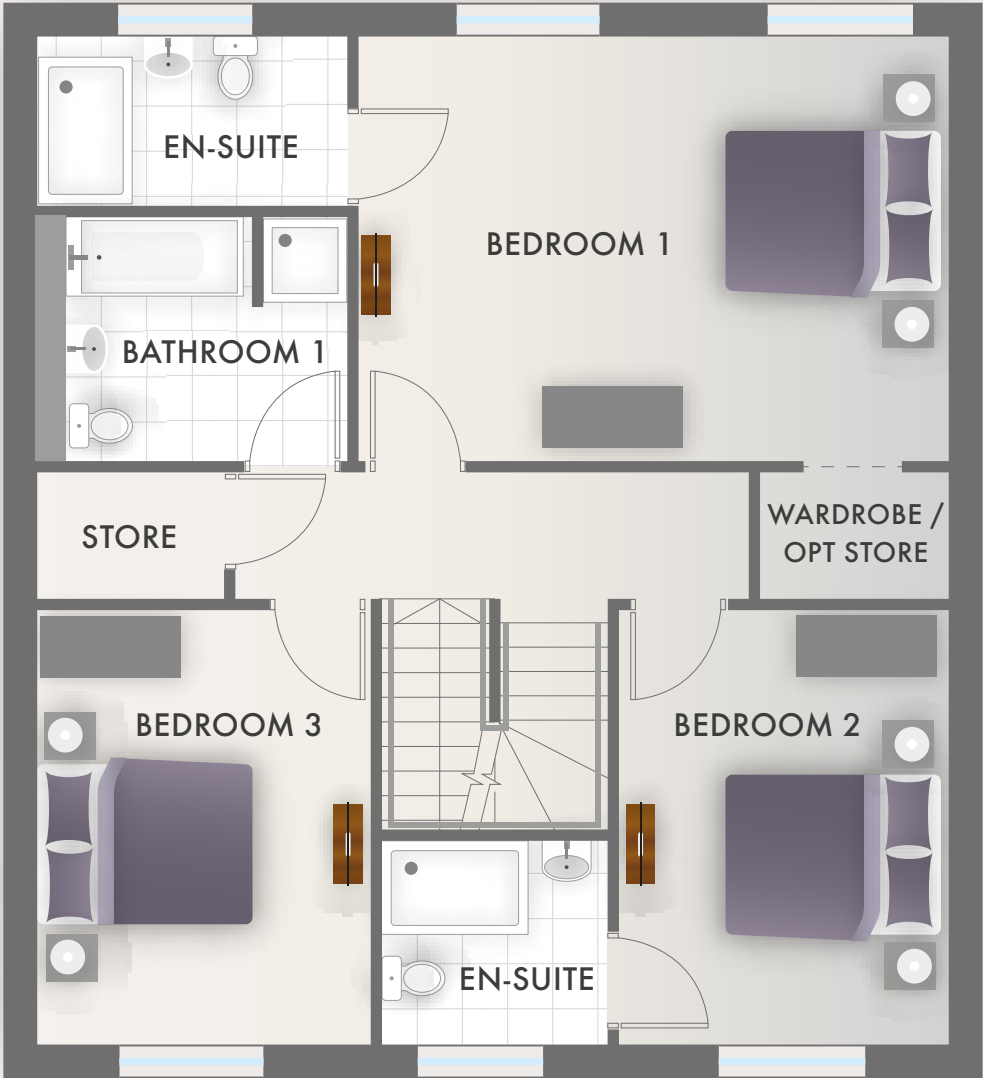
Room	Length x Width	
	Metres	Feet & Inches
Living Room	5.61 x 3.28	18'5" x 10'9"
Family Area / Kitchen	3.74 x 8.55	12'3" x 28'1"
Utility	1.61 x 3.13	5'3" x 10'3"
Garage	5.70 x 3.13	18'8" x 10'3"



CURLEW
PLOTS 1,2 & 3

FIRST FLOOR

Room	Length x Width	
	Metres	Feet & Inches
Bedroom 1	3.99 x 5.55	13'1" x 18'3"
Bedroom 2	4.09 x 3.11	13'5" x 10'2"
Bedroom 3	4.09 x 3.13	13'5" x 10'3"

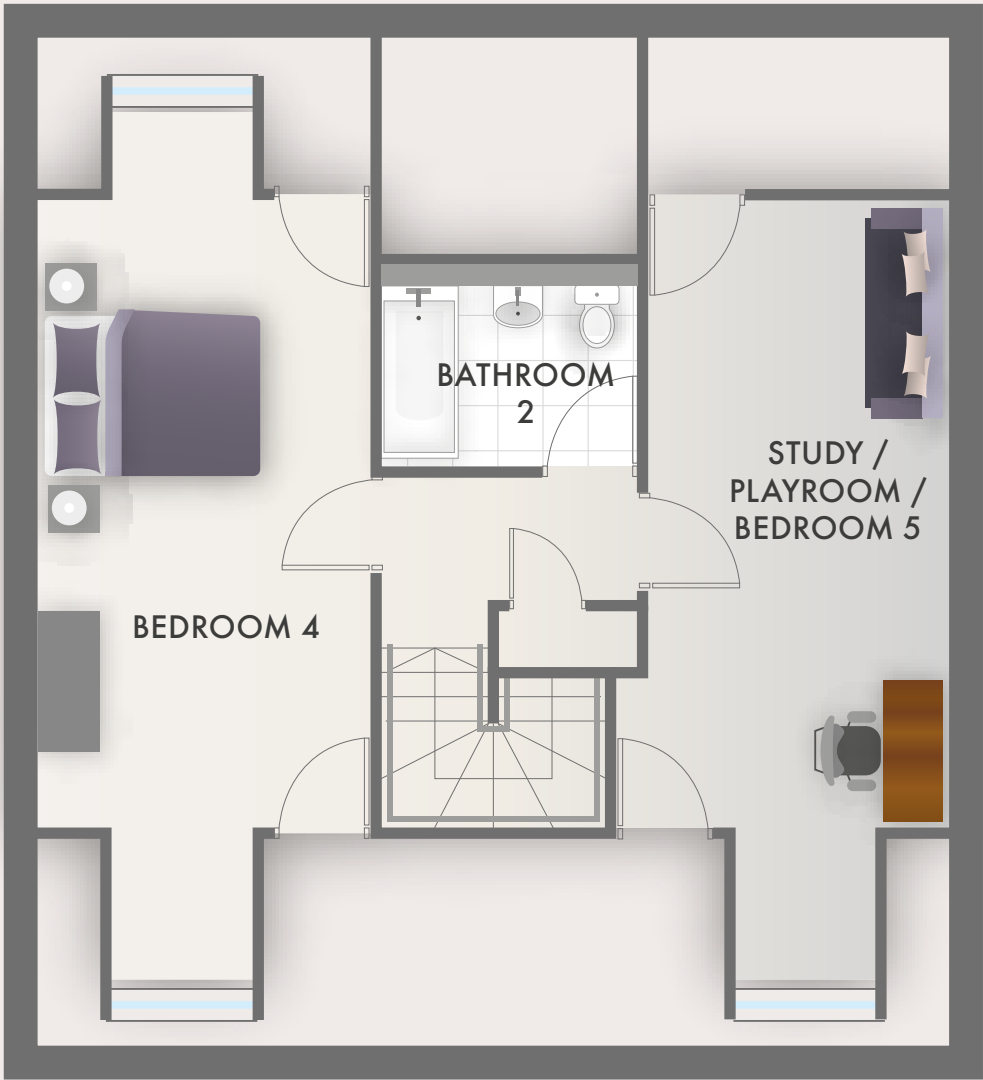


CURLEW

PLOTS 1,2 & 3

SECOND FLOOR

Length x Width		
Room	Metres	Feet & Inches
Bedroom 4	5.93 x 3.14	19'5" x 10'4"
Study / Playroom / Bedroom 5	5.93 x 3.14	19'5" x 10'4"



GROUSE

PLOTS 4 & 7

- ❖ 5 bedrooms
- ❖ Detached property
- ❖ 2,230 sq ft (approximately)



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GROUSE

PLOTS 4 & 7

GROUND FLOOR

Room	Length x Width	
	Metres	Feet & Inches
Living Room	3.62 x 5.08	11'11" x 16'8"
Kitchen / Dining	4.74 x 5.96	15'7" x 19'7"
Study	2.21 x 3.31	7'3" x 10'10"
Utility	2.67 x 2.21	8'9" x 7'3"
Garage	3.47 x 5.41	11'5" x 17'9"



GROUSE

PLOTS 4 & 7

FIRST FLOOR

Room	Length x Width	
	Metres	Feet & Inches
Bedroom 1	3.62 x 5.26	11'11" x 18'5"
Bedroom 2	4.88 x 2.84	16'0" x 9'4"
Bedroom 3	4.74 x 4.50	15'7" x 9'2"
Dressing Room	1.38 x 2.82	4'6" x 9'3"

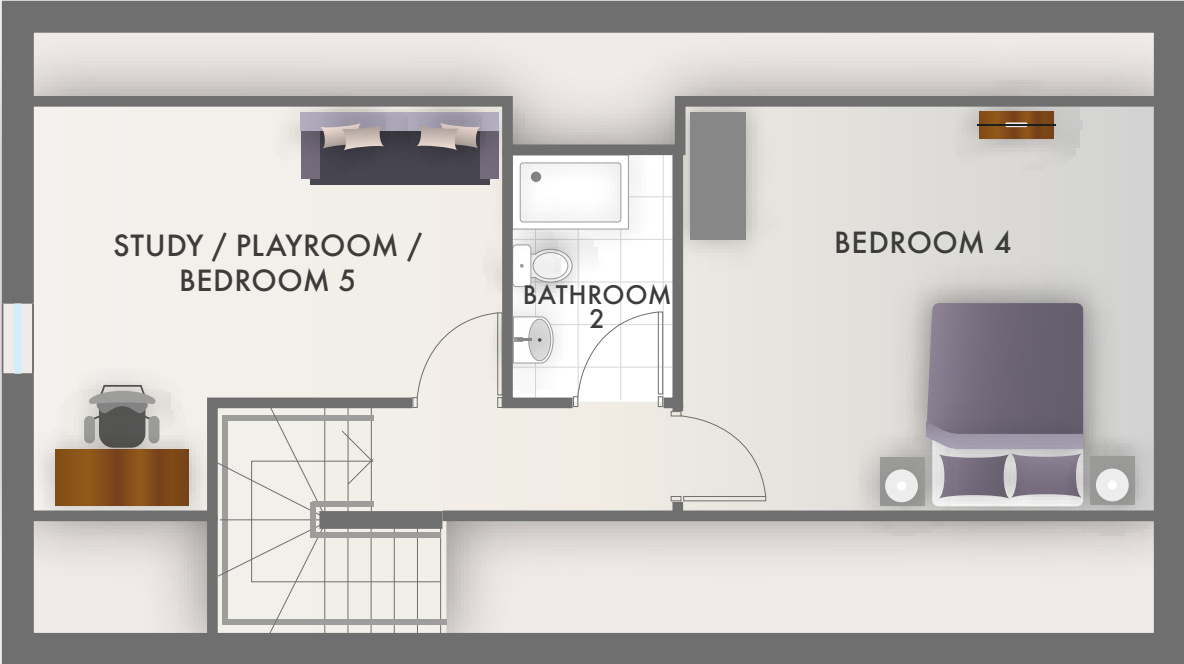


GROUSE

PLOTS 4 & 7

SECOND FLOOR

Room	Length x Width	
	Metres	Feet & Inches
Bedroom 4	4.05 x 4.72	13'3" x 15'6"
Study / Playroom / Bedroom 5	4.05 x 4.67	13'3" x 15'4"



A COMPREHENSIVE SPECIFICATION

Windows and Doors:

- White UPVC windows
- Grey Composite externals doors
- Grey sectional electric garage doors
- Aluminium bi-fold doors to the living kitchen
- Oak veneered internal doors
- Fitted furniture to bedrooms with walk-in wardrobes

Bathrooms and En-suites:

- Villeroy & Boch white sanitary ware
- Vado chrome fittings
- Vado shower fittings

Kitchens / Dining:

- Moores Kitchens Range – Kensington Definitive
- Silestone quartz worktops
- Customer colour choice (unless already fitted)
- Quooker Flex hot / cold and boiling tap
- Neff appliances as follows: double oven, ceramic hob, extractor hood, microwave oven, fridge / freezer, dishwasher, washing machine for the utility, dryer for the utility

Tiling:

- Floor tiling to kitchen, hall, utility and downstairs WC areas
- Wall and floor tiling to bathrooms and en-suites

Electrical:

- TV points to living room, kitchen / dining area and all bedrooms
- USB ports in kitchen / living room and all bedrooms
- Night time mood lighting to bathrooms
- External electrical sockets
- All sockets and switches are brushed chrome with grey inserts

Heating:

- Gas central heating
- Underfloor heating to ground floor
- Underfloor heating to bathrooms & en-suites to upper floors
- Radiators to upper floors
- Heated towel radiators to bathrooms
- External hot and cold tap

Warranty:

premier
guarantee

- 10 year Premier new home build guarantee

DIRECTIONS

From the centre of Ilkley head eastward passing the railway station to the left-hand side. Turn left at the mini roundabout with Tesco supermarket to the left and Ilkley's health centre to the right-hand side.

The entrance to 'The Heathers' will be seen approximately 500 yards beyond the roundabout on your left-hand side and is clearly identified by sign boards.

VIEWING

To arrange a viewing please contact Virginia King or Patrick McCutcheon.

Please note that development work is on-going and there will be no entry to the site without prior appointment and appropriate footwear should be worn.



THE HEATHERS
ILKLEY

Another development by

Imagery source: Visit Bradford

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