



*Where luxury meets
riverside serenity*

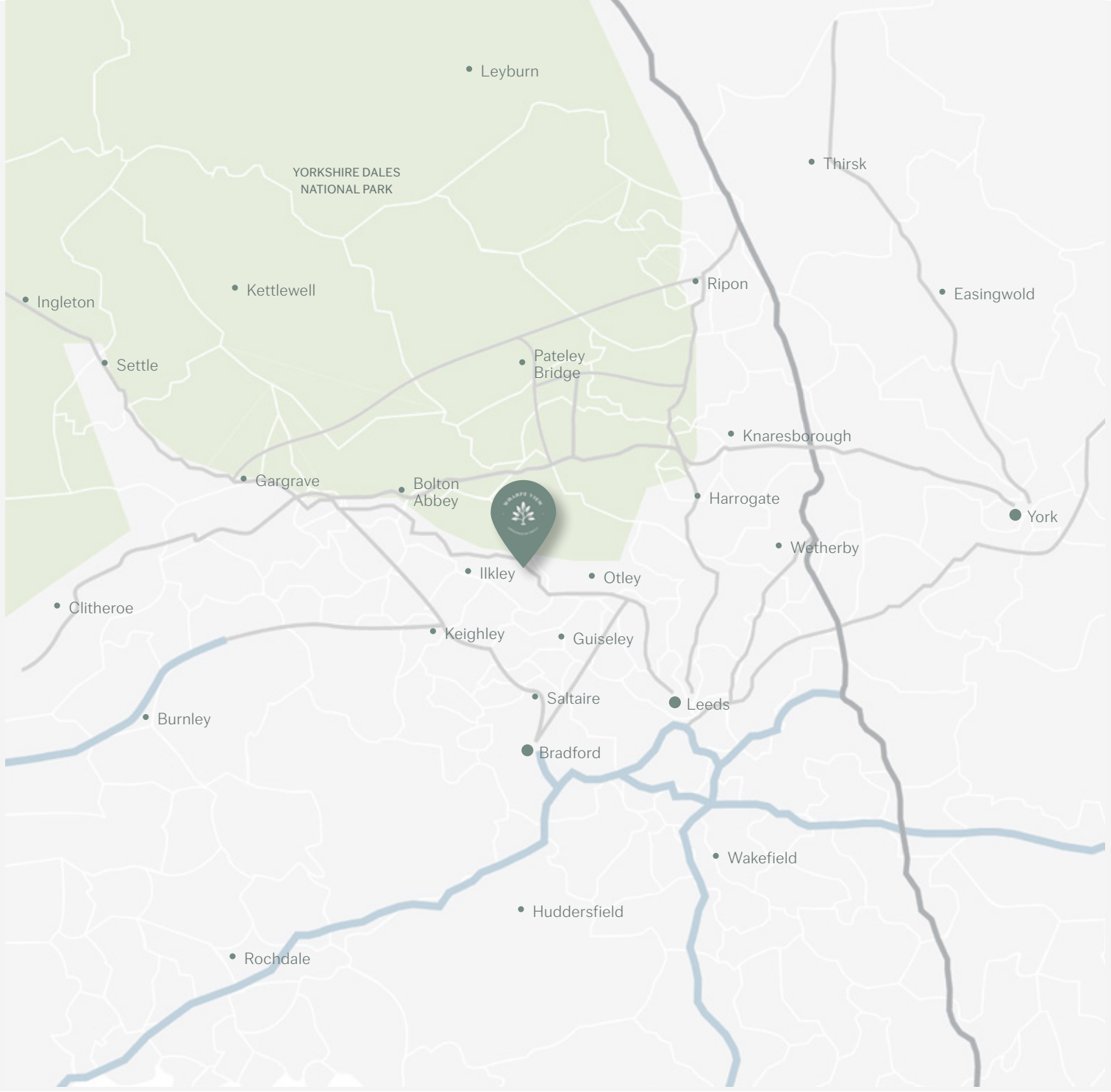
• WHARFE VIEW •

Nestled within the picturesque surroundings of the redeveloped Greenholme Mills, Wharfe View offers luxury homes that epitomise riverside living at its finest.

Each residence is crafted to exceptional standards, featuring spacious open-plan living and dining areas,

as well as master bedrooms with captivating views overlooking the River Wharfe.

With private front and rear gardens and off-street parking, Wharfe View provides an unparalleled living experience.

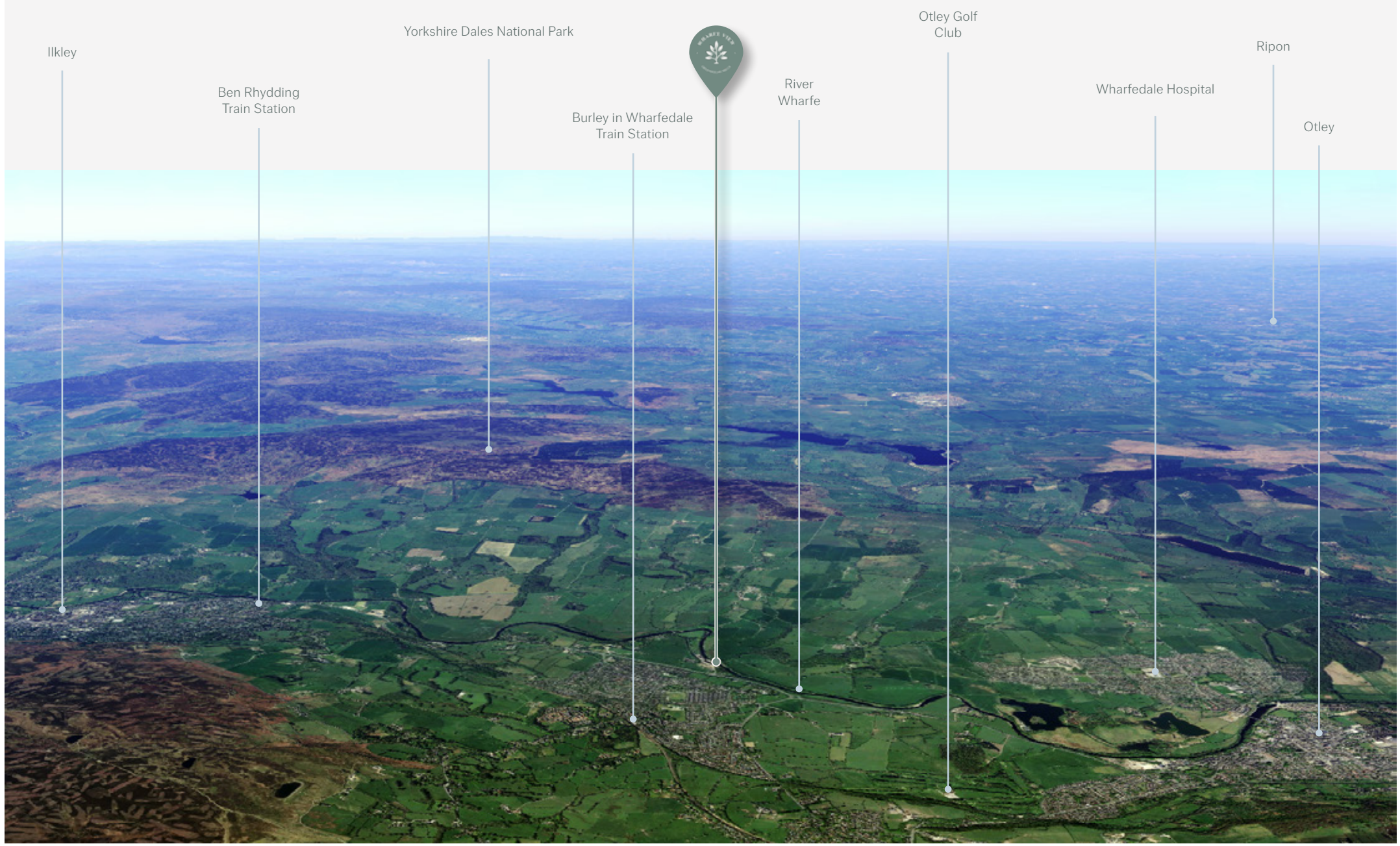


BURLEY IN WHARFEDALE & BEYOND

Burley in Wharfedale, situated in the heart of the Wharfe Valley, combines natural beauty with modern amenities, creating an ideal living environment. Its convenient location, with excellent road and rail connections to nearby cities like Leeds and Bradford and the historic spa town of Ilkley, offers residents both tranquility and accessibility.

		
Otley	2.7 miles	7 mins
Ilkley	3.8 miles	9 mins
Leeds Bradford Airport	6.2 miles	13 mins
Bradford	10.7 miles	32 mins
Leeds	13.4 miles	34 mins
Harrogate	14.4 miles	28 mins

THE LOCATION



A PRIME POSITION

The stunning countryside surrounding Burley in Wharfedale provides endless opportunities for outdoor activities such as walking, cycling, and soaking in the breathtaking landscapes of the Wharfe Valley.

The village itself boasts a vibrant community with a range of recreational, social, and retail amenities, including shops, welcoming pubs, a library, and thriving sports clubs. The annual Burley Summer Festival is a testament to the village's lively and community spirit.





CITY VIBES & NATURAL BEAUTY

For those seeking a change of scenery or a taste of city life, Burley in Wharfedale is conveniently located near the charming spa town of Ilkley, known for its delightful shopping streets, eateries, and attractions like the historic 1930s Lido.

Moreover, nearby cities such as Leeds and York offer a diverse array of shopping, dining, and cultural experiences, each with its own unique charm and heritage.

Nature enthusiasts will find themselves surrounded by some of England's most breathtaking landscapes, including Ilkley Moor and the Yorkshire Dales National Park, with their magnificent hill and fell scenery, perfect for exploration and adventure.



THE DEVELOPMENT



THE SITE PLAN

Situated at the entrance of the Greenholme Mills development, these new luxury homes offer a beautiful approach and a connection to the area's heritage, integrating modern living with the rich tapestry of industrial history.

The design of these homes is a thoughtful tribute to the site's past. The demolition of the Mill's pump house served as an opportunity to reimagine the space while preserving its historical essence. In its place now stand six attractive family homes, each boasting spacious interiors, expansive gardens, and stunning views of the picturesque River Wharfe.

The designers took great care in incorporating elements of the former pump house into the architecture, including reclaimed stone from the demolition and the distinctive m-shaped roof arrangement anchoring these homes to the site's history.

The overall development is a testament to the harmonious coexistence of past and present to create a truly unique living experience.

- Plot 1 - House No.1
- Plot 2 - House No.3
- Plot 3 - House No.5
- Plot 4 - House No.7
- Plot 5 - House No.9
- Plot 6 - House No.11





SPECIFICATIONS

Indulge in modern luxury: experience app controlled heating, luxurious bathrooms, and fully equipped kitchens.

EXTERNAL WALLS

Traditionally constructed of local natural stone with zinc cladding and natural blue slate. Feature cast stone to external wall profile and a feature keystone gable.

ROOF

Natural slate roof tiles with seamless aluminium gutters and downpipes.

EXTERNAL AREAS

A sleek zinc cladding canopy is provided at the entrance. A private driveway leads to your garage for ultimate convenience. Master bedrooms boast recessed balconies with breathtaking views. Step outside onto Yorkshire Stone patios and pathways, embraced by reclaimed stone boundary walls. Enjoy uninterrupted views with frameless glass balcony edge balustrades. Immerse yourself in nature with leisurely strolls along the picturesque River Wharfe, steps away from your doorstep.

EXTERNAL WINDOWS AND DOORS

Luxury extensive glazing overlooking River Wharfe. Anthracite grey aluminium double-glazed sliding doors.

INTERNAL JOINERY

All internal apartment doors are oak veneered and fitted with high-quality polished/satin chrome ironmongery.

WOODWORK

Painted skirting and bullnose architraves give a seamless feel between the frame and architraves.

INTERNAL WALLS

Internal party walls have superior sound insulation. All interior walls are plastered with a painted finish. There is a generous 2.7m ceiling height and a full height light atrium stairway.

TV & SKY

Digital HD terrestrial and Sky Q are pre-installed and subject to individual subscriptions. All TV points have wiring for HD Terrestrial and an HDMI lead taken from the incoming point for Sky Q to the Main TV point in the lounge and all bedrooms. Superfast Fibre Broadband is available. Wired in preparation to receive phone lines.

DINING KITCHENS

Our high-quality kitchens feature individually designed layouts. Enjoy the seamless flow of open-plan kitchen, dining, and living areas at floor level. LVT flooring and integrated appliances are perfect for contemporary living.

UTILITY

The convenience of our spacious basement-level utility area offers ample room for your washer/dryer etc.

BATHROOMS & ENSUITES

Each ensuite and bathroom features Spanish Porcelain tiled floors. RAK ceramic toilets, basins, generous shower areas, and a luxurious rolltop bath. Heated chrome towel rails with the convenience of fitted vanity units and a recessed illuminated mirror cabinet with an internal shaver point. Main bathrooms are fully tiled, creating a modern sanctuary in your home.

SECURITY & HEATING

Secure garage with two tandem parking bays and aluminium sectional garage door. Secure windows and doors installed to PAS 24:2012 certification. Top-of-the-range combination boiler, intruder alarm, fire, smoke and carbon monoxide detectors.

ELECTRICS

Enjoy the generous electrical specification. Recessed white LED spotlights throughout. Sleek polished chrome-finished sockets, with added convenience of USB charger sockets in selected areas. Enhance the ambience with dimmer switches in principal rooms while embracing the future with electric vehicle charging points for eco-friendly living.

WARRANTY

Rest assured of the quality and durability of your new home with a 10-year ICW Structural Warranty covering all apartments and townhouses from the practical completion of the project. Additionally, enjoy peace of mind with product warranties on appliances.

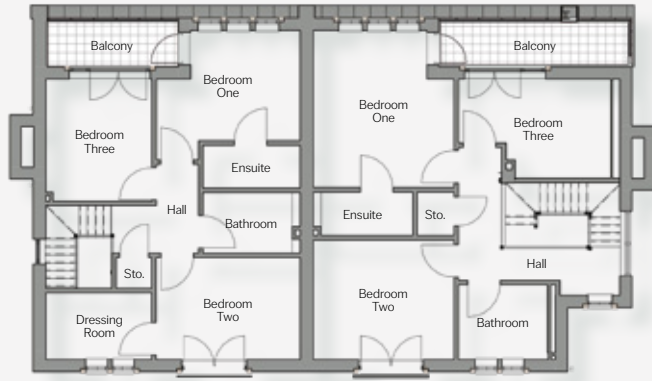


FLOORPLANS

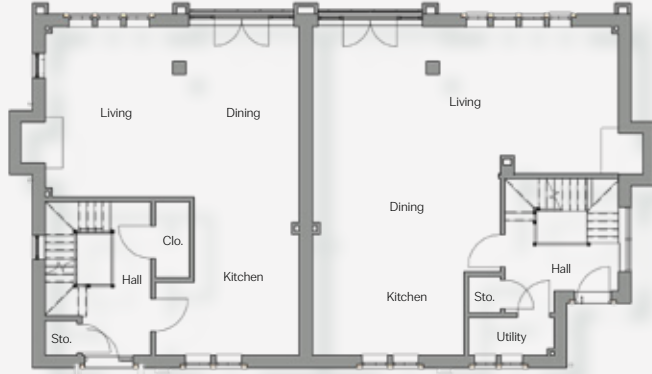
FLOOR PLANS PLOTS 2 & 1

Plot 2 - House No.3

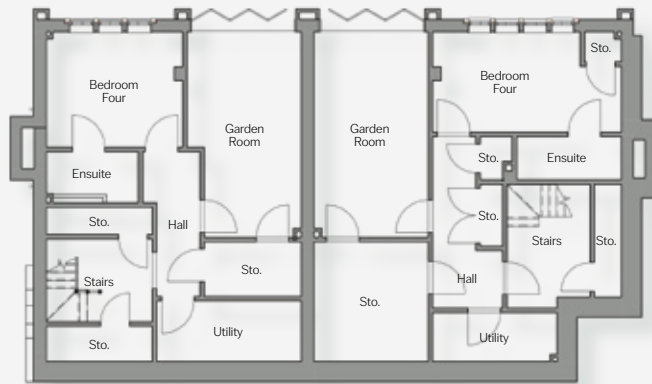
First Floor	Area
Balcony	5m2
Bedroom 1 + Ensuite	15m2
Bedroom 2 + Dressing Room	17m2
Bedroom 3	10.1m2
Bathroom	4.2m2
Storage	0.9m2
Total	60.1m2



Ground Floor	Area
Living	18.9m2
Dining	14.6m2
Kitchen	15.0m2
Clokes	2.0m2
Storage	0.9m2
Total	65.4m2



Lower Ground Floor	Area
Bedroom 4 + Ensuite	15.4m2
Garden Room	16.9m2
Utility	6.8m2
Storage	9.2m2
Total	65.4m2



Plot 1 - House No.1

First Floor	Area
Balcony	7.1m2
Bedroom 1 + Ensuite	19.3m2
Bedroom 2	13.2m2
Bedroom 3	10.3m2
Bathroom	5.2m2
Storage	1.2m2
Total	68.3m2

Ground Floor	Area
Living	25.3m2
Dining	16.7m2
Kitchen	16.7m2
Clokes	2.5m2
Storage	0.9m2
Total	75.6m2

Lower Ground Floor	Area
Bedroom 4 + Ensuite	17m2
Garden Room	18.2m2
Utility	4.7m2
Storage	15m2
Total	75.6m2

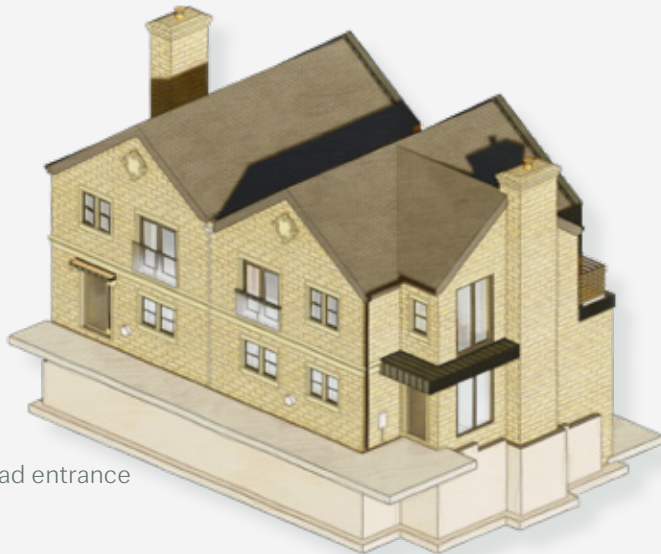
ELEVATIONS PLOTS 2 & 1



View from the riverside



East Elevation



View from the road entrance

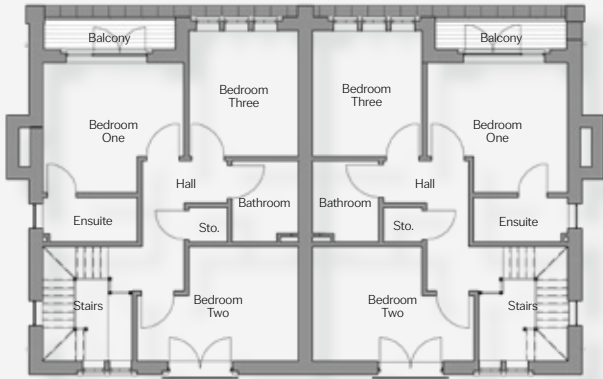


West Elevation

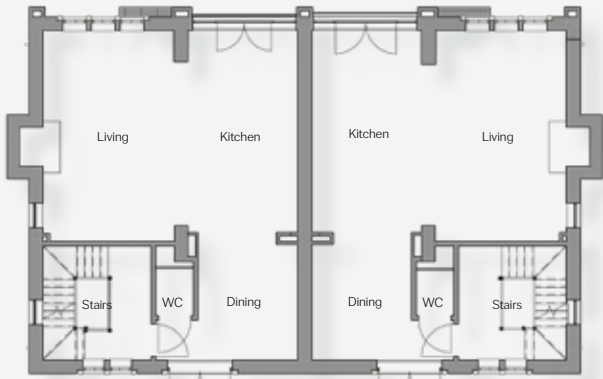
FLOORPLANS PLOTS 4 & 3

Plot 4 - House No.5

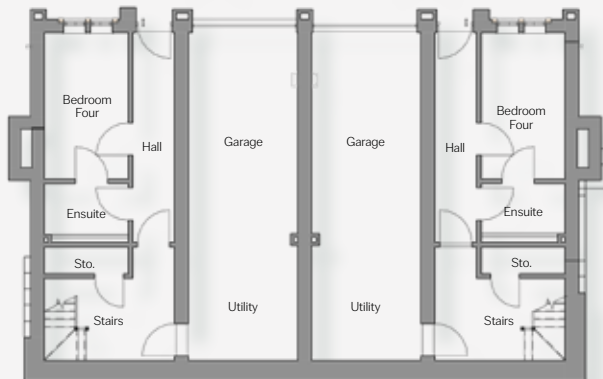
First Floor	Area
Balcony	3m2
Bedroom 1 + Ensuite	16m2
Bedroom 2	12m2
Bedroom 3	11m2
Bathroom	4m2
Storage	1m2
Total	62m2



Ground Floor	Area
Living	22m2
Dining	10.6m2
Kitchen	18.5m2
WC	1.6m2
Total	65m2



Lower Ground Floor	Area
Bedroom 4 + Ensuite	13m2
Garage	18m2
Utility	10m2
Storage	2m2
Total	33m2



Plot 3 - House No.7

First Floor	Area
Balcony	3m2
Bedroom 1 + Ensuite	16m2
Bedroom 2	12m2
Bedroom 3	11m2
Bathroom	4m2
Storage	1m2
Total	62m2

Ground Floor	Area
Living	22m2
Dining	10.6m2
Kitchen	18.5m2
WC	1.6m2
Total	65m2

Lower Ground Floor	Area
Bedroom 4 + Ensuite	13m2
Garage	18m2
Utility	10m2
Storage	2m2
Total	33m2

ELEVATIONS PLOTS 4 & 3



View from the riverside



View from the road entrance



East Elevation



West Elevation

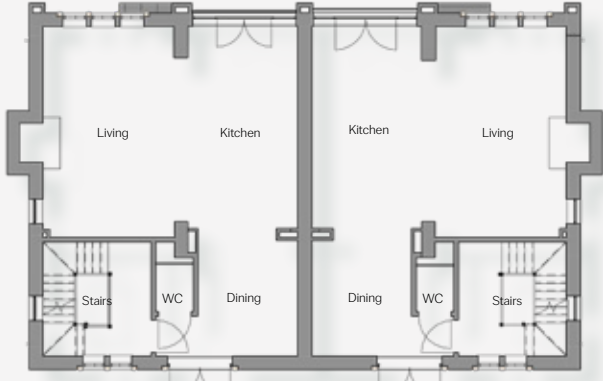
FLOORPLANS PLOTS 6 & 5

Plot 6 - House No.9

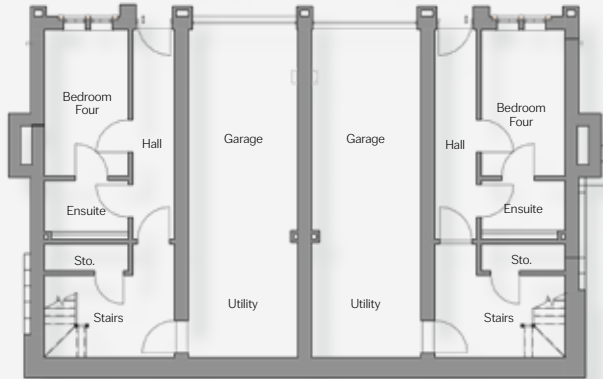
First Floor	Area
Balcony	3m2
Bedroom 1 + Ensuite	16m2
Bedroom 2	12m2
Bedroom 3	11m2
Bathroom	4m2
Storage	1m2
Total	62m2



Ground Floor	Area
Living	22m2
Dining	10.6m2
Kitchen	18.5m2
WC	1.6m2
Total	65m2



Lower Ground Floor	Area
Bedroom 4 + Ensuite	13m2
Garage	18m2
Utility	10m2
Storage	2m2
Total	33m2



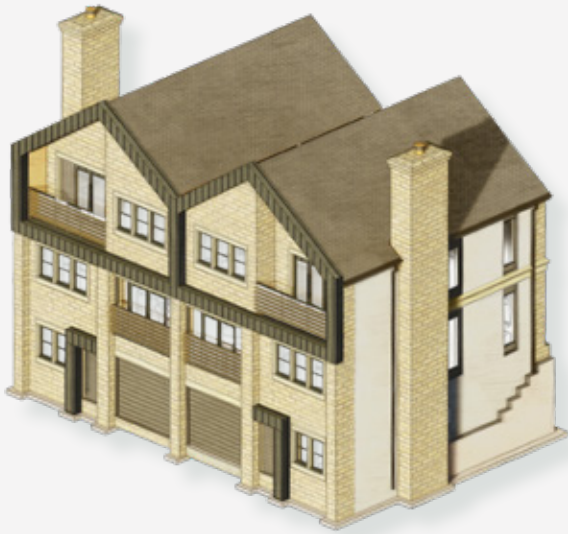
Plot 5 - House No.11

First Floor	Area
Balcony	3m2
Bedroom 1 + Ensuite	16m2
Bedroom 2	12m2
Bedroom 3	11m2
Bathroom	4m2
Storage	1m2
Total	62m2

Ground Floor	Area
Living	22m2
Dining	10.6m2
Kitchen	18.5m2
WC	1.6m2
Total	65m2

Lower Ground Floor	Area
Bedroom 4 + Ensuite	13m2
Garage	18m2
Utility	10m2
Storage	2m2
Total	33m2

ELEVATIONS PLOTS 6 & 5



View from the riverside



View from the road entrance



East Elevation



West Elevation

VIEWINGS

For viewings, please contact the sole agent's Ilkley Office on 01943 600655.

Alternatively, Paul Wilson can be reached on 07802 330 436 or by email pkw@dacres.co.uk



DISCLAIMER

1/ These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 2/ All illustrations are for identification purposes only and are not to scale. 3/ Measurements have been obtained during the build programme and may be subject to variation due to finish levels. They should not be relied on as being sufficiently accurate for sizing of floor coverings etc. 4/ There is no implication that an item is included within the sale by virtue of its inclusion within any photograph or CGI image. 5/ The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not.

Local Authority
The City of Bradford Metropolitan District Council. Council tax band to be assessed.

Tenure
The properties will be sold freehold and a service charge to contribute to the cost of the communal areas will be levied; the amount is subject to confirmation at the time of print, as are Council Tax assessments.

Services
Mains water, electricity and drainage installed. Hot water and central heating supplied by air source heating system. Electric underfloor heating to the lower ground floor.

Garage with EV charge point, and off-street driveway parking.
Internet & Mobile Coverage
For information on Internet and Mobile coverage access the Ofcom website from at <https://checker.ofcom.org.uk/>

Flooding
For information on flood risks please Check for flooding in England - GOV.UK.

Agent's Notes
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.



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CONSTRUCTION BY



ARCHITECTURE BY

