



THE OLD FARMYARD

NETHERTOWN DRIGHLINGTON

SHAUN
MELLOR

PROPERTY

THE OLD FARMYARD
DRIGHLINGTON



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DRIGHLINGTON

EXCEPTIONAL HOMES WITH HERITAGE



As a team we are proud to present this stunning new development which sits in the ever-loved area of Drighlington, Old Lane, Nethertown. With lots of popular amenities, we know this is the perfect place for your home.

The Old Farmyard offers a range of seven different house types, including spacious 2, 3, and 4 bedroom homes. Built to exacting standard, the properties on Old Lane are built in natural stone and the properties on Dreslinton Close are built in an Ivanhoe cottage blend and Katrina brick.

DRIGHLINGTON



AERIAL VIEW

ABOUT THE AREA
DRIFHLINGTON



Drighlington is a village and civil parish in the City of Leeds metropolitan district, West Yorkshire.

Historically part of the West Riding of Yorkshire, the village is 5 miles southwest of Leeds, giving you the best of both worlds, village and city life.



themanorleeds.co.uk





ACCESS TO PRIMARY & NEIGHBOURING HIGH SCHOOLS

5 REASONS WHY DRIGHLINGTON IS A GREAT PLACE TO LIVE

1. SCHOOLS

Drighlington Primary School is located in the village and has been rated by Ofsted as Good. It has also been recognised for the School's focus on safety and well-being.

In the neighbouring town and village of Morley and Farnley is where you will find the Ofsted outstanding High Schools, which are just a short 10-15 minute drive away.

2. TRANSPORT

Drighlington has great motorway links such as M621 A1 link and M62 M1 link which makes it great for commuting around the country.

Leeds Bradford Airport is only a 30-minute drive away and major rail networks operate into and out of Leeds city centre. By bus you can be in Leeds within 30 minutes.

TRAIN STATIONS

- Morley** 2.0 Miles
- Batley** 2.9 Miles
- Bramley** 2.9 Miles

30 MINUTES FROM LEEDS BRADFORD AIRPORT



3. SHOPPING

There are many opportunities to go shopping when living in Drighlington. Birstall Retail Park is only around the corner and offers everything from fashion to home-wares.

The White Rose Centre is only a short drive away, which has over 120 shops to choose from. Leeds City Centre is also only a short drive away and offers some of the biggest brands, the best boutiques, and those cool and quirky finds that markets and independents are renowned for.

4. DINING OUT

There are many great places to dine out in Drighlington, Whether you're looking for a drink, a quick bite or an evening meal.

The Spotted Cow is a pub steeped in history and a fantastic place to visit for a drink or a meal. If you fancy something a little more spicy you can visit the award-winning Indian restaurant Prashad, or visit the locals favourite, The 6 Acres, a traditional family bar & restaurant surrounded by lovely country views.

5. LEISURE

The Manor Golf Club is a brilliant way to start your fun packed day in the local area which includes a country club along with a golf course and a driving range so everyone can join in the fun!

Down the road is Tong Garden Centre which offers an outdoor and soft indoor play area for children, lots of knowledgeable information about animals and wildlife, along with great restaurants ready for family time.



CLOSE BY



BIRSTALL RETAIL PARK
THE WHITE ROSE CENTRE
LEEDS CITY CENTRE

Spotted Cow Pub & Dining	0.5 Miles
Co-Op Food	0.6 Miles
Prashad Indian Cuisine	0.6 Miles
Amico Espresso Café Bar	0.8 Miles
Walkers Pie Shop	0.9 Miles
The Manor Golf Club	1.1 Miles
Six Acres Carvery & Dining	1.3 Miles
Tong Garden Centre	1.9 Miles

SITE PLAN



THE OLD FARMYARD
DRIGHLINGTON

PROPERTY TYPES



THE WHITEHALL

3 BED DETACHED
PLOTS 1, 8



THE OXFORD

4 BED SEMI-DETACHED
PLOTS 2, 3, 5, 13



THE YORKSHIRE

4 BED DETACHED
PLOTS 4, 7, 14, 18, 21



THE CHESTER

3 BED SEMI-DETACHED
PLOTS 22, 23 & 26



THE HAMPSHIRE

4 BED SEMI-DETACHED
PLOTS 6, 10, 11, 12, 19, 20,
24, 25, 27, 29, 30



THE BERKSHIRE

4 BED DETACHED
PLOTS 9, 28



THE ETON

2 BED TERRACE
PLOTS 15, 16, 17, 36

THE OLD FARMYARD
DRIFHLINGTON

THE YORKSHIRE

THE OLD FARMYARD
DRIGHLINGTON

A NEW DEVELOPMENT

PLOT 22

THE WHITEHALL

3 BED DETACHED





THE WHITEHALL

3 BED DETACHED, 1584^{SQFT}

PLOTS 1 & 8

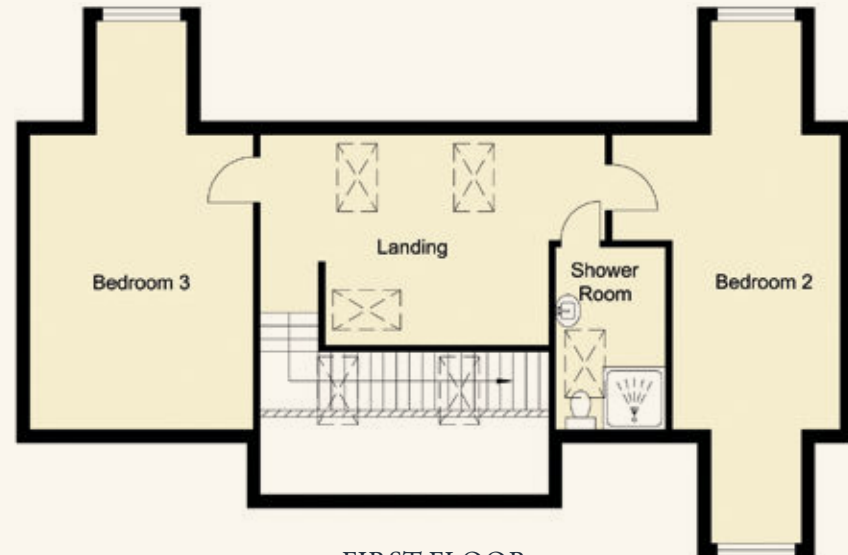
This three bed new build, detached dormer bungalow welcomes you with the entrance hall which leads to a large fully fitted kitchen, a good size living room, downstairs W/C along with the master bedroom and en-suite bathroom.

Upstairs presents you with 2 further bedrooms along with a shower room. The property also offers a single garage / car port unit along with lawned areas in the front and rear gardens.

Living Room	5.14m x 3.45m	16'10" x 11'4"
Kitchen/Dining	8.80m x 3.66m	28'10" x 12'0"
Bedroom 1	4.99m x 3.59m	16'4" x 11'9"
En-suite	2.79m x 2.20m	9'2" x 7'3"
W/C	2.20m x 1.50m	7'3" x 4'11"
Bedroom 2	4.54m x 3.52m	14'11" x 11'7"
Bedroom 3	4.54m x 3.33m	14'11" x 10'11"
Shower Room	2.81m x 1.70m	9'3" x 5'7"



GROUND FLOOR



FIRST FLOOR

THE OXFORD

4 BED SEMI-DETACHED





THE OXFORD

4 BED SEMI-DETACHED, 1302^{SQFT}

PLOTS 2, 3, 5, 13

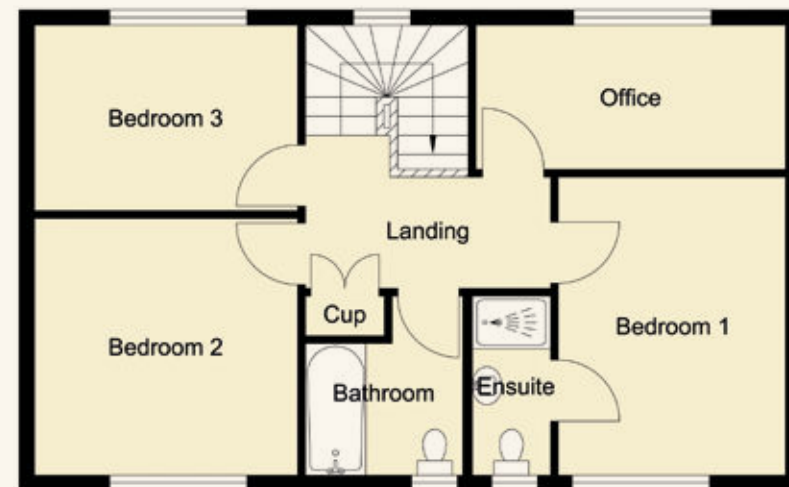
This 4 bed property welcomes you with an entrance hall which leads to the downstairs W/C, the large fully fitted kitchen diner and a good size living room.

Upstairs leads to the master bedroom with an en-suite shower room, the family bathroom and a further 3 bedrooms. The property also offers a single garage / car port unit along with lawned areas in the front and rear gardens.

Living Room	5.87m x 3.44m	19'3" x 11'3"
Kitchen/Dining	7.47m x 4.04m	24'6" x 13'3"
W/C	1.92m x 1.10m	6'4" x 3'7"
Bedroom 1	3.89m x 2.96m	12'9" x 9'9"
Bedroom 2	3.44m x 3.35m	11'3" x 11'0"
Bedroom 3	3.44m x 2.42m	11'3" x 7'11"
Office	4.04m x 1.88m	13'3" x 6'2"
Bathroom	2.33m x 2.08m	7'8" x 6'10"
En-suite	2.33m x 1.02m	7'8" x 3'4"



GROUND FLOOR



FIRST FLOOR

THE YORKSHIRE

4 BED DETACHED





THE YORKSHIRE

4 BED DETACHED, 1302^{SQFT}

PLOTS 4, 7, 14, 18, 21

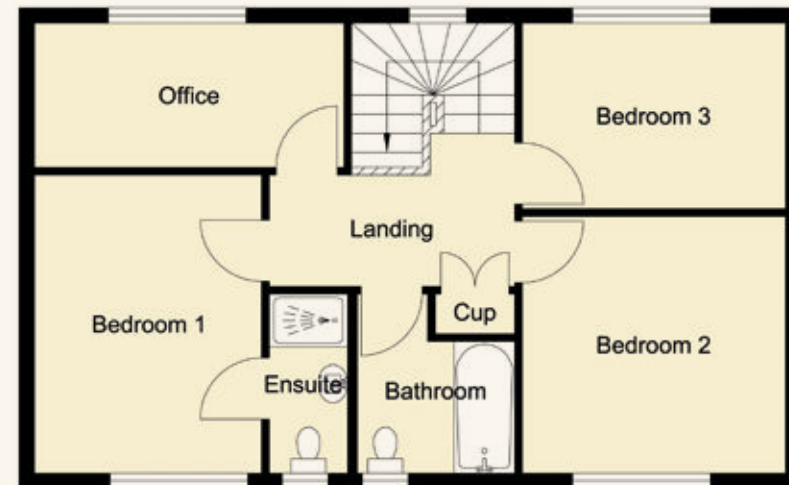
This 4 bed property welcomes you with an entrance hall which leads to the downstairs W/C, the large fully fitted kitchen diner and a good size living room.

Upstairs leads to the master bedroom with an en-suite shower room, the family bathroom and a further 3 bedrooms. The property also offers a single garage / car port unit along with lawned areas in the front and rear gardens.

Living Room	5.87m x 3.44m	19'3" x 11'3"
Kitchen/Dining	7.47m x 4.04m	24'6" x 13'3"
W/C	1.92m x 1.10m	6'4" x 3'7"
Bedroom 1	3.89m x 2.96m	12'9" x 9'9"
Bedroom 2	3.44m x 3.35m	11'3" x 11'0"
Bedroom 3	3.44m x 2.42m	11'3" x 7'11"
Office	4.04m x 1.88m	13'3" x 6'2"
Bathroom	2.33m x 2.08m	7'8" x 6'10"
En-suite	2.33m x 1.02m	7'8" x 3'4"



GROUND FLOOR



FIRST FLOOR

THE CHESTER

3 BED SEMI-DETACHED





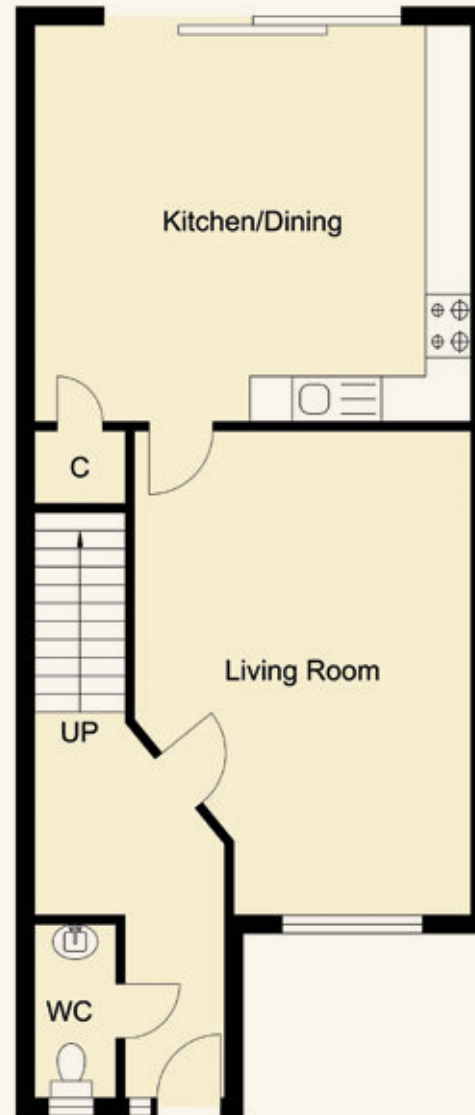
THE CHESTER

3 BED SEMI-DETACHED, 1044^{SQFT}
PLOTS 22, 23 & 26

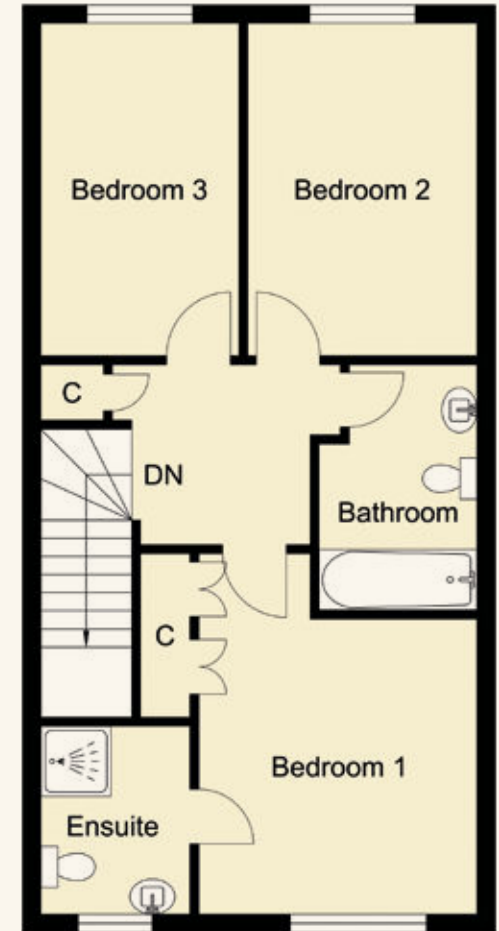
On entry to this three bed semi-detached property you are greeted with a hallway that leads to the downstairs W/C and the family lounge which allows excess to the good size kitchen/dining room.

To the first floor is the master bedroom with an en-suite shower room, the family bathroom and two further bedrooms. The property may offer a single garage or 3x parking spaces, along with lawned areas to the front and rear gardens.

Living Room	5.34m x 3.70m	17'6" x 12'2"
Kitchen/Dining	4.80m x 4.37m	15'9" x 14'4"
Bedroom 1	3.25m x 3.06m	10'8" x 10'0"
Bedroom 2	3.66m x 2.55m	12'0" x 8'4"
Bedroom 3	3.66m x 2.18m	12'0" x 7'2"
Bathroom	1.74m x 2.70m	5'8" x 8'10"
En-suite	1.64m x 2.07m	5'5" x 6'9"



GROUND FLOOR



FIRST FLOOR

THE HAMPSHIRE

4 BED SEMI-DETACHED





THE HAMPSHIRE

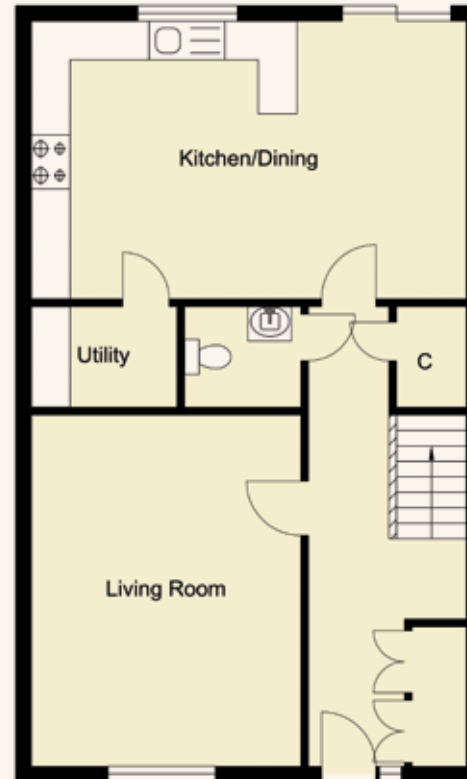
4 BED SEMI-DETACHED, 1168^{SQFT}

PLOTS 6, 10, 11, 12, 19, 20, 24, 25, 27, 29, 30

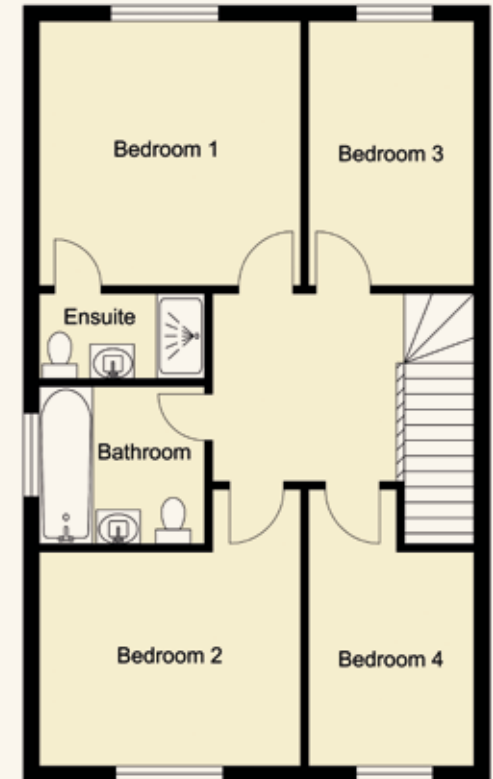
The 4 bed semi-detached property offers an entrance hall which leads to the living room, the downstairs W/C and the kitchen diner which leads to the utility room.

To the first floor is the master bedroom with an en-suite shower, the family bathroom and a further 3 bedrooms. The property may offer a single garage / car port unit or 3x parking spaces along with a lawned area to the front and rear garden.

Living Room	3.48m x 4.54m	11'5" x 14'11"
Kitchen/Dining	5.62m x 3.59m	18'5" x 11'9"
Utility	1.88m x 1.30m	6'2" x 4'3"
Bedroom 1	3.38m x 3.42m	11'1" x 11'3"
Bedroom 2	3.38m x 2.77m	11'1" x 9'1"
Bedroom 3	2.14m x 3.42m	7'0" x 11'3"
Bedroom 4	2.14m x 2.77m	7'0" x 9'1"
Bathroom	2.14m x 2.04m	7'0" x 6'8"
En-suite	2.14m x 1.10m	7'0" x 3'7"



GROUND FLOOR



FIRST FLOOR

THE OLD FARMYARD
DRIFHLINGTON



THE OLD FARMYARD
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THE HAMPSHIRE

PLOTS 29 & 30

THE BERKSHIRE

4 BED DETACHED





THE BERKSHIRE

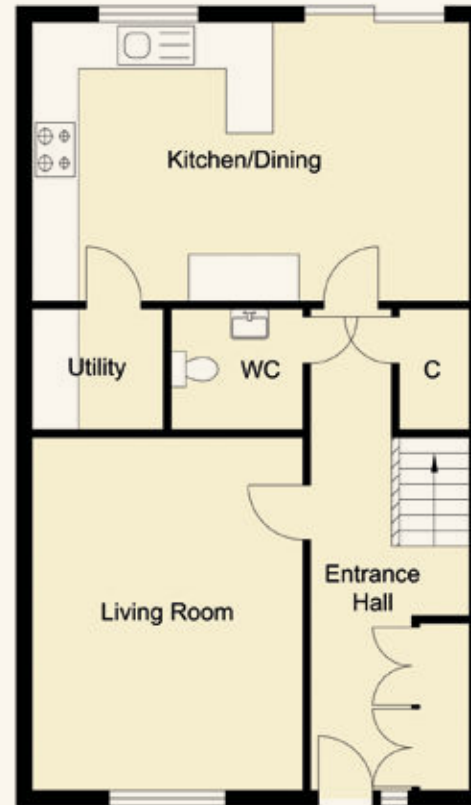
4 BED DETACHED, 1168^{SQFT}

PLOTS 9, 28

The 4 bed detached property offers an entrance hall which leads to the living room, the downstairs W/C and the kitchen diner which leads to the utility room.

To the first floor is the master bedroom with an en-suite shower, the family bathroom and a further 3 bedrooms. The property may offer a single garage / car port unit or 3x parking spaces along with a lawned area to the front and rear garden.

Living Room	4.54m x 3.48m	14'11" x 11'5"
Kitchen/Dining	5.62m x 3.59m	18'8" x 11'9"
Utility	1.69m x 1.55m	5'7" x 5'1"
W/C	1.69m x 1.55m	5'7" x 5'1"
Bedroom 1	3.42m x 3.38m	11'3" x 11'1"
Bedroom 2	3.38m x 2.77m	11'1" x 9'1"
Bedroom 3	3.42m x 2.14m	11'3" x 7'0"
Bedroom 4	2.77m x 2.14m	9'1" x 7'0"
Bathroom	2.14m x 1.99m	7'0" x 6'6"
En-suite	2.14m x 1.40m	7'0" x 4'7"



GROUND FLOOR



FIRST FLOOR

THE ETON

2 BED TERRACE





THE ETON

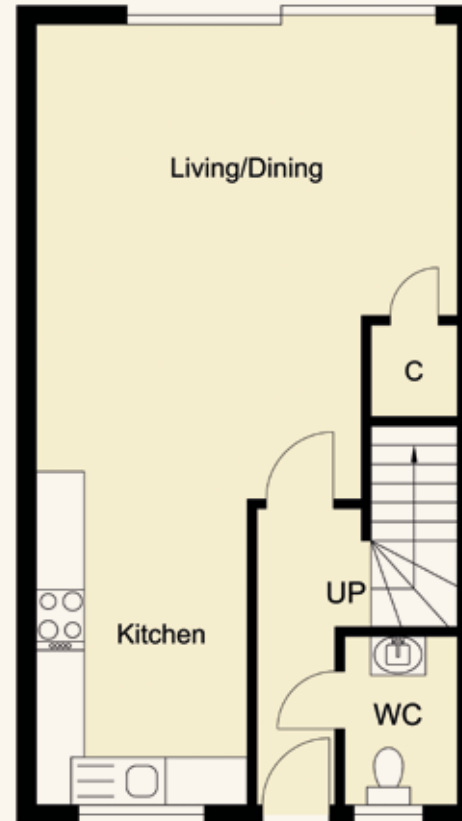
2 BED TERRACE, 755^{SQFT}

PLOTS 15, 16, 17, 36

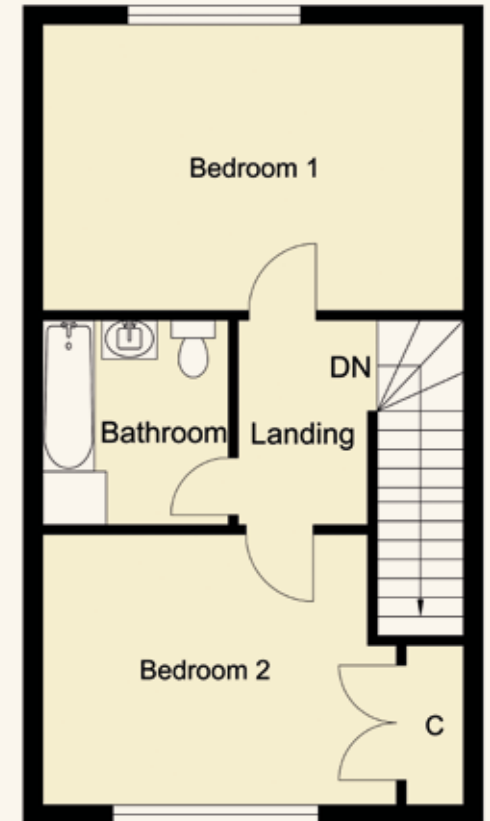
This 2 bed terraced offers a downstairs W/C, a fitted kitchen and a large dining/living room.

The first floor offers 2 double bedrooms along with the 3-piece family bathroom, including an overhead shower. The property also offers lawned areas in the front and rear gardens.

Living/Dining	4.39m x 8.16m	14'5" x 26'9"
Bedroom 1	4.39m x 2.99m	14'5" x 9'10"
Bedroom 2	4.39m x 2.83m	14'5" x 9'4"
Bathroom	1.94m x 2.14m	6'4" x 7'0"



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS TO SUIT YOU

At the Old Farmyard you will find the standard level of specification, that is anything but standard. We source the best products ensuring we give you the superior home you can be proud of.

KITCHEN/FAMILY ROOM

- A choice of 3 kitchens from the Magnet range *(2-3 colours per range)*
- LVT flooring of choice *(Kitchen & hallway only, samples available)*
- Fitted extractor, oven, hob and fridge freezer

SECURITY

- Intruder alarm
- Smoke detectors
- Locks to all windows
- Chain stay on entrance door
- Composite door with anti-snap lock



BATHROOM

- Tiled half height (*Available to see on-site*)
- Fully tiled shower and bath areas
- Shower over bath, toilet, sink & towel radiator

DOWNSTAIRS W/C

- Tiled floor and splash back for sink
- Toilet, sink, towel radiator & pendent light

EN-SUITE

- Shower cubicle, twin head shower
- Toilet and sink over vanity unit
- Tiled to compliment the main bathroom



BEDROOMS

- Carpeted in one colour of choice throughout
- TV aerial point
- At least 3 double sockets per bedroom

WINDOWS

- PVC double glazed, anthracite external, white internal with brushed steel handles

INTERNAL DOORS

- Oak doors
- Brushed steel ironmongery

EVERYDAY
COMFORT

EXTERNAL

- Patio area (3x3) Marshall stone effect
- Lawned garden
- Tarmacadam driveway
- Up/down lights to sides of entrance
- Doors with security light on the side of house
- Doorbell
- External tap to rear

GARAGE

If the property has a garage, there will be a small consumer unit, a light and one double socket.

Single up-and-over door in black



HEATING

- Under-floor heating to ground floor
- Gas Boiler
- Radiators to the 1st floor

ELECTRICAL

- 2x Solar panels
- Brushed steel sockets and switches with black inserts
- Pendant lights throughout
- Dome lights in bathroom
- Down lights in kitchen
- Electrical car charging point
- LED lighting throughout



CUSTOMISING YOUR SPACE

Spaces for additional kitchen appliances such as a washer, dryer and dishwasher can be provided and we can supply and fit these on request. Additionally, an upgrade of certain items may also be available on request.

Please ask for details

WARRANTY

ICW 10 year new build warranty

ICW have tens of thousands of projects currently on cover, they are one of the largest suppliers of home warranties in the UK and are one of only a few UK national warranty providers to have had their systems and procedures fully certified by the Chartered Trading Standards Institute.

97% of mortgage lenders, based on volume, are served by them. They have a thorough inspection regime carried out by their national network of experienced surveyors who all hold professional qualifications from CIOB and CABE.



THE OLD FARMYARD
DRIGHLINGTON

CONTEMPORARY LIVING

THE OLD FARMYARD
DRIFHLINGTON



PLOT 21



SHAUN
MELLOR

PROPERTY

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DRIGHLINGTON

ARRANGE A VIEWING WITH SHAUN MELLOR



Contact our friendly team of experts to book your viewing today

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