



THE ORCHARD

ORCHARD ST WEST, HUDDERSFIELD
HD3 4TE



BENTLEY
LIVING





A PLACE YOU'D BE PROUD TO CALL HOME

Bentley Living are proud to announce The Orchard, a development of 5 new 4- bedroom homes situated in a quiet area on the outskirts of Huddersfield and close to local amenities.

Perfect for families, The Orchard is comprised of five 4 bedroom homes on an exclusive development. Boasting contemporary kitchens with a family dining area together with a spacious lounge area, the properties all have 4 double bedrooms with an en-suite to the master, and a family bathroom. All the properties have bi folding doors leading into the rear garden and a guest cloakroom.

The orchard is situated at the end of a quiet road and is essentially a private area with no through or passing traffic, it offers a perfect safe environment for children to play and a beautiful family living space.

All of the homes will be completed at the same time and the landscaping will be fully finished prior to completion. We will also ensure that no building work will occur after the first home is sold. The homes will be fitted with laminate flooring in the kitchens and guest cloakrooms, tiled flooring in the bathrooms and fully fitted carpets throughout. The kitchens are fully equipped with high quality white goods.

In essence, these homes are ready to move into and start enjoying.



PLOTS 1, 2 & 3

Plot 1,2 and 3 comprise of three, four bedroom terraced houses, all of which offering a cosy and spacious environment with an equally charming garden space. An ideal home for a budding young couple and spacious enough for a family of four or five to proudly call home.

Firstly, the ground floor comprises of a fully open planned kitchen, dining and living room complete with patio doors overlooking a spacious garden area. The ground floor also includes the first of three WCs.

Moving up to the first floor we will find three of the four bedrooms, all providing a spacious and comfortable space making it highly versatile when furnishing. We will also find a spacious bathroom in the first floor.

Finally, the attic floor includes the master bedroom with a built-in walk-in wardrobe space as well as a cosy ensuite, making it more than equipped for your own private space.

These homes also include two private parking spaces at the front of the each property allowing for more than enough space for a busy household, as well as an electric car charging point.





PLOTS 4 & 5

Plots 4 & 5 comprise of two, four bedroom semi-detached houses with a large garden space and lovely, scenic views of the surrounding landscape. Perfectly equipped for families and couples alike who wish to settle in a rural area.

Firstly, the ground floor consists of a very large, spacious bedroom as well as a utility room and storage area equipped with a sink facility. The ground floor also includes the first of three WCs.

Within the second floor we find a beautifully spacious open-planned kitchen, dining and living room area. This also includes a set of french sliding doors overlooking a quaint yet expansive garden area.

Finally, the second floor features the remaining three bedrooms, one of which includes an airy and cosy ensuite. We will also find a second bathroom on this floor, providing a practical and functional home for a busy household.

This plot also includes two private parking spaces at the front of the each property allowing for more than enough space for a busy household, as well as an electric car, charging point.





SPECIFICATION

KITCHEN

High standard fitted kitchen with built-in appliances.

High quality integrated appliances to include:

- Dishwasher
- Fridge/Freezer
- Hob with extractor fan
- Double Oven
- Washing machine (In utility room for Plots 4 & 5)

MAIN BATHROOM

High quality sanitaryware which comprises of:

- Bath with handheld shower
 - WC
 - Wash basin.
- Half height tiling throughout with chrome heated towel rail
Tiled floor

ENSUITE

High quality sanitaryware which comprises of:

- Fixed head shower
 - WC
 - Wash basin
- Half height tiling throughout with chrome heated towel rail
Tiled floor

INTERNAL

- White interior doors with quality fittings
- Laminate flooring in kitchen and guest cloakrooms
- Fully carpeted throughout
- TV points
- Telephone points
- Gas-fired central heating and hot water energy efficient combi boiler
- Security alarm
- CCTV system

EXTERNAL

- External tap in rear garden
 - Front and rear outside light, to include doorbell
 - Electric car charging point
 - Rear and boundary fencing high close boarded
 - UPVC double glazed windows throughout
 - Turf to rear gardens
 - 10 Year Buildzone Warranty
 - Energy Efficiency Rating B
- Tenure of this property is Freehold



PERSONALISE YOUR NEW HOME

Depending on the build stage you might be able to upgrade your kitchen with different cupboards and worktops. Similarly, upgrade to a fully tiled bathroom from our range of colours and styles.

You may also be able to select the carpet and laminate floor colour.

PLOTS 1, 2 & 3 - FLOOR PLANS

GROUND FLOOR

Kitchen / Dining Area	4.0m x 4.8m	13' 1" x 15' 7"
Living Area	4.0m x 2.7m	13' 1" x 8' 10"

FIRST FLOOR

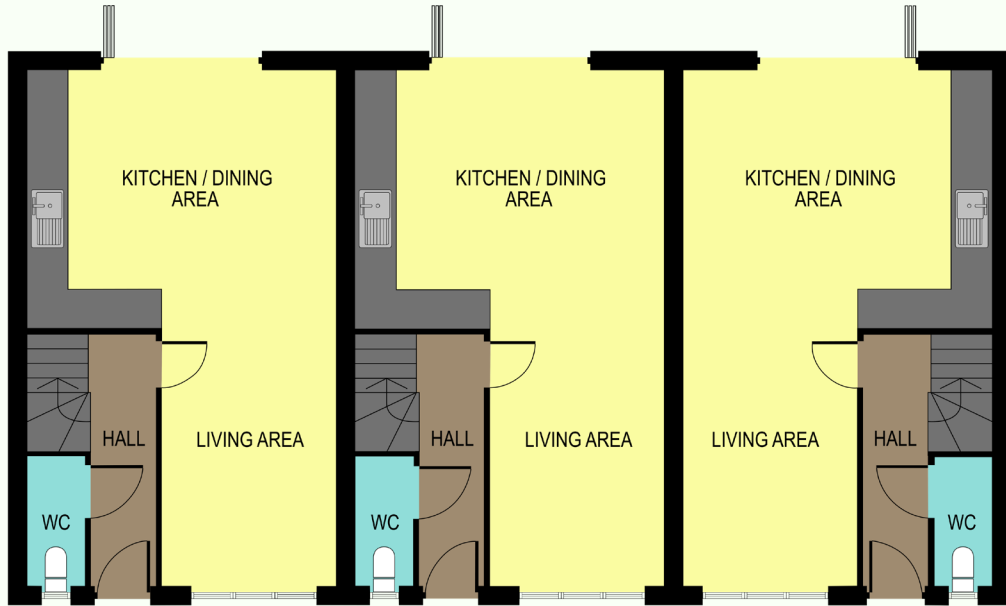
Bedroom 2	4.0m x 2.6m	13' 1" x 8' 5"
Bedroom 3	3.9m x 2.6m	12' 8" x 8' 5"
Bedroom 4	2.9m x 2.1m	9' 5" x 6' 8"

ATTIC FLOOR

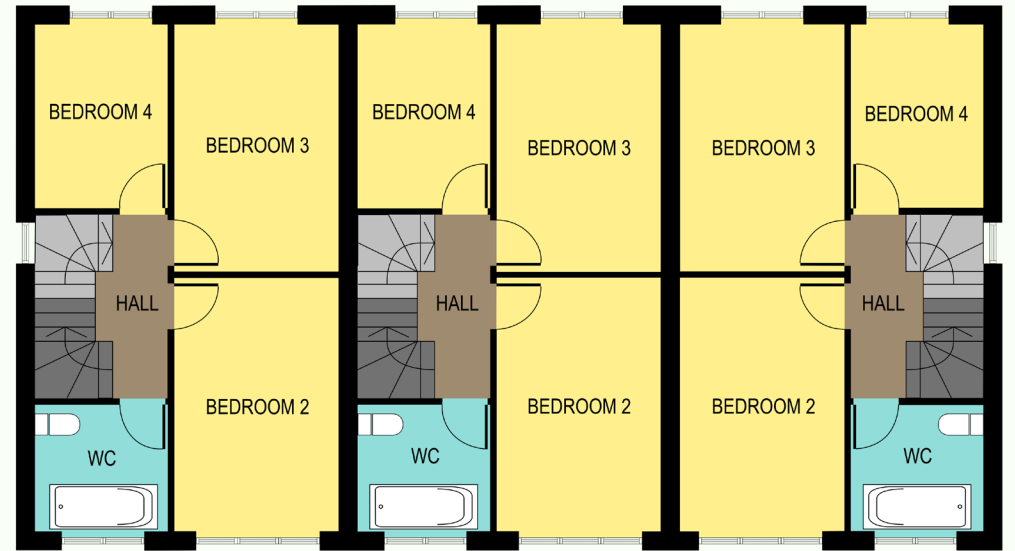
Wardrobe	1.2m x 2.1m	4' 0" x 6' 8"
Bedroom 1	4.0m x 2.6m	13' 8" x 8' 5"

The total floor area for each house is
approximately 1044 Sq Ft

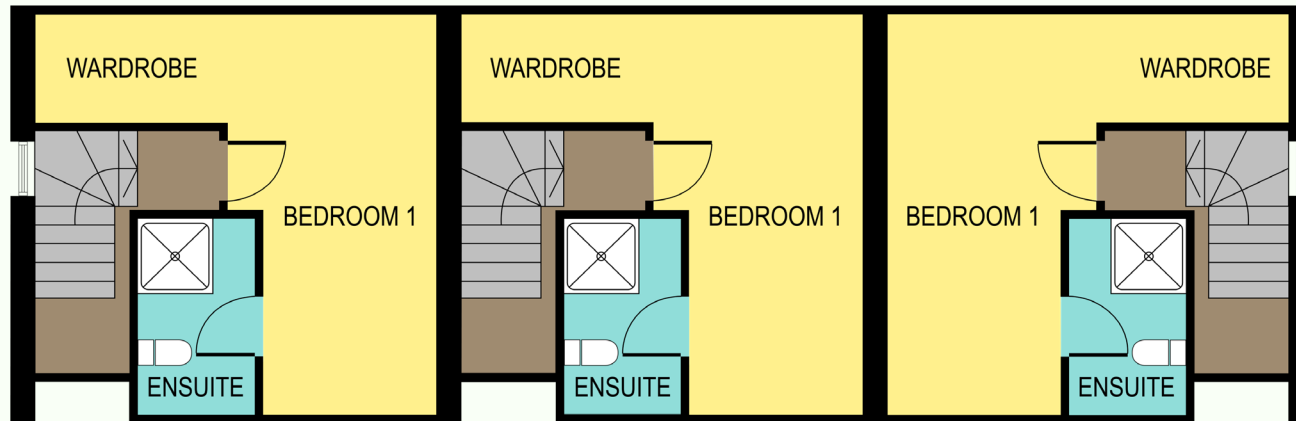
GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR



PLOTS 4 & 5 - FLOOR PLANS

GROUND FLOOR

Bedroom 1	6.0m x 3.2m	19' 6" x 10' 5"
Utility Room	2.5m x 2.3m	8' 2" x 7' 5"
Storage Area	2.0m x 3.2m	6' 5" x 10' 5"

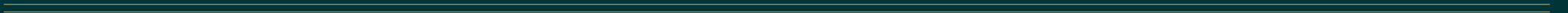
FIRST FLOOR

Kitchen / Dining Area	4.0m x 5.9m	13' 8" x 19' 3"
Living Area	4.0m x 3.9m	13' 8" x 13' 0"

SECOND FLOOR

Bedroom 2	2.9m x 3.8m	9' 6" x 12' 5"
Bedroom 3	3.0m x 3.6m	9' 8" x 11' 8"
Bedroom 4	3.0m x 2.3m	9' 8" x 7' 7"

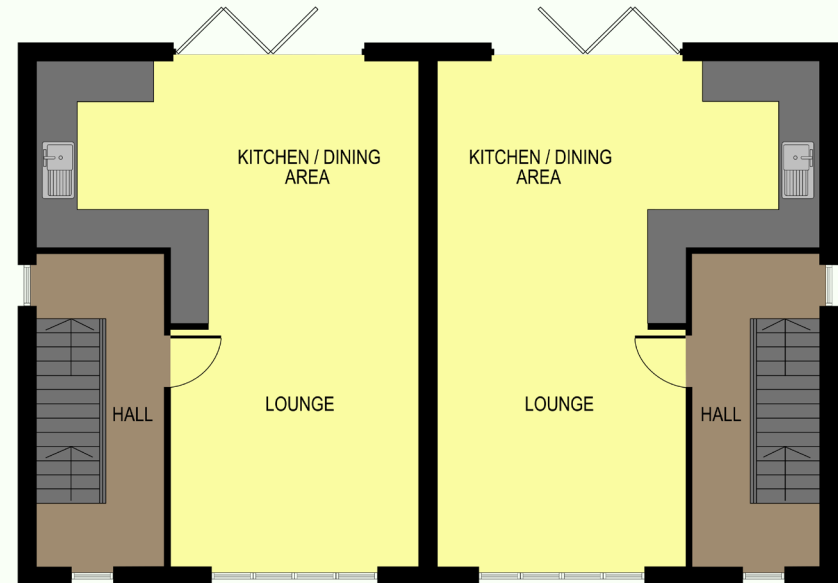
The total floor area for each house is
approximately 1496 Sq Ft



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

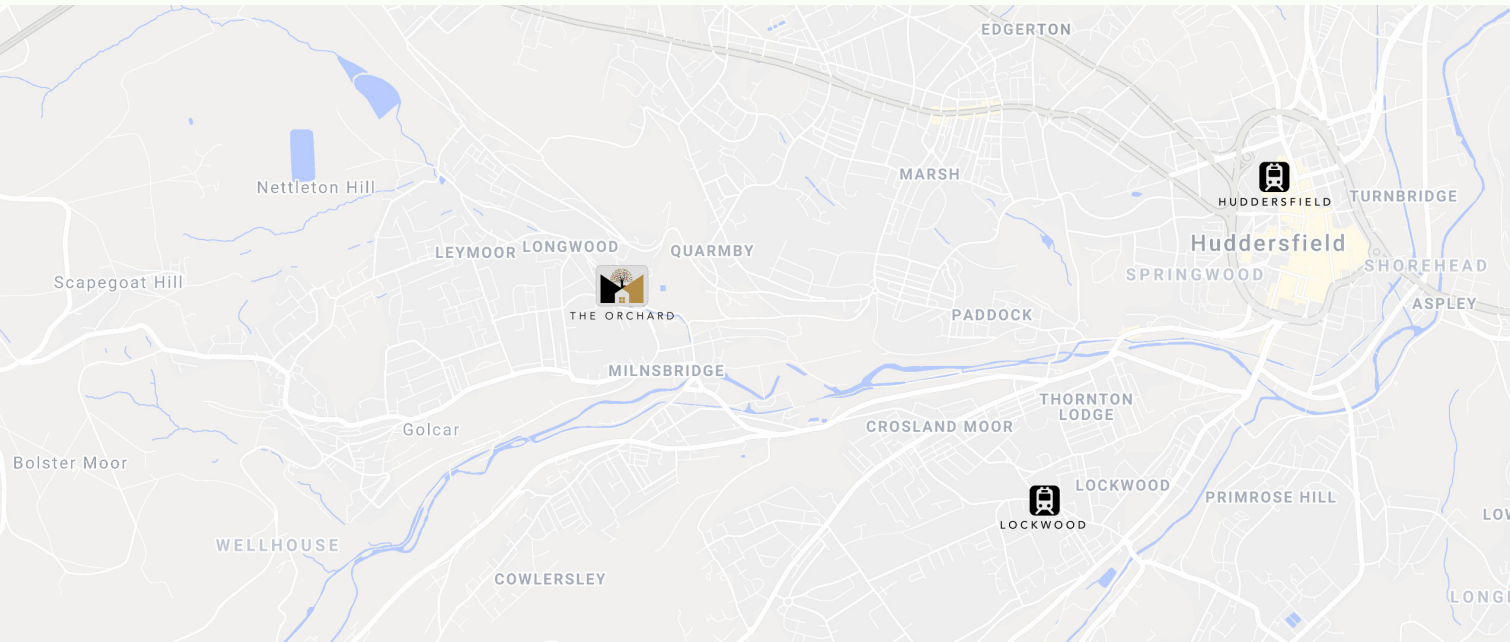




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TRAVEL

TRAIN

Lockwood Station	1.6 miles
Huddersfield Station	2.5 miles

BUS

Buses to town centre	0.2 miles
Bus 302	every 20 minutes
Bus 304	every 20 minutes

LOCAL AMENITIES

- Scotty's Cafe - 0.2 miles
- New Hey Road Field - 1.3 miles
- Huddersfield Grammar School - 1.1 miles
- Staying Alive Vintage Clothing - 0.1 miles
- Crosland Moor Surgery - 1.2 miles
- West Mount Vets - 0.9 miles
- Old Cask Inn - 0.5 miles

PERFECTLY SITUATED IN A QUAIN, COUNTRYSIDE VILLAGE

The Orchard Development is perfectly located in a prime, rural location with a whole host of local amenities, ranging from restaurants, bars, pubs, local shops along a number of quaint high streets, as well as a selection of beautiful countryside trails along the canal and surrounding pennines.

This area also boasts a number of highly regarded schools and colleges in a close proximity, with nurseries, primary and secondary education centres, making this an effective location for a family to settle. Such schools include Huddersfield Grammar, which is a 5 minute drive away, as well as the well regarded Huddersfield New College, located within 1.5 miles of the Orchard.

If you want to venture into a more urban setting, the town of Huddersfield is easily accessible via the local train or bus routes, allowing you to be within the town centre in 20 minutes or so. Huddersfield boasts an array of shops, bars, restaurants, sporting facilities and a huge selection of other bustling amenities. Once you've experienced all of this, you can easily retire back to your quaint, countryside household.









WHO ARE WE?

Established in 2020, Bentley Living has a strong philosophy in designing an environment you'd be proud to call home.

Our primary development, 'The Orchard' located within a quaint, well-connected village in the outskirts of Huddersfield, strives to deliver a collection of slick, charming and aesthetically pleasing homes with a perfect blend of modern, crisp architecture and an all important sense of community.

It is our passion to inspire you to be proud of where you live and at Bentley Living, our dedication to ensure you have a fair, comfortable and future-proof home is something we will continue to work on.

Our developments are manufactured with natural and locally sourced materials in order to compliment their surroundings; ensuring a pleasant, warm, neighbourhood feeling. We value the importance of placemaking as it allows you to feel at home from the very first day you move in.





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