

# 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover. 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

BCP **Bin Collection Point**

BS **Bin Store**

S/S **Sub station**

 **Public Open Space**

 **Existing Trees**

**SH** **Show Home**

**MS** **Marketing Suite**



[barratthomes.co.uk](http://barratthomes.co.uk)

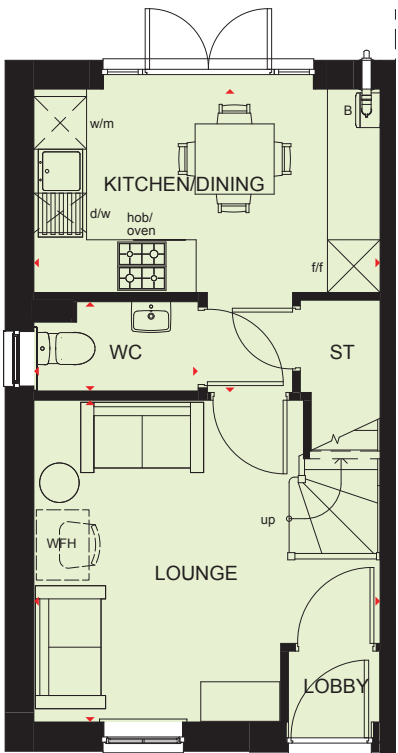




2 BEDROOM TERRACED HOME



- 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

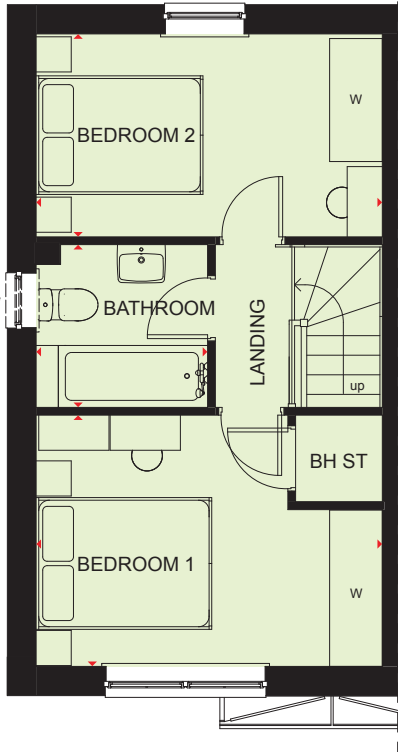


Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

\*Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

KEY	B	Boiler	w/m	Washing machine space	WFH	Working from home space
	ST	Store	d/w	Dishwasher space	W	Wardrobe space
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location

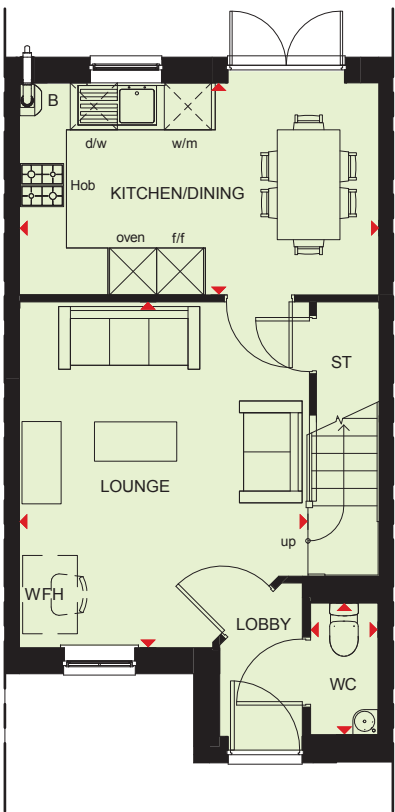


# PALMERSTON

## 3 BEDROOM HOME



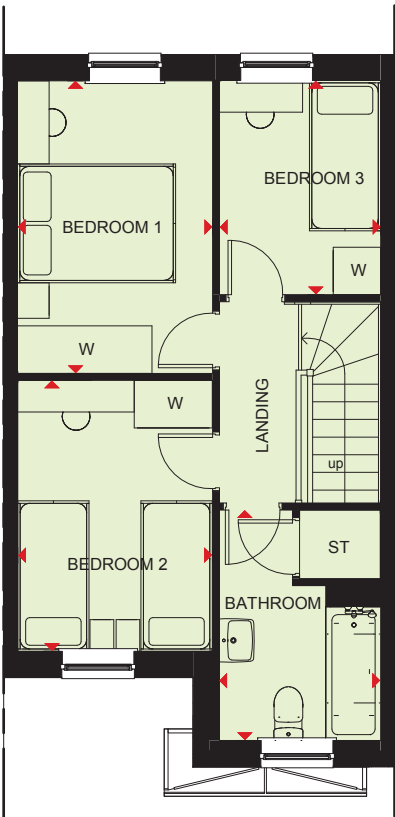
- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden,
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms, a single bedroom and family bathroom



### Ground Floor

Lounge	3683 x 4411 mm	12'1" x 14'6"
Kitchen/Dining	4588 x 2706 mm	15'1" x 8'11"
WC	860 x 1680 mm	2'10" x 5'6"

(Approximate dimensions)



### First Floor

Bedroom 1	2469 x 3695 mm	8'1" x 12'1"
Bedroom 2	2464 x 3422 mm	8'1" x 11'3"
Bedroom 3	2036 x 2706 mm	6'8" x 8'11"
Bathroom	2036 x 2913 mm	6'8" x 9'7"

(Approximate dimensions)

### KEY

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

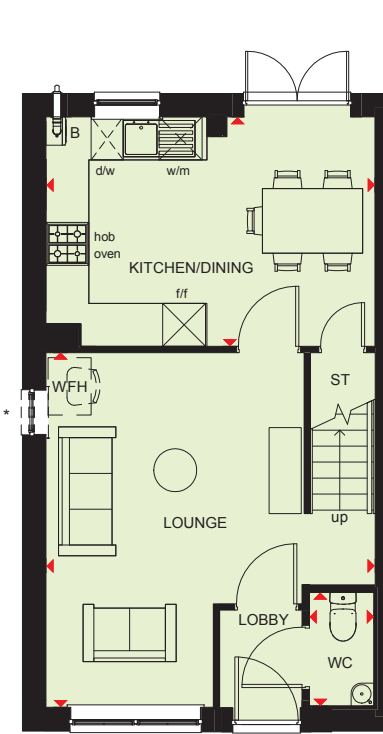


# MAIDSTONE

## 3 BEDROOM HOME



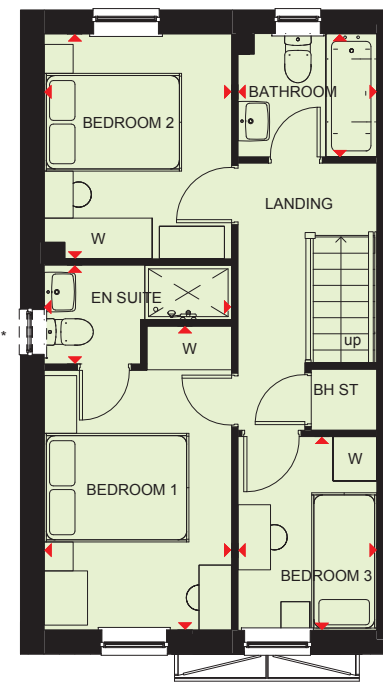
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom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



### Ground Floor

Lounge	4598 x 4950 mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

(Approximate dimensions)  
\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



### First Floor

Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
En suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

(Approximate dimensions)  
\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location

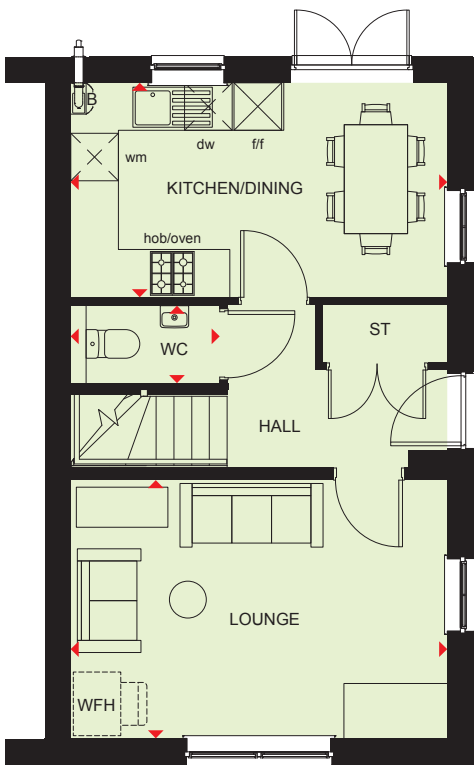


# MORESBY

## 3 BEDROOM HOME



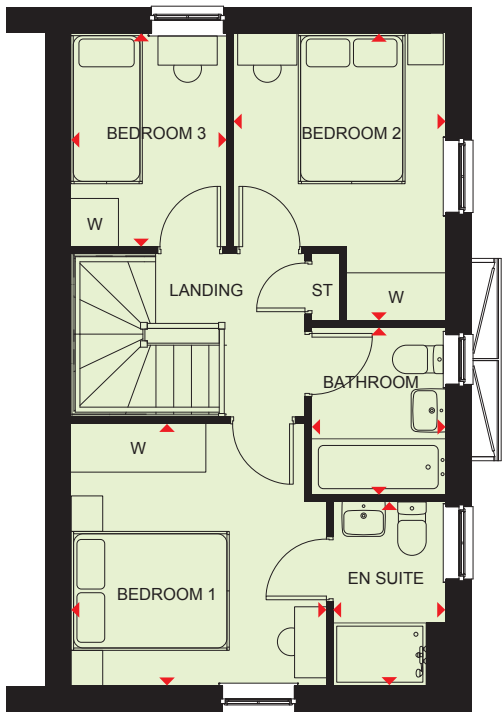
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'7" x 8'10"
WC	1877 x 976 mm	6'2" x 3'2"

(Approximate dimensions)



### First Floor

Bedroom 1	3229 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2677 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

(Approximate dimensions)

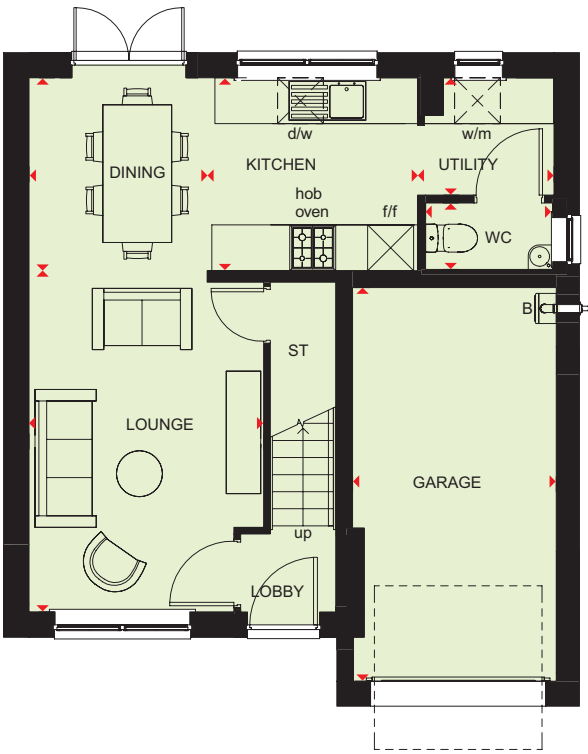
KEY	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀ ▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



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	3067 x 4457 mm	10'1" x 14'7"
Kitchen	2750 x 2523 mm	9'0" x 8'3"
Dining	2330 x 2523 mm	7'8" x 8'3"
Utility	1784 x 1533 mm	5'10" x 5'0"
WC	1662 x 869 mm	5'5" x 2'10"
Garage	2663 x 5142 mm	8'9" x 16'10"

(Approximate dimensions)



First Floor

Bedroom 1	2770 x 4361 mm	9'1" x 14'4"
En suite	2026 x 1412 mm	6'8" x 4'8"
Bedroom 2	3072 x 3829 mm	10'1" x 12'7"
Bedroom 3	2722 x 3284 mm	8'11" x 10'9"
Bathroom	1950 x 1913 mm	6'5" x 6'3"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	w	Wardrobe space
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location

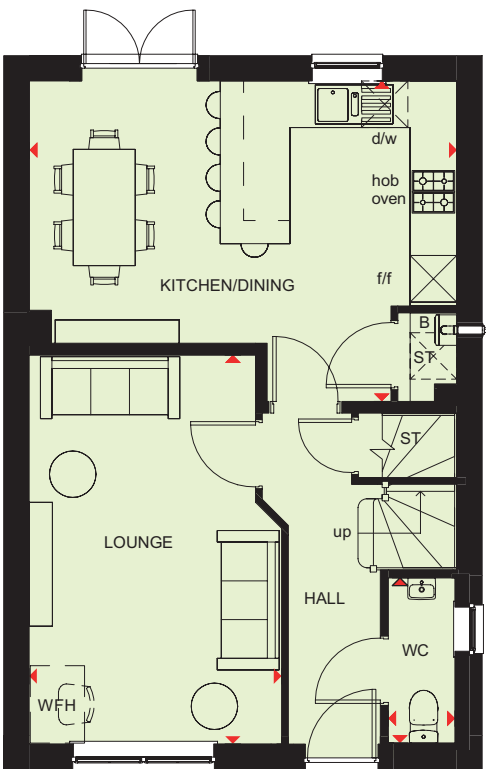


# CHESTER

## 4 BEDROOM DETACHED HOME



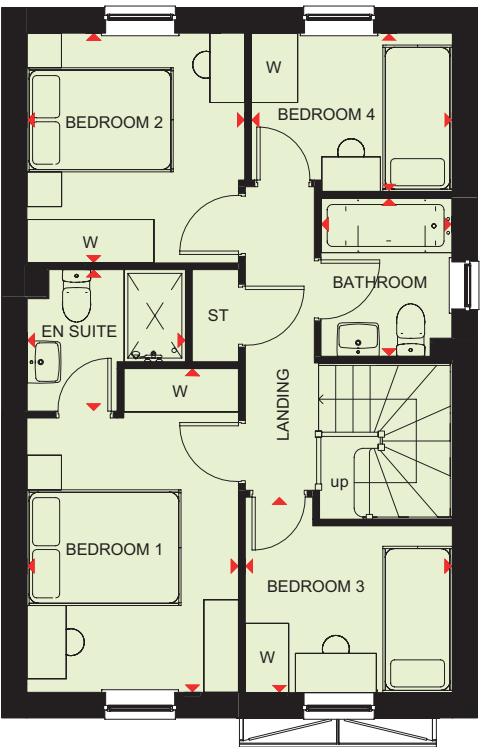
- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with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



### Ground Floor

Lounge	3259 x 5016 mm	10'8" x 16'5"
Kitchen/Dining	5515 x 4135 mm	18'1" x 13'7"
WC	860 x 2130 mm	2'10" x 7'0"

(Approximate dimensions)



### First Floor

Bedroom 1	2746 x 4200 mm	9'0" x 13'9"
En suite	2053 x 1835 mm	6'9" x 6'0"
Bedroom 2	2826 x 2981 mm	9'3" x 9'9"
Bedroom 3	2686 x 2537 mm	8'10" x 8'4"
Bedroom 4	2606 x 2055 mm	8'7" x 6'9"
Bathroom	1698 x 2048 mm	5'7" x 6'9"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	WFH	Working from home space		
	d/w	Dishwasher space	W	Wardrobe space		

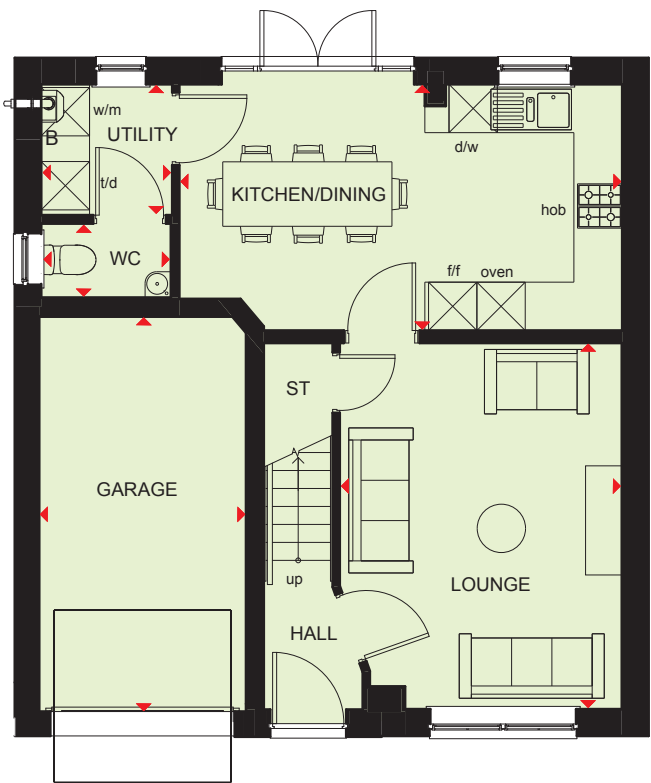


# WINDERMERE

## 4 BEDROOM DETACHED HOME



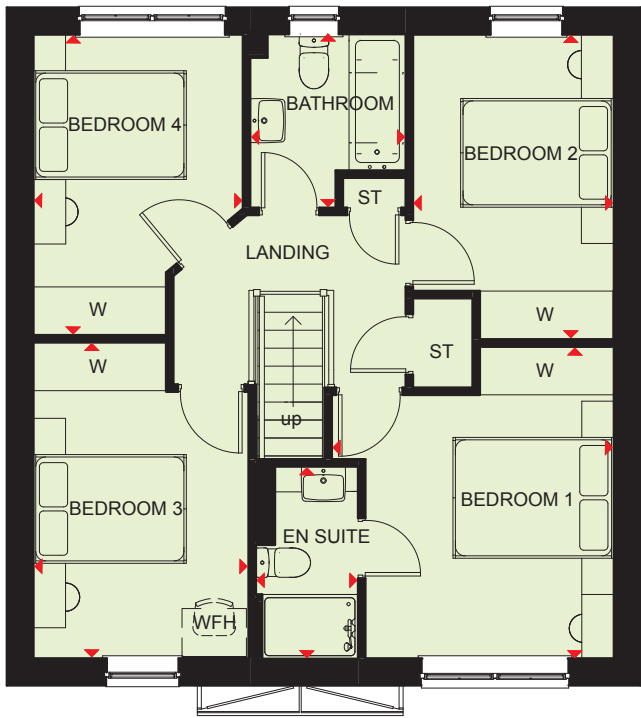
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for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



### Ground Floor

Lounge	3501 x 4543 mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3055 mm	18'0" x 10'0"
Utility	1627 x 1623 mm	5'4" x 5'4"
WC	1593 x 918 mm	5'3" x 3'0"
Garage	2568 x 4900 mm	8'5" x 16'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3506 x 3874 mm	11'6" x 12'9"
En suite	1272 x 2390 mm	4'2" x 7'10"
Bedroom 2	2498 x 3786 mm	8'2" x 12'5"
Bedroom 3	2675 x 3926 mm	8'9" x 12'11"
Bedroom 4	2604 x 3734 mm	8'7" x 12'3"
Bathroom	1934 x 2158 mm	6'4" x 7'1"

(Approximate dimensions)

KEY	B	Boiler	dw	Dishwasher space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location

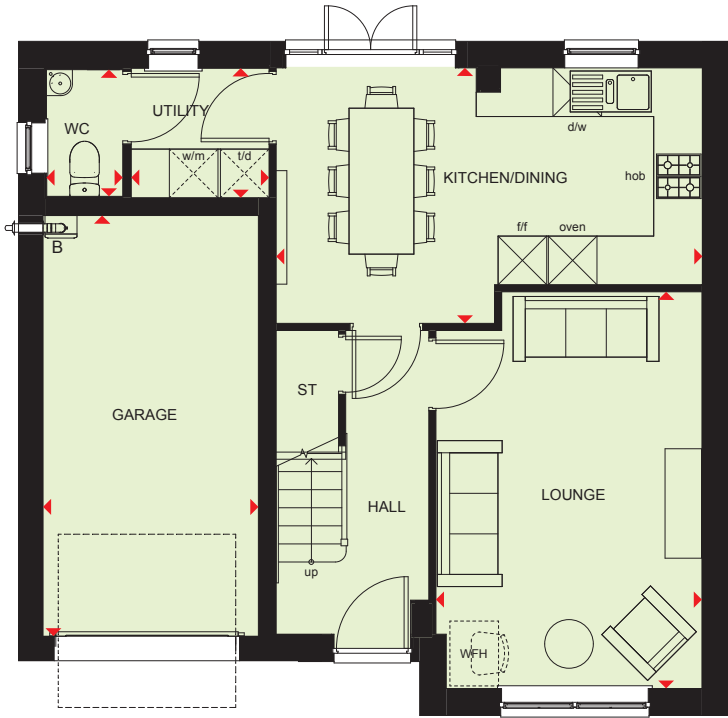


# RIPON

## 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	3282 x 4893 mm	10'9" x 16'1"
Kitchen/Dining	5259 x 3151 mm	17'3" x 10'4"
Utility	1700 x 1597 mm	5'7" x 5'3"
WC	942 x 1563 mm	3'1" x 5'2"
Garage	2657 x 5189 mm	8'9" x 17'0"

(Approximate dimensions)



### First Floor

Bedroom 1	4196 x 4063 mm	13'9" x 13'4"
En suite	2011 x 1761 mm	6'7" x 5'9"
Bedroom 2	3174 x 3499 mm	10'5" x 11'6"
Bedroom 3	2764 x 3769 mm	9'1" x 12'4"
Bedroom 4	2888 x 3123 mm	9'6" x 10'3"
Bathroom	2046 x 1899 mm	6'9" x 6'3"

(Approximate dimensions)

KEY	B	Boiler	d/w	Dishwasher space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location



# 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	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

(Approximate dimensions)

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



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	3380 x 4938 mm	11'1" x 16'2"
Kitchen/ Dining/Family	5501 x 4000 mm	18'1" x 13'1"
WC	864 x 1742 mm	2'10" x 5'9"
Utility	1771 x 1776 mm	5'10" x 5'10"
Garage	2655 x 5240 mm	8'9" x 17'2"

(Approximate dimensions)  
\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



First Floor

Bedroom 1	3536 x 3775 mm	11'7" x 12'5"
En suite	2698 x 1801 mm	8'10" x 5'11"
Bedroom 2	3536 x 3622 mm	11'7" x 11'11"
Bedroom 3	3108 x 3655 mm	10'2" x 12'0"
Bedroom 4	2853 x 3463 mm	9'4" x 11'4"
Bathroom	2076 x 1959 mm	6'10" x 6'5"

(Approximate dimensions)  
\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

KEY	B	Boiler	dw	Dishwasher space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location

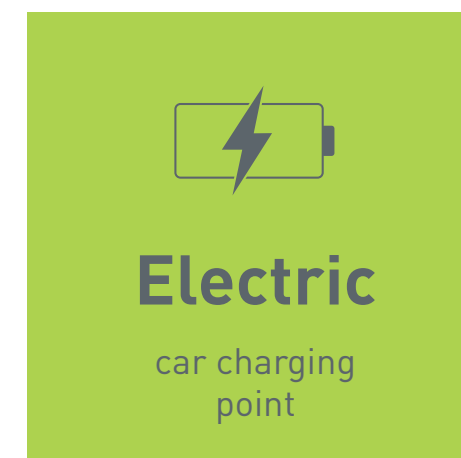


# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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.



†Based on Government and Ofgem data in the HBF “Watt a Save” reports which provide annual average usage figures for existing homes vs new-build homes in the UK.

^^Indicative figures, based on HBF data published October 2024. Based on the average new build household using 96,000 litres of water per year, compared to 130,000 litres used by occupants of existing properties



# 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.





**barratthomes.co.uk**  
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