



# THROSTLE NEST

FAGLEY LANE, ECCLESHILL BD2 3NU

LINLEY &  
SIMPSON

Land & New Homes

# THROSTLE NEST



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Throstle Nest is a fantastic new development offering detached and semi detached 3 bedroom homes within a popular residential area. These well appointed family homes sit within a newly developed cul-de-sac community, close to amenities within the heart of Eccleshill, and backing onto the public open space towards Fagley Beck.

Each home is fitted with carefully designed kitchens in a contemporary shaker style range, finished with luxury solid worktops and fitting seamlessly into the open plan kitchen living space which boasts a high specification throughout. With great lighting, clever storage and purposeful planning, the fitted kitchens include soft closing drawers, solid worktops and integrated appliances. The open plan living spaces further benefit from aluminium bi-fold doors which allow a seamless transition to the outdoor patio area and rear garden. Equipped with electrical vehicle charging points and heated by air source heat pumps, these properties are future proofed with modern living in mind.

The properties at Throstle Nest offer contemporary and well designed homes just a short distance away from local amenities, ideal to explore the local area whilst offering easy access into both Leeds and Bradford City Centre, whether you are a growing family or looking for a change of lifestyle to a more conveniently situated location.

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## ECCLESHILL & SURROUNDS

Located on the outskirts of the historic city of Bradford, Eccleshill is an area having undergone a period of regeneration and the former village has now developed its own identity within the wider community. Eccleshill offers a wide range of amenities such as a local post office, high street and independent shops, whilst the nearby St Luke's C of E Primary School is within a stones throw of Throstle Nest.

The development is situated just within 4 miles from Bradford City Centre and 8 miles from Leeds making the area a popular residential commuter location. Bradford has plenty to offer such as a plethora of shopping centres, restaurants and bars and is home to the excellent National Science and Media Museum and the magnificent Alhambra Theatre.

Commuter links are in abundance with the M606 offering a direct route towards the M62, providing quick and easy connections to Manchester, and Leeds Bradford Airport 7 miles away for those travelling further afield. Eccleshill benefits from being only a 7 minute car journey to Apperley Bridge railway station but also having Bradford's wider rail links from the city's two stations. Leeds City Centre is less than half an hour away with services every 10 minutes or so, whilst Manchester is within 1 hour's journey time and the Airedale Line connects to Skipton and stations in between.









# SPECIFICATION

## KITCHEN

- Fitted kitchen units, solid worktops complete with splashback
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Branded electric oven/hob/extractor chimney hood
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Integrated washing machine
- Chrome recessed downlighters

## MAIN BATHROOM

- White sanitary ware & full/semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Thermostatic bath filler with over head Raindance showerhead, pop-up waste & overflow
- Ceramic wall tiling - full height to wet areas half height to non wet areas
- Chrome recessed downlighters

## EN SUITE

- White sanitary ware
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling full height to shower half height to all other walls
- Separate shower enclosure complete with glass door/ chrome frame & thermostatic shower
- Chrome recessed downlighters
- Chrome heated towel rail

## CLOAKROOM

- White sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Chrome recessed downlighters

## HEATING

- Air source heat pump central heating system and hot water, radiators including thermostatic valves
- Underfloor heating to the downstairs



Specification may vary slightly due to availability of build materials.

Please note images are for illustrative purposes to indicate the quality and finish of the properties.



## FLOORING

- Flooring provided to kitchen, house bathroom, cloakroom and en suite

## ELECTRICAL

- Television socket, aerial point to sitting room & principal bedroom
- BT points to sitting room
- USB plug sockets to kitchen
- Smoke detectors
- Intruder alarm system
- Front doorbell

## INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC/ double glazed windows complete with chrome handles
- Powder coated 3 leaved aluminium bi-fold doors
- GRP front & rear panelled doors complete with Letter box
- Contemporary 4 panel internal doors complete with chrome door furniture

## DECORATION

- Emulsion to walls & white emulsion to ceilings
- Painted woodwork

## EXTERNAL FEATURES

- Timber fencing to rear gardens
- Timber side gate to rear access
- Block paving to drives and parking areas
- Electrical car charging point
- Internally switched external luminaire to the rear garden

## GARDENS

- Front & rear garden turfed
- External water tap
- External patio/terrace to rear garden
- Double electric socket

Warranty Provider:

10 Year Structural Warranty with Q Assure—'The Q Policy'

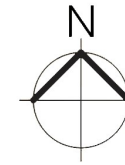
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# SITE PLAN









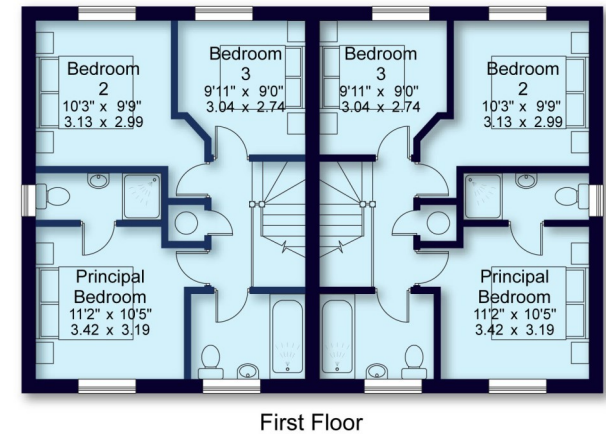
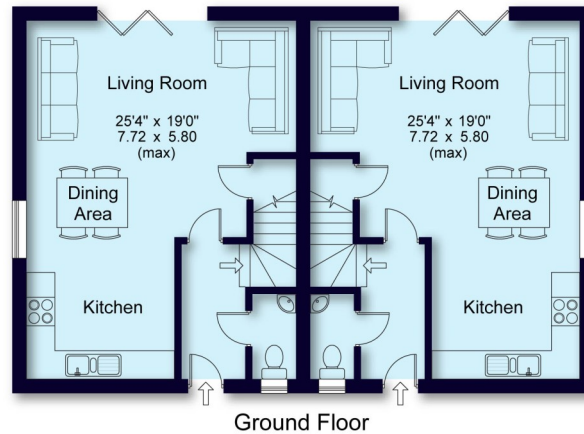
## PLOTS 1, 2, 8–21

These superb three bedroom semi detached homes offer a well proportioned and contemporary living space with an impressive open plan living room, dining area and kitchen. The property is fitted with a high level specification and boasts bifold doors from the living area to the rear garden, creating a light and spacious ground floor accommodation, complete with storage facilities and a WC.

To the first floor is the principal bedroom with en suite shower room, two further double bedrooms and a family house bathroom.

Externally the properties have a turfed rear garden and patio area for outdoor entertaining.

Approx Gross Floor Area = 947 Sq. Feet  
= 88 Sq. Metres



For illustrative purposes only. Not to scale.





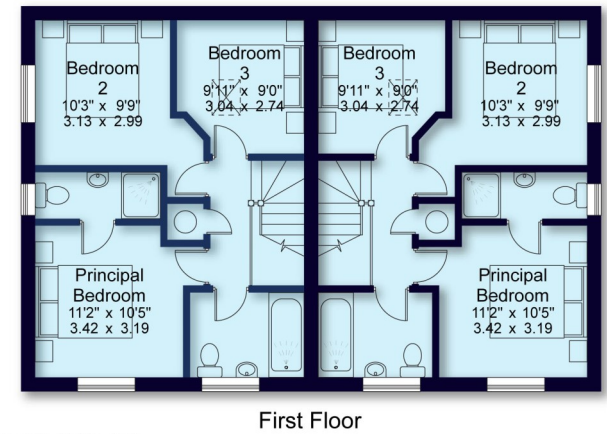
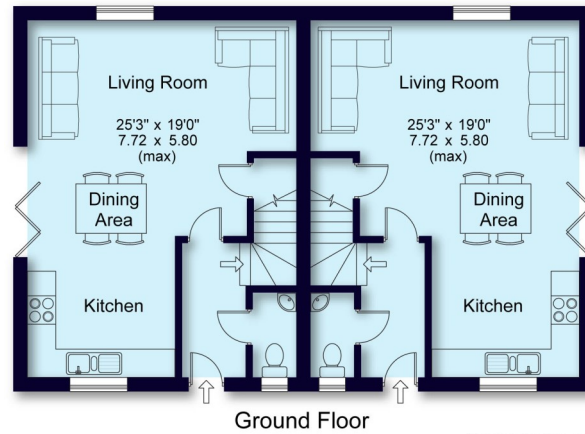
# PLOTS 3 & 4

These superb three bedroom semi detached homes offer a well proportioned and contemporary living space with an impressive open plan living room, dining area and kitchen. The property is fitted with a high level specification and boasts bifold doors from the dining area to the ample garden area creating a light and spacious ground floor accommodation, complete with storage facilities and a WC.

To the first floor is the principal bedroom with en suite shower room, two further double bedrooms and a family house bathroom.

Externally the properties are turfed complete with patio area for outdoor entertaining.

Approx Gross Floor Area = 947 Sq. Feet  
= 88 Sq. Metres



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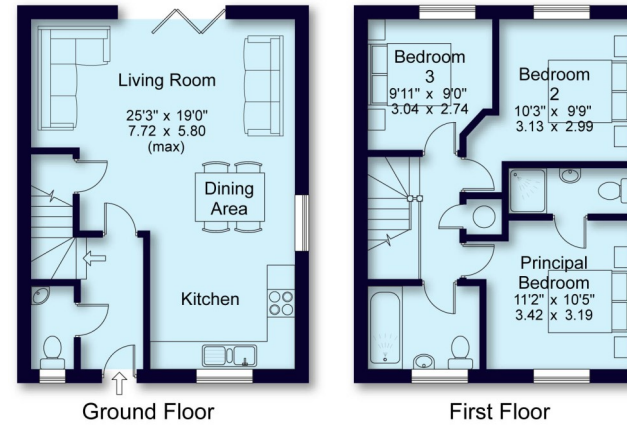
## PLOT 5

An impressive three bedroom detached home offering a well proportioned and contemporary living space with an impressive open plan living room, dining area and kitchen. The property is fitted with a high level specification and boasts bifold doors from the living area to the rear garden, creating a light and spacious ground floor accommodation, complete with storage facilities and a WC.

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## PLOTS 6 & 7

These superb three bedroom semi detached homes offer a well proportioned and contemporary living space with an impressive open plan living room, dining area and kitchen. The property is fitted with a high level specification and boasts bifold doors from the living area to the rear garden, creating a light and spacious ground floor accommodation, complete with storage facilities and a WC.

To the first floor is the principal bedroom with en suite shower room, two further double bedrooms and a family house bathroom.

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SAT NAV POSTCODE: BD2 3NU

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