

THE BRIDLEWAYS

FAGLEY LANE, ECCLESHILL, BRADFORD, WEST YORKSHIRE, BD2 3NS



A STYLISH DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES



AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high-quality homes. We've repeatedly been awarded 5 stars[^] by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.





STUNNING HOMES IN A GREAT LOCATION

**WELCOME TO THE BRIDLEWAYS, ECCLESHILL,
A STYLISH NEW DEVELOPMENT OF 2, 3 AND 4
BEDROOM HOMES**

The Bridleways is a new community of 2, 3 and 4 bedroom homes in the popular location of Eccleshill. Nestled between the cities of Leeds and Bradford, these stylish homes are also in easy reach of Harrogate and the open countryside of the Yorkshire Dales. You'll benefit from an excellent range of local amenities, convenient commuter links, and great local schools just a short walk from your front door.



THE BRIDLEWAYS

FAGLEY LANE, ECCLESHILL, BRADFORD, WEST YORKSHIRE

-  Kenley
2 bedroom home
-  Palmerston
3 bedroom home
-  Maidstone
3 bedroom home
-  Moresby
3 bedroom home
-  Denby
3 bedroom home
-  Chester
4 bedroom home
-  Windermere
4 bedroom home
-  Ripon
4 bedroom home
-  Alderney
4 bedroom home
-  Halton
4 bedroom home
-  Show Home
-  Marketing Suite
- BCP Bin collection point
- BS Bin store



barratthomes.co.uk

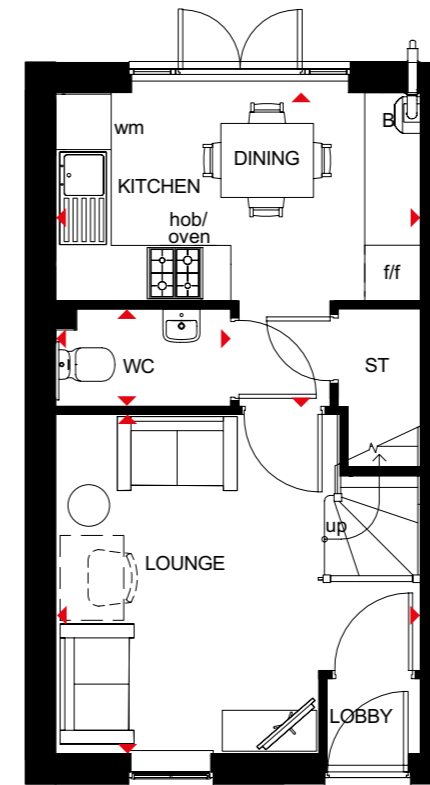


Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. The Bridleways is a marketing name only and may not be the designated postal address, which may be determined by the Post Office.

2 BEDROOM TERRACED HOME



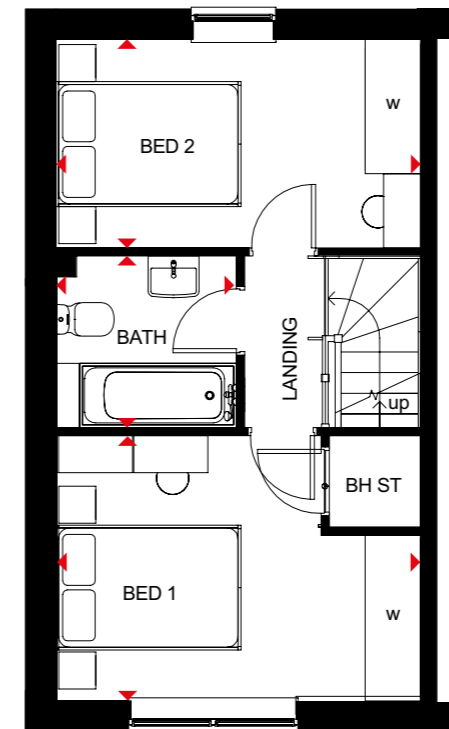
- Natural light floods through oversized windows in this two bedroom terraced home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

[Approximate dimensions]



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

KEY	B	Boiler
	ST	Store
	wm	Washing machine space

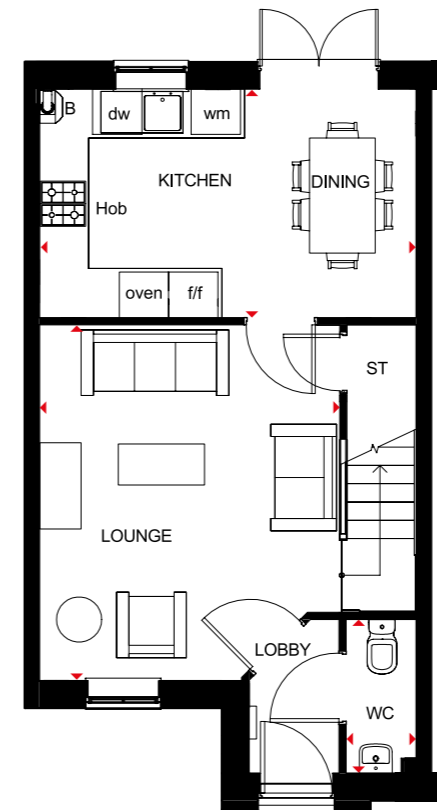
f/f	Fridge/freezer space
◄►	Dimension location

PALMERSTON

3 BEDROOM HOME



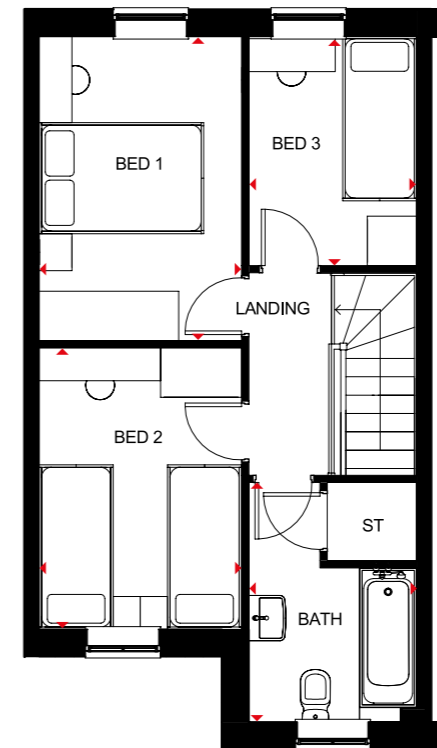
- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden,
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	3700 x 4416mm	12'2" x 14'6"
Kitchen/Dining	4590 x 2706mm	15'1" x 8'11"
WC	1956 x 856mm	6'5" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	3700 x 2462mm	12'2" x 8'1"
Bedroom 2	3422 x 2462mm	11'3" x 8'1"
Bedroom 3	2706 x 2041mm	8'11" x 6'8"
Bathroom	2913 x 2041mm	9'7" x 6'8"

(Approximate dimensions)

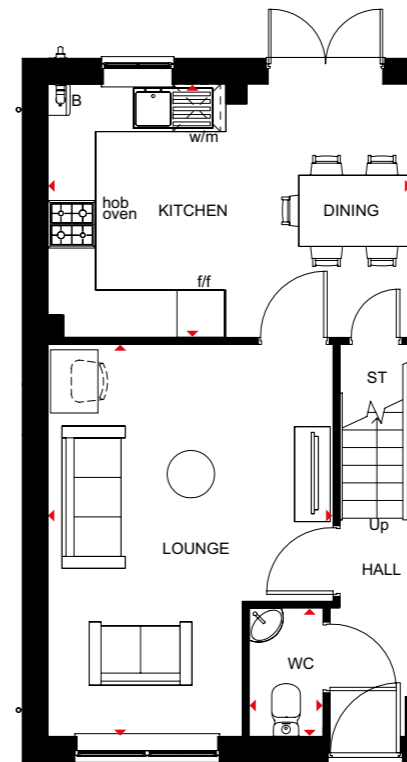
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

MAIDSTONE

3 BEDROOM HOME



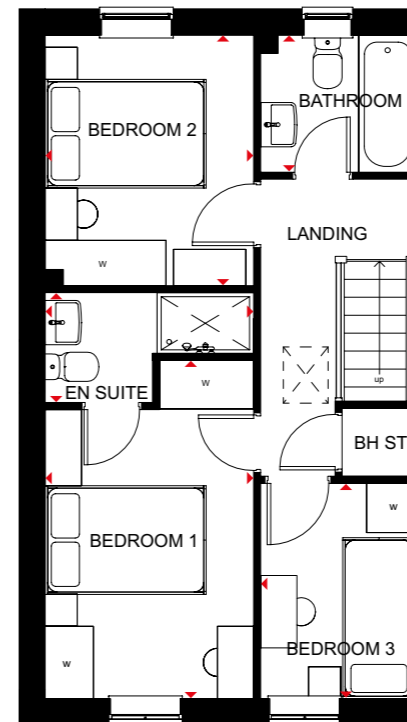
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



Ground Floor

Lounge	4955 x 3604 mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598 mm	10'6" x 15'1"
WC	932 x 1620 mm	3'1" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	4204 x 2592 mm	13'9" x 8'6"
En Suite	1365 x 2592 mm	4'6" x 8'5"
Bedroom 2	3112 x 2592 mm	10'3" x 8'5"
Bedroom 3	1918 x 2676 mm	6'4" x 8'9"
Bathroom	1918 x 1702 mm	6'4" x 5'7"

(Approximate dimensions)

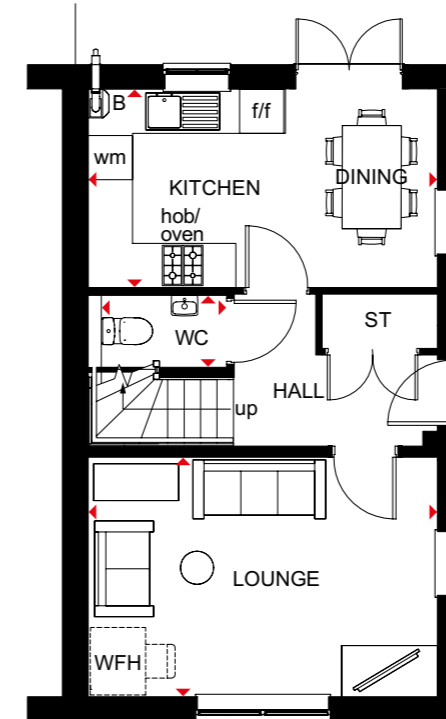
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

MORESBY

3 BEDROOM HOME



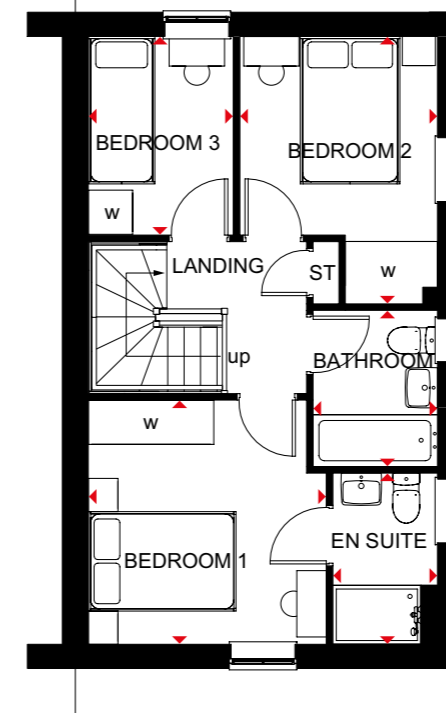
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1682 x 976mm	5'6" x 3'2"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	1421 x 2322mm	4'8" x 7'7"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	1968 x 2696mm	6'5" x 8'10"
Bathroom	1688 x 2120mm	5'6" x 6'11"

[Approximate dimensions]

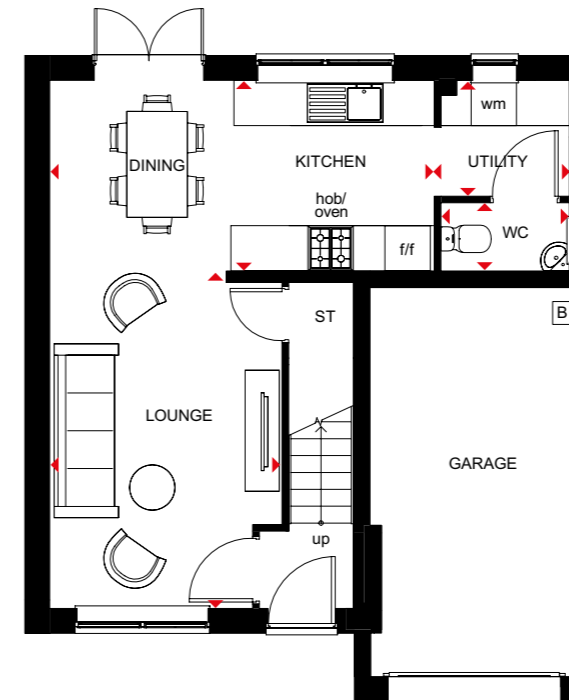
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	w	Wardrobe space		
	wm	Washing machine space	WFH	Working from home space		

*window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

3 BEDROOM DETACHED HOME



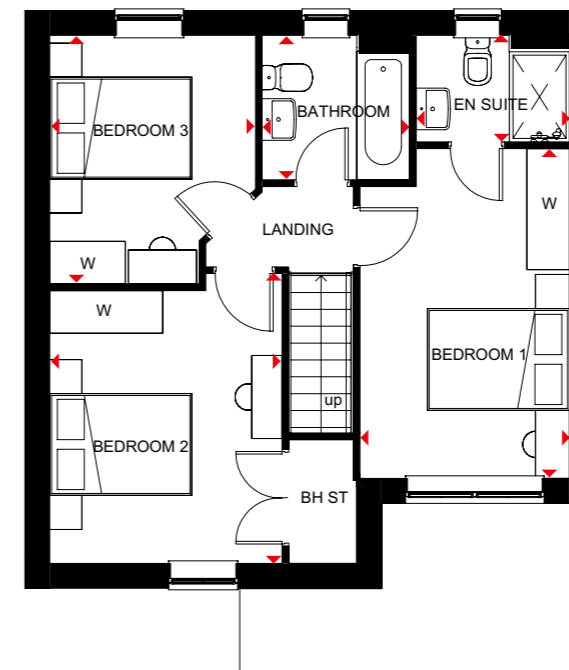
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

Lounge	3072 x 4462mm	10'1" x 14'8"
Kitchen/Dining	5085 x 2523mm	16'8" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1701 x 903mm	5'7" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En Suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3834mm	10'1" x 12'7"
Bedroom 3	2722 x 3289mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

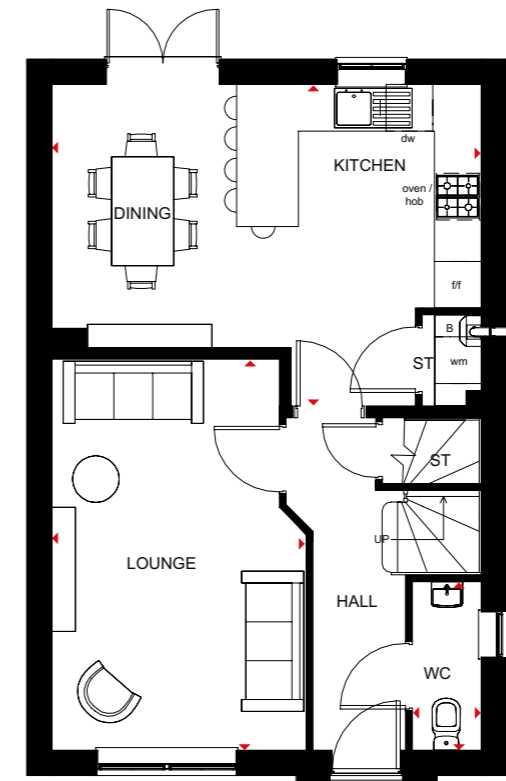
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	◀▶	Dimension location

CHESTER

4 BEDROOM DETACHED HOME



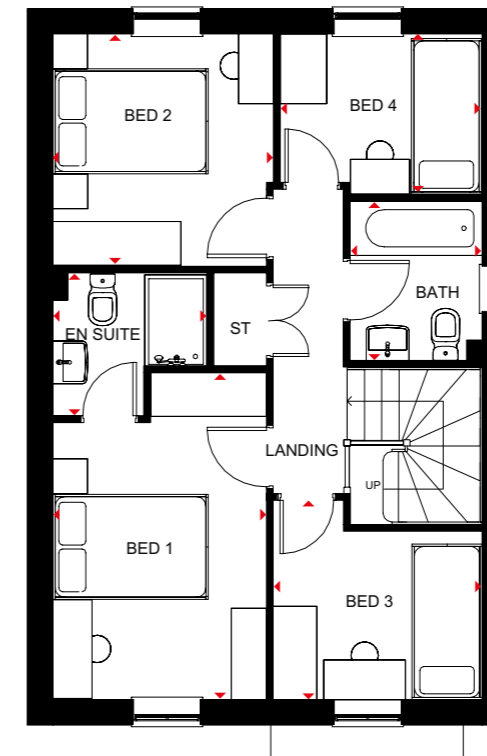
- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	886 x 2164mm	2'11" x 7'1"

[Approximate dimensions]



First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	2058 x 1835mm	6'7" x 6'0"
Bedroom 2	2836 x 2986mm	9'4" x 9'10"
Bedroom 3	2686 x 2537mm	8'10" x 8'3"
Bedroom 4	2606 x 2060mm	8'5" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]

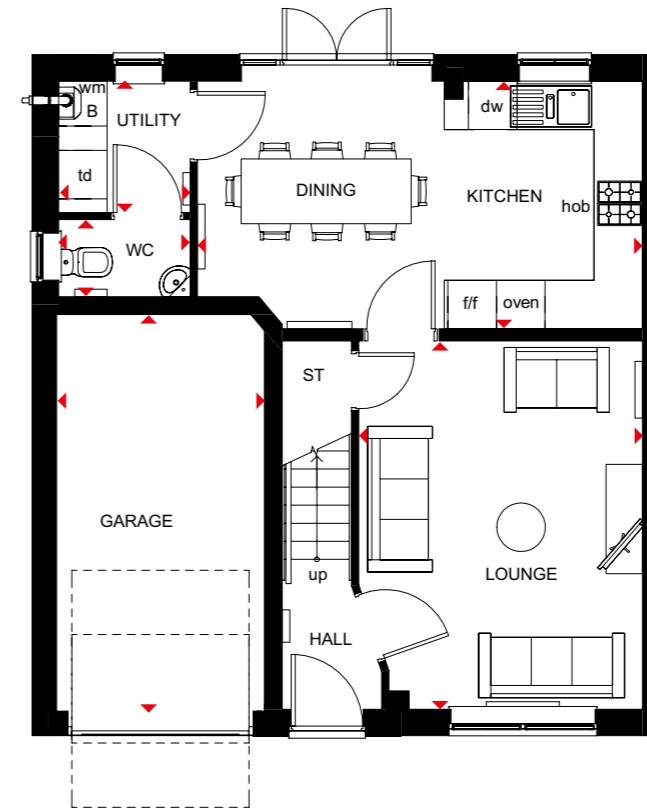
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

WINDERMERE

4 BEDROOM DETACHED HOME



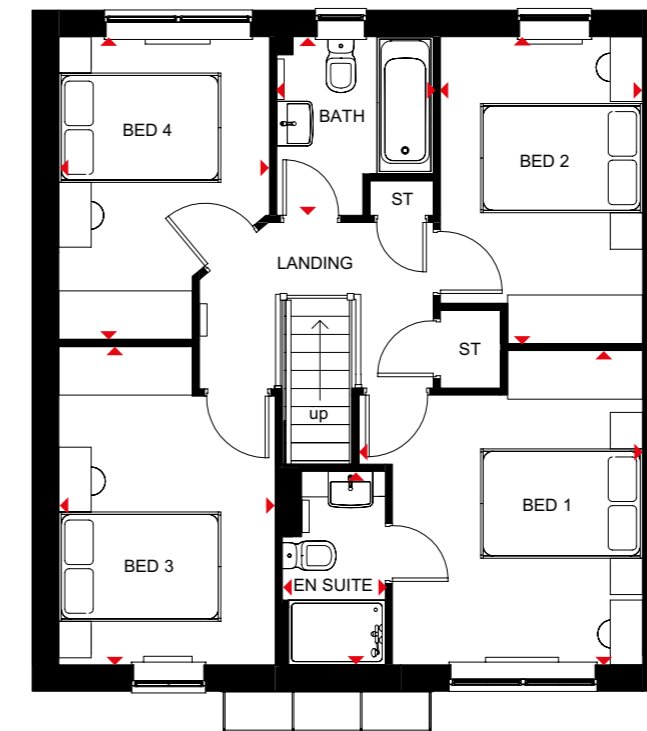
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3506 x 4548mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1627 x 952mm	5'4" x 3'1"
Garage	2568 x 4900mm	8'5" x 16'1"

[Approximate dimensions]



First Floor

Bedroom 1	3506 x 3881mm	11'6" x 12'9"
En Suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2675 x 3931mm	8'9" x 12'11"
Bedroom 4	2604 x 3739mm	8'7" x 12'3"
Bathroom	1934 x 2208mm	6'4" x 7'3"

[Approximate dimensions]

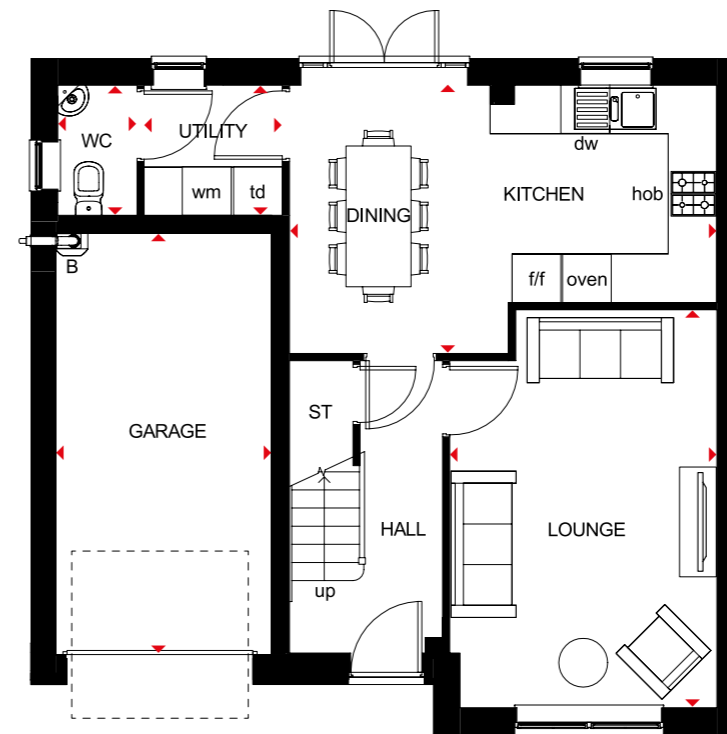
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	

RIPON

4 BEDROOM DETACHED HOME



- Bright and spacious four bedroom family home with oversized windows allowing light to flow through
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility
- Upstairs are four double bedrooms, main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	4898 x 3287mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151mm	17'3" x 10'4"
Utility	1700 x 1602mm	5'7" x 5'3"
WC	976 x 1602mm	3'2" x 5'3"
Garage	5189 x 2657mm	17'0" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	4196 x 4068mm	13'9" x 13'4"
En Suite	2011 x 1661mm	6'7" x 5'5"
Bedroom 2	3174 x 3504mm	10'5" x 11'6"
Bedroom 3	2764 x 3774mm	9'1" x 12'5"
Bedroom 4	2888 x 3123mm	9'6" x 10'3"
Bathroom	2046 x 1899mm	6'9" x 6'3"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	

ALDERNEY

4 BEDROOM DETACHED HOME



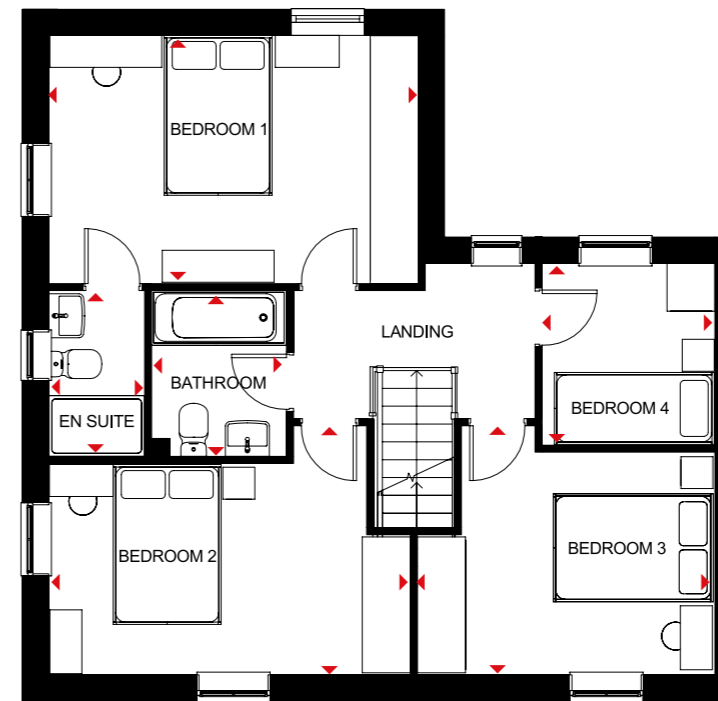
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family/ Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

[Approximate dimensions]

KEY B Boiler
ST Store
wm Washing machine space

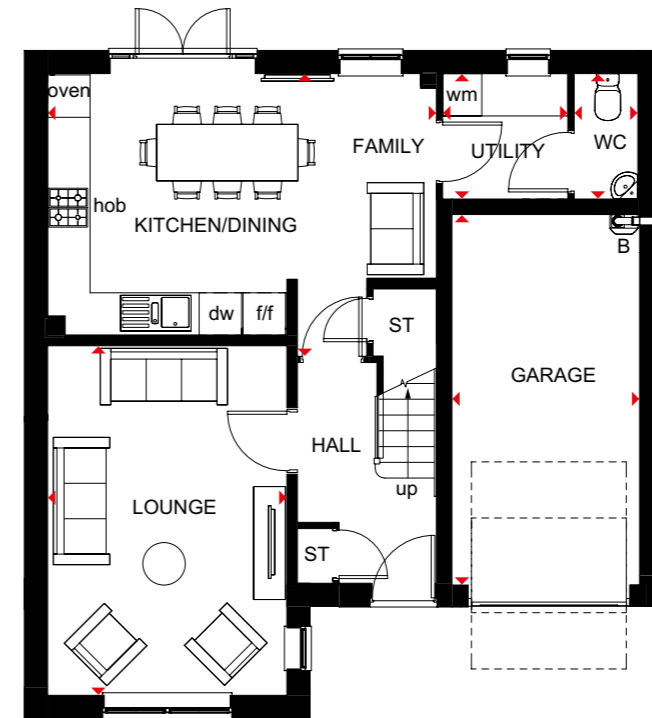
f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

HALTON

4 BEDROOM DETACHED HOME



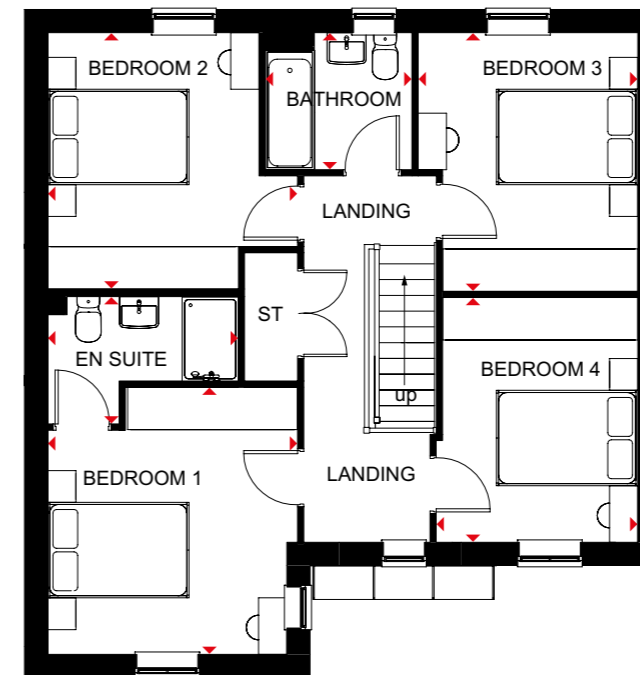
- A generously proportioned, bright and airy family home with integral garage
- The large open-plan kitchen has French doors leading to the rear garden from the dining and family areas; there is also a separate utility room
- The spacious lounge provides the perfect place for all the family to relax
- Upstairs there are four double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3385 x 4943mm	11'1" x 16'3"
Kitchen/Dining/ Family	5501 x 4000mm	18'1" x 13'1"
WC	903 x 1776mm	3'0" x 5'10"
Utility	1771 x 1776mm	5'10" x 5'10"
Garage	5240 x 2655mm	17'2" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	3536 x 3780mm	11'7" x 12'5"
En Suite	2698 x 1801mm	8'10" x 5'11"
Bedroom 2	3627 x 3536mm	11'11" x 11'7"
Bedroom 3	3108 x 3660mm	10'2" x 12'0"
Bedroom 4	2853 x 3463mm	9'4" x 11'4"
Bathroom	2076 x 1939mm	6'10" x 6'4"

(Approximate dimensions)

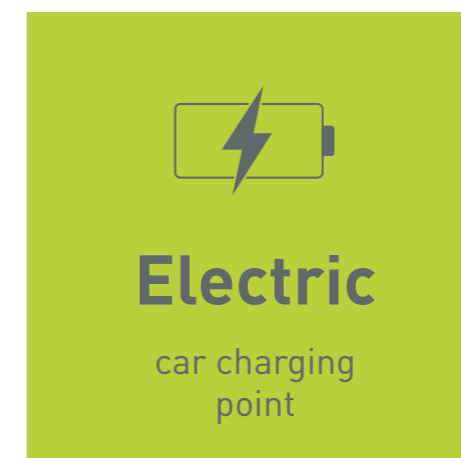
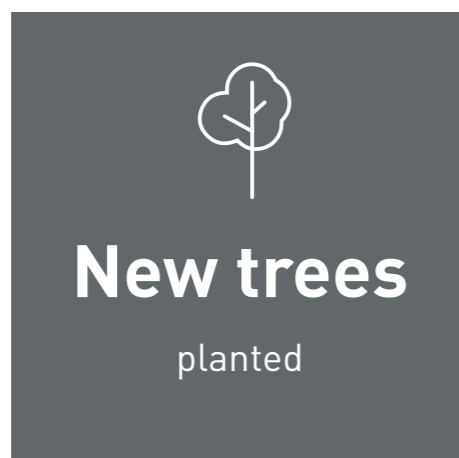
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	↔	Dimension location

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

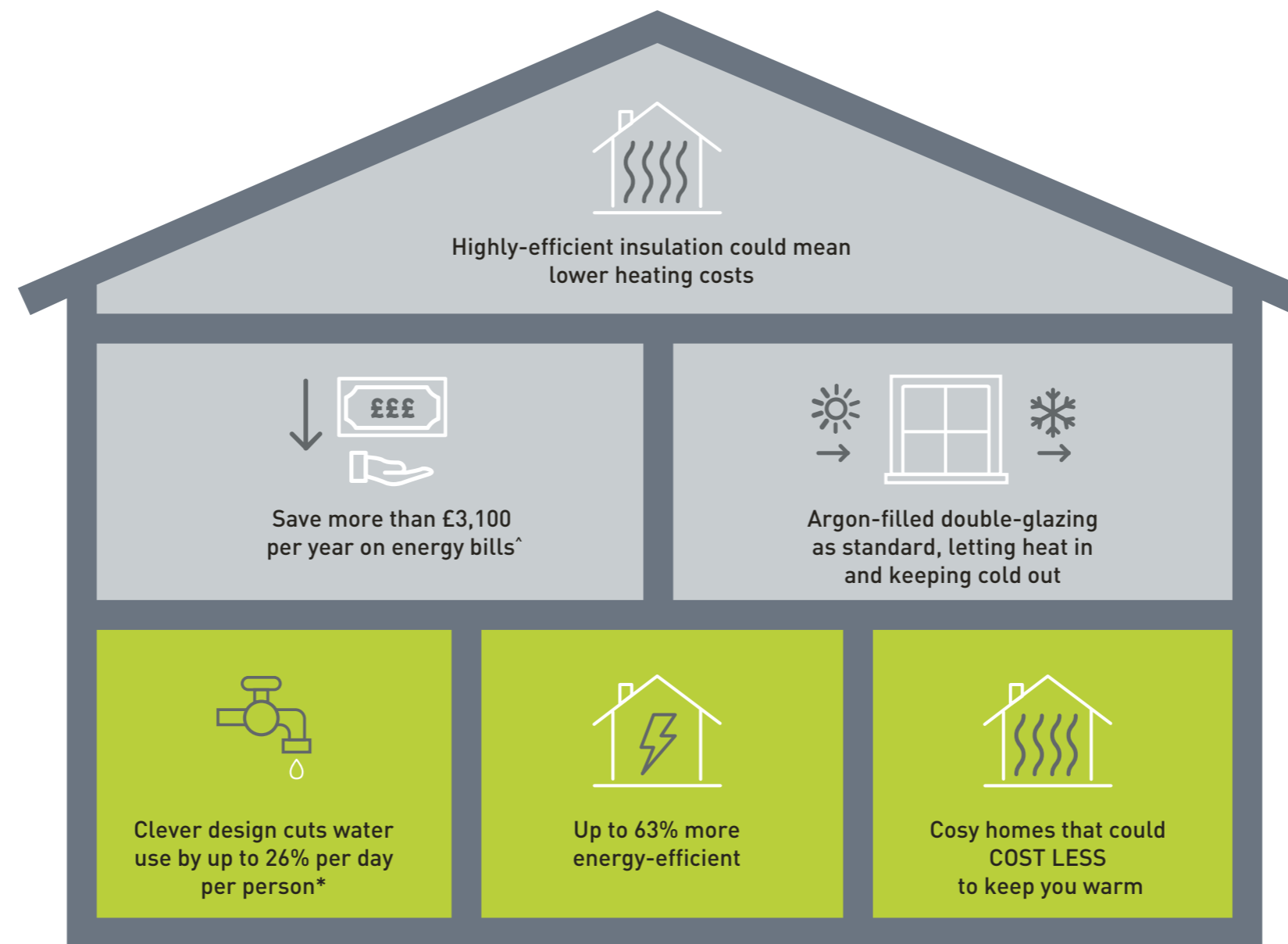
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published Feb 2023.

*Source: [Water UK](#)

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being up to 63% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £3,100*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. The Bridleways is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. *We are the only major national housebuilder to be awarded this key industry award 12 years in a row. **We refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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