



# Greenholme News

IRON ROW  
BURLEY IN WHARFEDALE  
ILKLEY



HOMES BY

**CHARTFORD**

*The Difference is the Detail*



HOMES BY  
**CHARTFORD**

# The Difference is the Detail

**We are place creators and home makers, developing inspiring new neighbourhoods where people love to live.**

We'll make your home purchasing experience truly special, from reliably excellent customer service to next-level craftsmanship throughout our builds. We're about the detailing at every stage.

## WELL ESTABLISHED



Our foundations are built on rich expertise and knowledge of the latest trends, allowing us to create stylish and practical modern builds.

## IN THE DETAIL



You decide the details and we'll make sure your home is crafted to the highest quality.

## BUILDING RELATIONSHIPS



We are committed to delivering excellent customer service to you and ensuring your satisfaction during and after purchasing your new home.



# perfectly

PLACED VILLAGE



## A VILLAGE PERFECTLY PLACED

Burley in Wharfedale is a wonderful place to settle and put down roots, it's a sought-after village with a thriving community spirit. Situated in the Wharfe Valley, surrounded by countryside and conveniently placed for easy access to Leeds, Harrogate and the spa town of Ilkley. The village benefits from a good range of local amenities including its own railway station, a doctor's surgery, post office and two primary schools. There are also local shops, a pharmacy, children's nurseries, churches, hairdressers, pubs and cafés.



## A SENSE OF COMMUNITY

There is a real sense of community in the village and Greenholme Mews is perfectly placed to enjoy all that Burley in Wharfedale has to offer. Grange Park in the heart of the village, is where you will find the children's play area, the crown green bowling club and the iconic Round House which was built in 1840. Also central to the village, is the library, the cricket club, the scout and guide group and a variety of other sporting and recreational facilities. The village has its own nature reserve and in the summer months the main street is adorned by floral displays.





Ilkley



The Cow & Calf, Ilkley Moor



Local schools

# discover

## THE BEST OF BOTH WORLDS

### AN AREA OF BEAUTY

Burley in Wharfedale presents the best of both worlds, beautifully blending village life in an enviable and rural location with exceptional access to the best of what Yorkshire has to offer. There are many outdoor opportunities for walking, cycling and generally enjoying the beautiful Wharfe valley's countryside. With walks on the doorstep, the River Wharfe stepping stones at Leather Bank cross to Askwith, Denton and beyond and high on the Burley Moor, the Twelve Apostles is a historical landmark set in a spectacular location and it is said to date back to the Bronze Age. Ilkley moor is famous for the Cow and Calf rock formations and the spa pool at White Wells which is popular throughout the year, both offer breath taking views.

### SURROUNDING AREAS

The surrounding areas are crammed full of beautiful locations for days out including the spa town of Ilkley, where you will find boutique shops, restaurants, cafés, supermarkets and of course the famous Betty's tea rooms. The town also enjoys its own cinema, King's Hall theatre, swimming pool including lido, golf club and tennis and squash club. Ilkley is also host to the longest running Literature Festival in the north.

Otley offers a variety of shopping experiences from local farmers markets to supermarkets and buzzing independent shops. Wander around the quaint cobbled streets and lanes where you will find historic pubs and eateries or take a stroll by the riverside in Wharfe Meadows Park, where there is a children's playground and a café. High on the hillside is The Chevin, often known as Otley Chevin, where you can enjoy walks, trails and on a clear day, long distance views.



### EDUCATION

Burley Oaks Primary School on Lanford Lane, Burley in Wharfedale received Ofsted's highest accolade, with inspectors calling the teaching 'extraordinary' after a flawless inspection. The school was rated 'Outstanding' in June 2022. Burley and Woodhead Church of England Primary School is a single form entry school and it is listed in the top 100 English state primary schools according to 'The Sunday Times, Parent Power Schools Guide 2022'. For younger children, the village boasts several nurseries and pre-schools.

Ilkley Grammar school is classed as 'Outstanding' by Ofsted. The publication of The Sunday Times Parent Power guide 2023 confirmed that Ilkley Grammar School is the North of England's highest attaining comprehensive secondary school based on GCSE results. Located on Cowpasture Road in Ilkley the school is easily accessed from Burley in Wharfedale via bus or train.

St Mary's, Menston Catholic Voluntary Academy is also classed as 'Outstanding' by Ofsted. Prince Henry's Grammar School, Otley comes twelfth place in the top state and grammar schools in the north according to The Sunday Times, where Parent Power overall tables ranks schools on their average performance using A-Level and GCSE outcomes from summer 2022.

For independent schools, the nearest are Bradford Grammar School and Woodhouse Grove School at Apperley Bridge.

CRAFTED FOR

# Life



## MODERN LIVING

The homes at Greenholme Mews have been designed with modern living in mind, where generous light-filled spaces provide flexible rooms for living and entertaining, or even working from home.

Each home has been crafted and considered with you in mind. Classic style meets contemporary clean lines to create the perfect setting suited to your lifestyle, with quality in every detail.

## 4 BEDROOM DETACHED OR SEMI DETACHED HOME

Plots 1,3

# THE DENTON

*Greenholme Meadows*



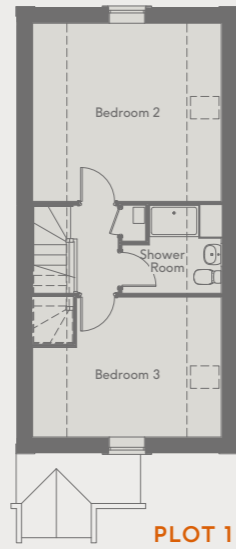
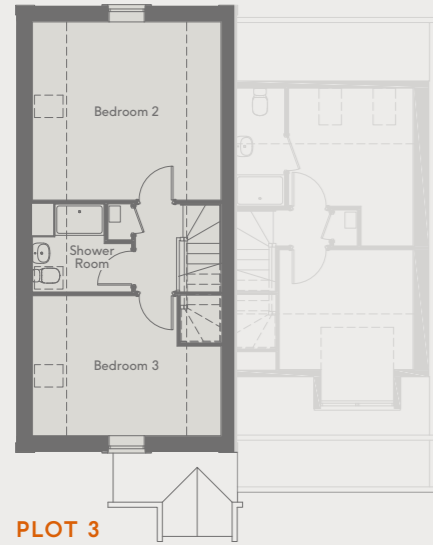
Image of plots 1, 2 and 3

The Denton house type offers a choice of two house styles, Plot 1 is a four-bedroom detached home and Plot 3 is a four-bedroom semi-detached home. These substantial homes are arranged over three floors to provide an impressive space in which to host family and friends. The beautiful fittings and features are designed to help optimise space, complete with attention to detail and the high standards you expect from a Chartford home.

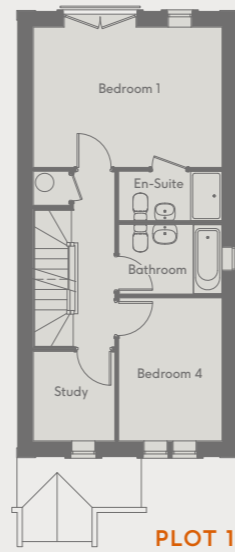
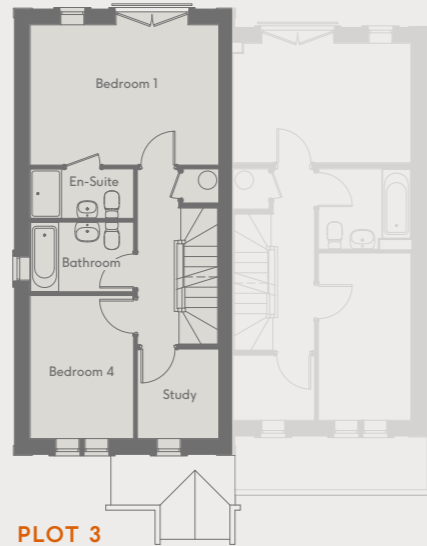
The entrance hallway of this home leads onto the open plan kitchen, dining and family area, perfect for socialising with bi-folding doors that lead onto the outdoor patio and lawned garden beyond. On the ground floor, there is also a useful downstairs cloakroom.

Upstairs, to the first floor, there is a bedroom with a Juliet balcony and an en-suite shower room, a second bedroom, a study and a family bathroom. The second floor has two further bedrooms, a linen cupboard and a shower room completes the space.

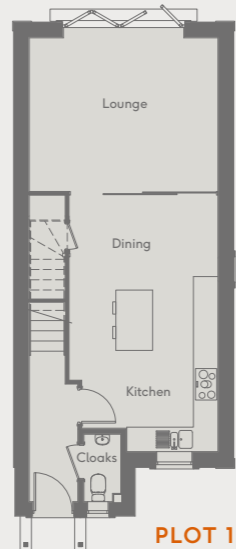
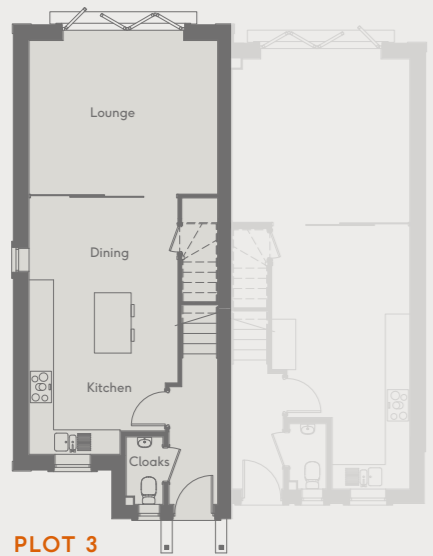
**SECOND**



**FIRST**



**GROUND**



**THE DENTON**

<b>GROUND</b>	Lounge	4.72m x 4.60m	15'6" x 15'1"
	Dining	3.64m x 1.80m	12'0" x 6'0"
	Kitchen	4.38m x 3.64m	14'3" x 12'0"
	Cloaks	1.65m x 0.90m	5'4" x 2'11"
<b>FIRST</b>	Bedroom 1	4.60m x 3.40m	15'1" x 11'1"
	Bed 1 En-suite	2.50m x 1.20m	8'2" x 3'11"
	Bedroom 4	3.50m x 2.50m	11'5" x 8'2"
	Study	2.15m x 1.95m	7'0" x 6'4"
	Bathroom	2.50m x 1.70m	8'2" x 5'6"
<b>SECOND</b>	Bedroom 2*	4.45m x 4.35m max	14'7" x 14'3" max
	Bedroom 3*	4.45m max x 3.40m max	14'7" max x 11'1" max
	Shower Room*	2.15m max x 2.10m max	7'0" max x 6'10" max

\*Reduced Head Height

## 4 BEDROOM SEMI DETACHED OR INNER MEWS HOME

Plot 2,6

### THE CLIFTON

*Greenholme Mews*



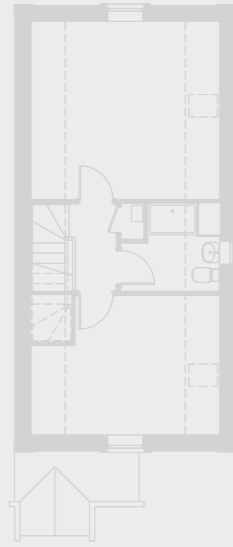
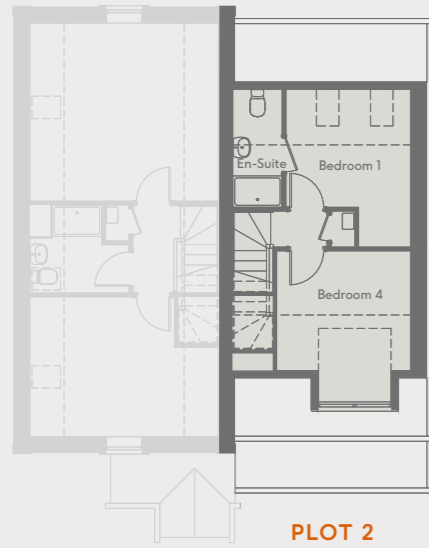
Image of plots 1, 2 and 3

The Clifton house type offers a choice of two house styles, plot 2 is a four-bedroomed semi-detached home and plot 6 is a four-bedroom inner-mews home. Stylish and welcoming, these four-bedroomed homes are designed to offer a functional space with comfort and plenty of room for families to grow. Built to the high-quality specifications you expect from Chartford Homes with luxury fittings and appliances which are built to last.

The entrance hallway of this home leads onto the open plan kitchen, dining and family area, perfect for socialising with bi-folding doors that lead onto the outdoor patio and lawned garden beyond. On the ground floor, there is also a useful downstairs cloakroom.

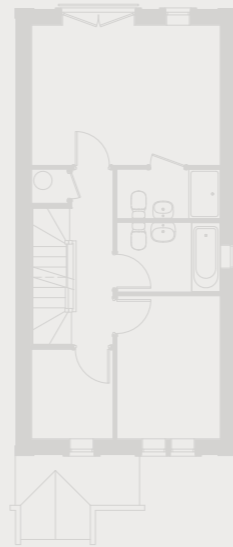
Upstairs, to the first floor, there is a bedroom with a Juliet balcony and a second bedroom, a study and a family bathroom. The second floor has two further bedrooms one of which has an en-suite shower room and a linen cupboard completes the upper floor.

SECOND



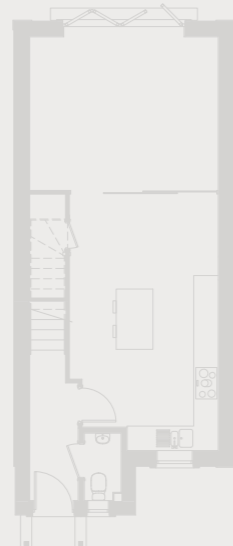
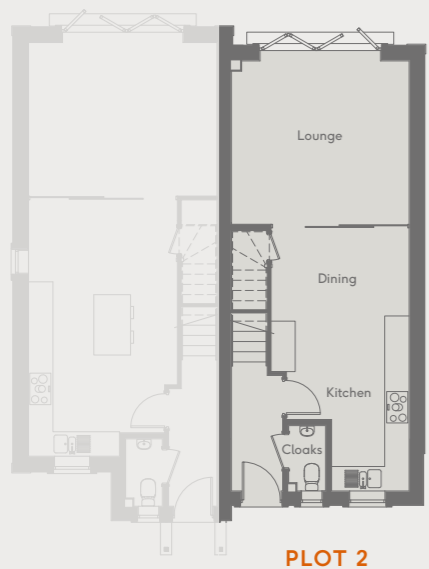
PLOT 2

FIRST



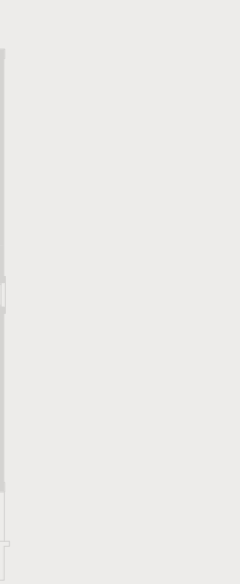
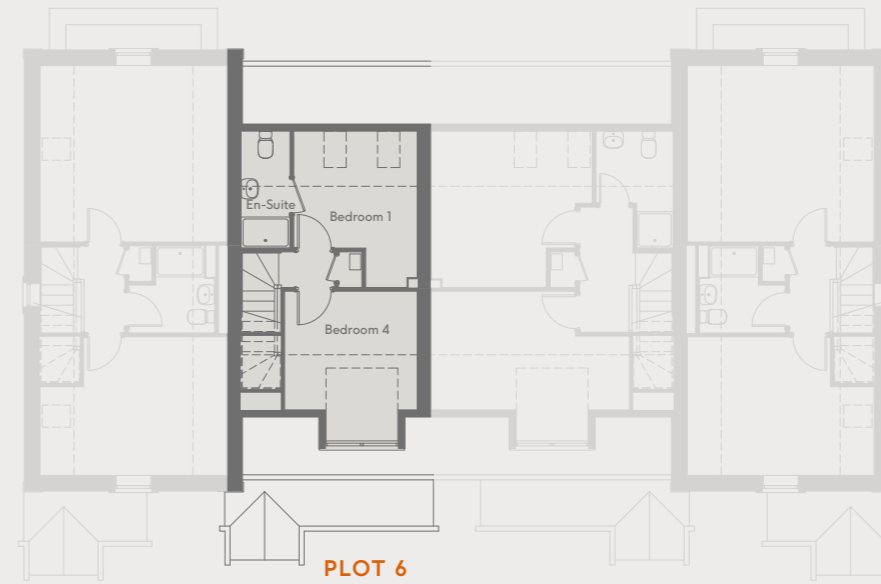
PLOT 2

GROUND



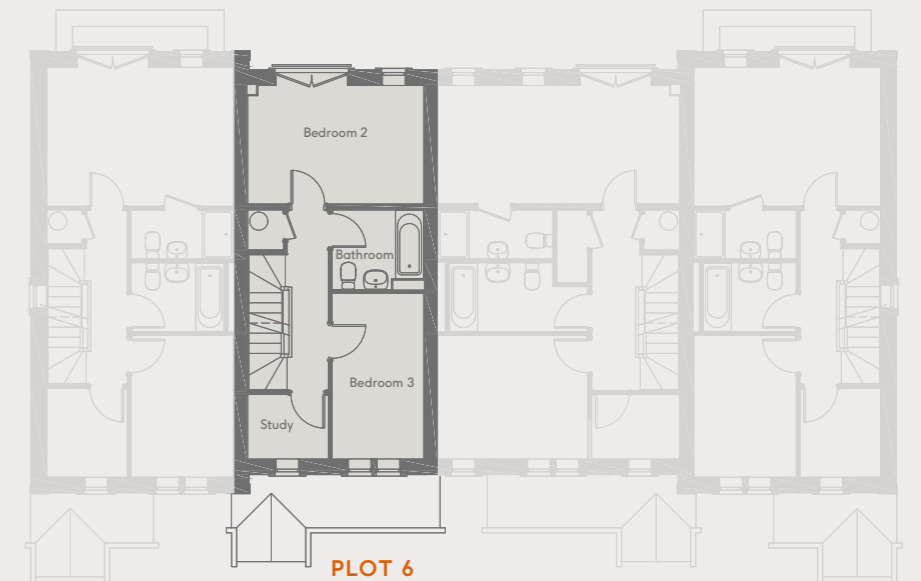
PLOT 2

SECOND



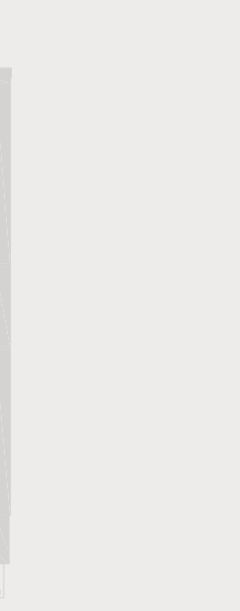
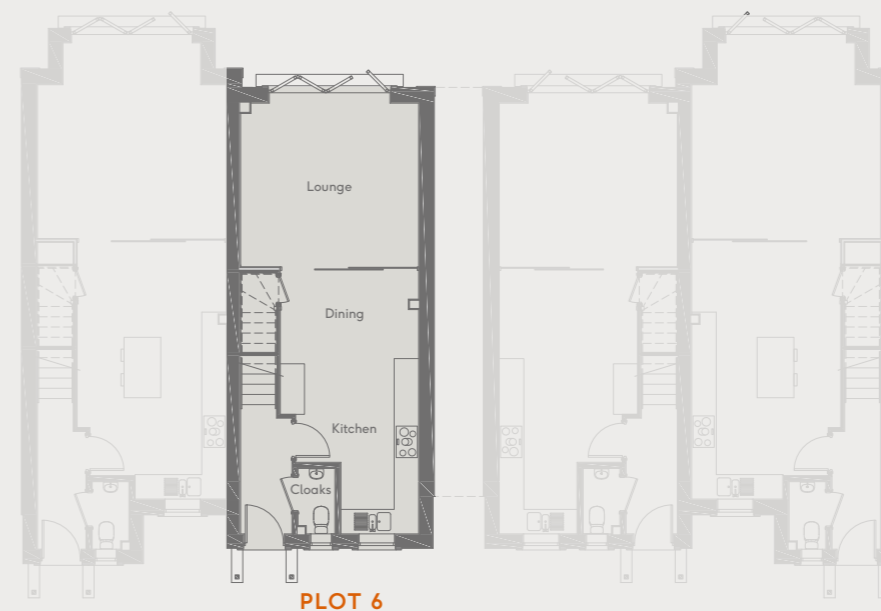
PLOT 6

FIRST



PLOT 6

GROUND



PLOT 6

## THE CLIFTON

<b>GROUND</b>	Lounge	4.35m x 4.00m	14'3" x 13'2"
	Dining	3.38m x 2.20m	11'1" x 7'3"
	Kitchen	4.30m x 3.38m	14'2" x 11'1"
	Cloaks	1.60m x 0.90m	5'2" x 2'11"
<b>FIRST</b>	Bedroom 2	4.35m x 2.90m	14'3" x 9'6"
	Bedroom 3	4.05m x 2.25m	13'3" x 7'4"
	Study	1.95m x 1.55m	6'4" x 5'1"
	Bathroom	2.25m x 1.95m	7'4" x 6'4"
<b>SECOND</b>	Bedroom 1*	3.05m max x 2.85m max	10'0" max x 9'4" max
	Bed 1 En-suite*	2.85m x 1.20m max	9'4" x 3'11" max
	Bedroom 4*	3.25m max x 2.90m max	10'7" max x 9'6" max

\*Reduced Head Height



## 4 BEDROOM END MEWS HOME

Plots 4,7,11,13,14,16,17,19,20,22

# THE NESFIELD

*Greenholme Mews*



Image of plots 17, 18 and 19

The Nesfield house type is a four-bedroom end-mews home. This impressive home incorporates both beautiful and versatile living across three floors, you can be sure that you are choosing a long-lasting home for your family. The high specification fittings and build quality make this a home to be proud of.

The entrance hallway of The Nesfield leads onto the light-filled, spacious open-plan kitchen, dining and family area, perfect for socialising with bi-folding doors that lead onto the outdoor patio and lawned garden beyond. On the ground floor, there is also a useful downstairs cloakroom.

Upstairs, to the first floor, the main bedroom benefits from a feature Juliet balcony and a stunning ensuite shower room. There is also another bedroom, a study and a house bathroom. The second floor has two further bedrooms, a shower room and a linen cupboard completes the space.



## THE NESFIELD

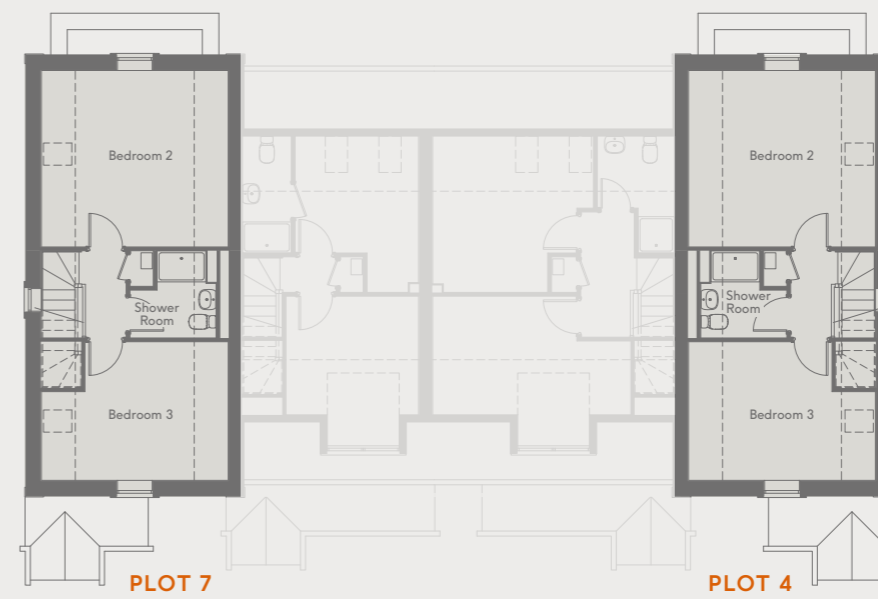
GROUND	Room	Dimensions (m)	Dimensions (ft)
	Lounge	4.72m x 4.60m	15'6" x 15'1"
	Dining	3.64m x 1.80m	12'0" x 6'0"
	Kitchen	4.38m x 3.64m	14'3" x 12'0"
	Cloaks	1.65m x 0.90m	5'4" x 2'11"

FIRST	Room	Dimensions (m)	Dimensions (ft)
	Bedroom 1	4.60m x 3.40m	15'1" x 11'1"
	Bed 1 En-suite	2.50m x 1.20m	8'2" x 3'11"
	Bedroom 4	3.50m x 2.50m	11'5" x 8'2"
	Study	2.15m x 1.95m	7'0" x 6'4"
	Bathroom	2.50m x 1.70m	8'2" x 5'6"

SECOND	Room	Dimensions (m)	Dimensions (ft)
	Bedroom 2*	4.45m x 4.35m	14'7" x 14'3"
	Bedroom 3*	4.45m max x 3.40m max	14'7" max x 11'1" max
	Shower Room*	2.15m max x 2.10m max	7'0" max x 6'10" max

\*Reduced Head Height

## SECOND



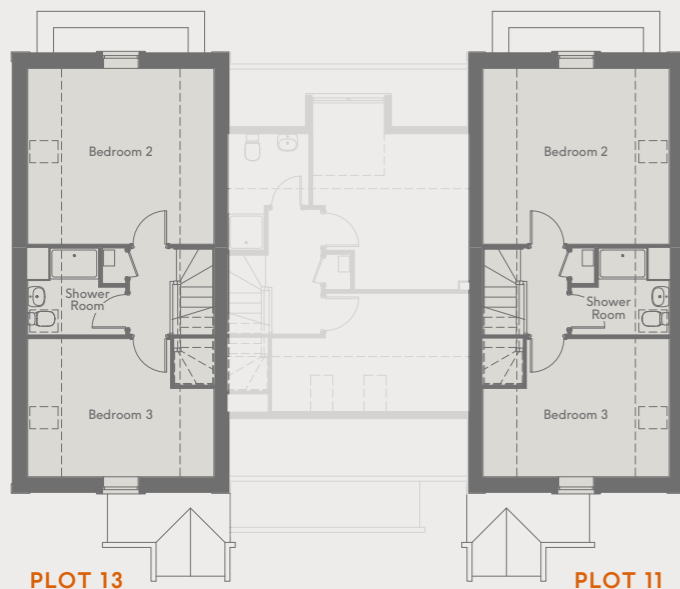
## FIRST



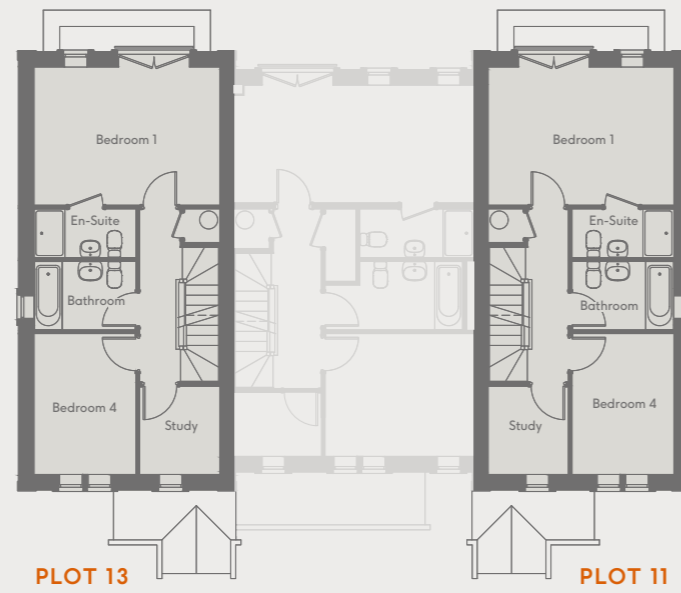
## GROUND



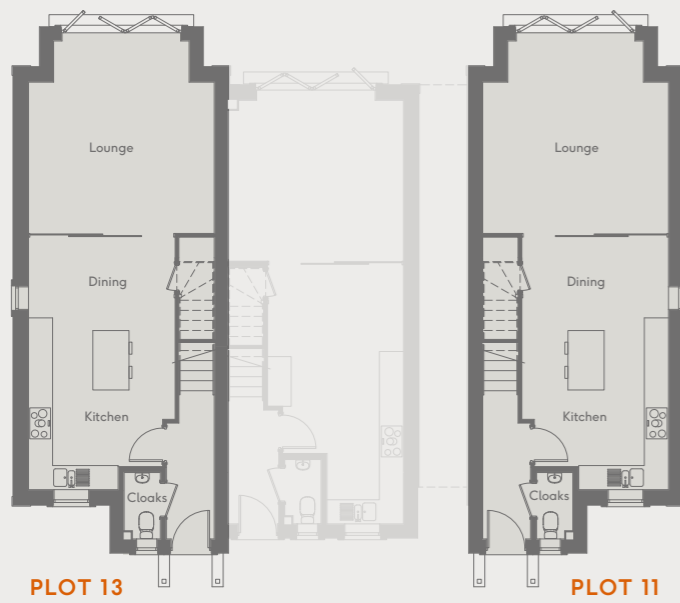
SECOND



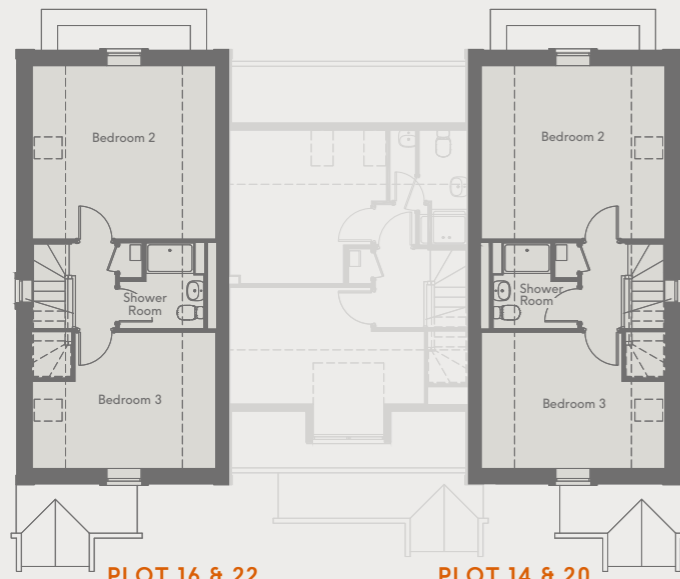
FIRST



GROUND



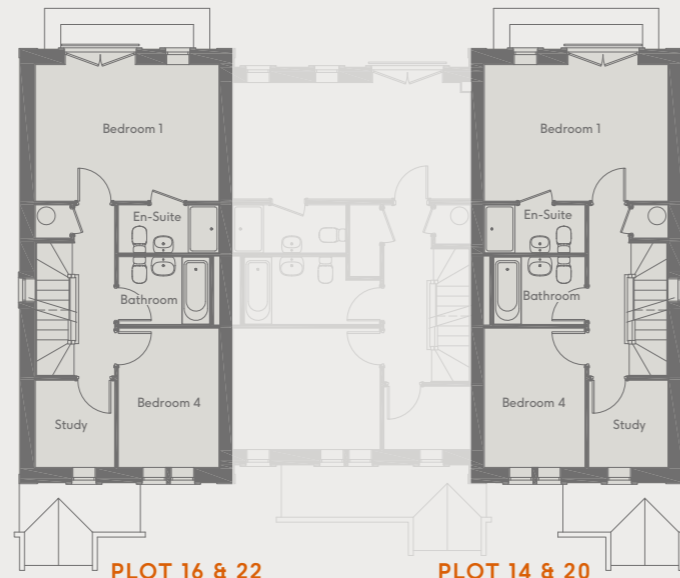
SECOND



PLOT 16 & 22

PLOT 14 & 20

FIRST



PLOT 16 & 22

PLOT 14 & 20

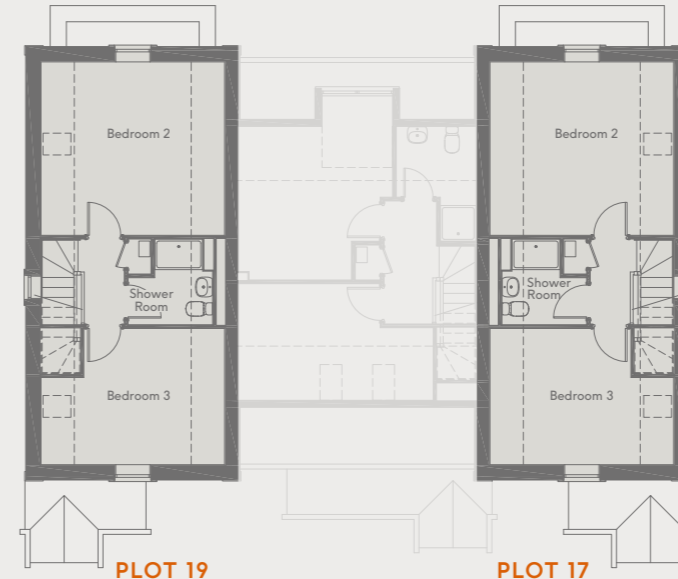
GROUND



PLOT 16 & 22

PLOT 14 & 20

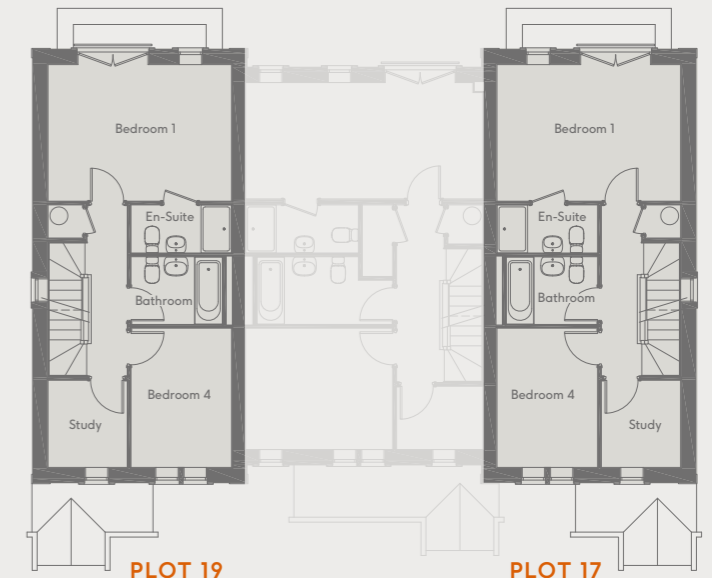
SECOND



PLOT 19

PLOT 17

FIRST



PLOT 19

PLOT 17

GROUND



PLOT 19

PLOT 17

## 4 BEDROOM INNER MEWS HOME

Plots 5,12,15,18,21

### THE ASKWITH

*Greenholme Mews*



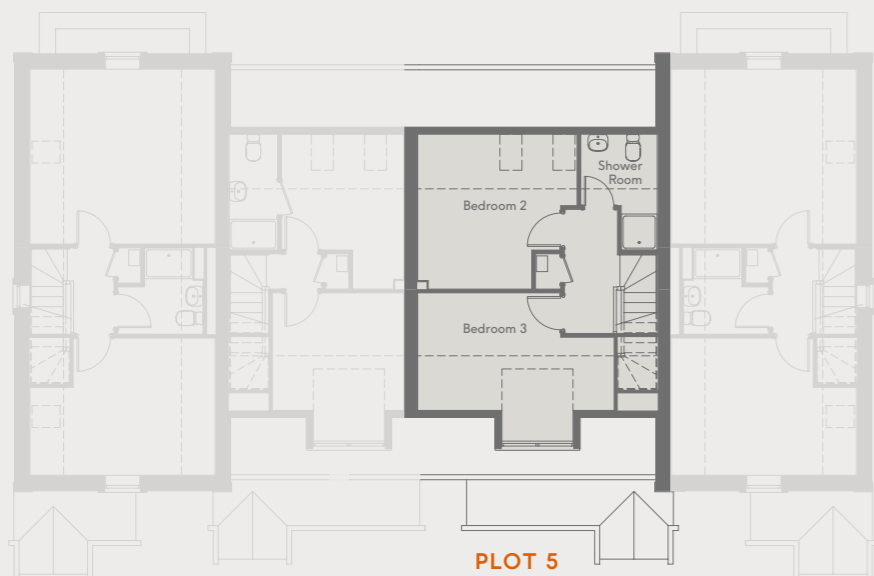
The Askwith house type is a four-bedroom inner-mews home. This welcoming home is full of style and functionality across three floors. The beautiful fittings and features are designed to help optimise the space, complete with the attention to detail and the high standards you expect from a Chartford home.

The entrance hallway of this home leads onto the open plan kitchen, dining and family area, perfect for socialising with bi-folding doors that lead onto the outdoor patio and lawned garden beyond. On the ground floor, there is also a useful downstairs cloakroom.

Upstairs, to the first floor, the main bedroom features a Juliette balcony and a beautiful en-suite shower room. There is also a second bedroom, a study, a house bathroom and a linen cupboard completes this floor. The second floor has two further bedrooms and a shower room.

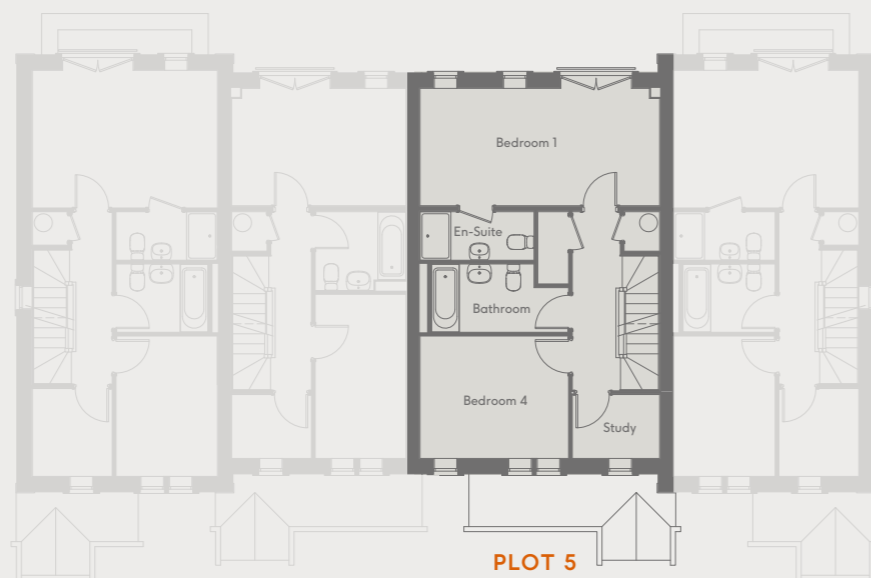
Please speak to your Sales Executive for the dormer details on The Askwith.

**SECOND**



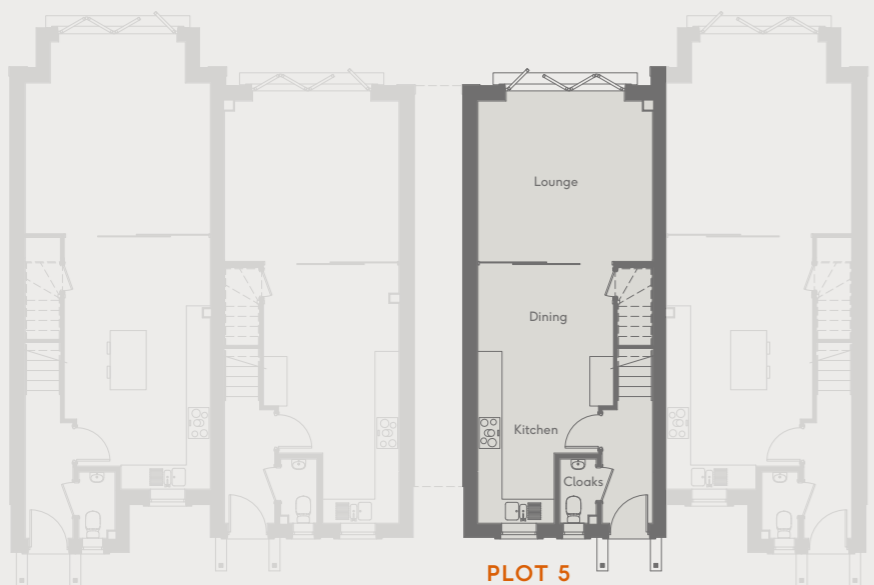
**PLOT 5**

**FIRST**



**PLOT 5**

**GROUND**



**PLOT 5**

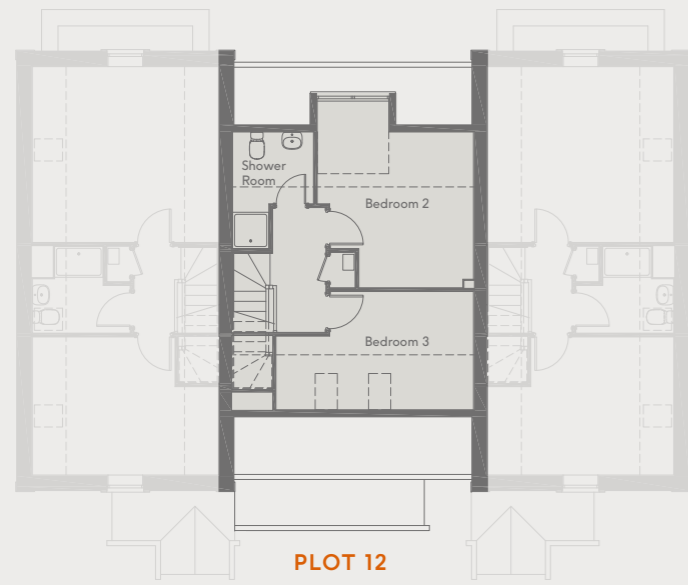
**THE ASKWITH**

<b>GROUND</b>	Lounge	4.35m x 4.00m	14'3" x 13'2"
	Dining	3.38m x 2.20m	11'1" x 7'3"
	Kitchen	4.30m x 3.38m	14'2" x 11'1"
	Cloaks	1.60m x 0.90m	5'2" x 2'11"
<b>FIRST</b>	Bedroom 1	5.90m x 2.90m	19'4" x 9'6"
	Bed 1 En-suite	2.80m x 1.20m	9'2" x 3'11"
	Bedroom 4	3.70m x 3.05m	12'2" x 10'0"
	Bathroom	3.35m max x 1.70m max	10'11" max x 5'6" max
	Study	2.17m x 1.59m	7'1" x 5'2"
<b>SECOND</b>	Bedroom 2*	3.89m x 3.89m	12'9" x 12'9"
	Bedroom 3*	5.85m x 2.95m	19'2" x 9'8"
	Shower Room*	2.50m x 2.00m max	8'2" x 6'6"

\*Reduced Head Height

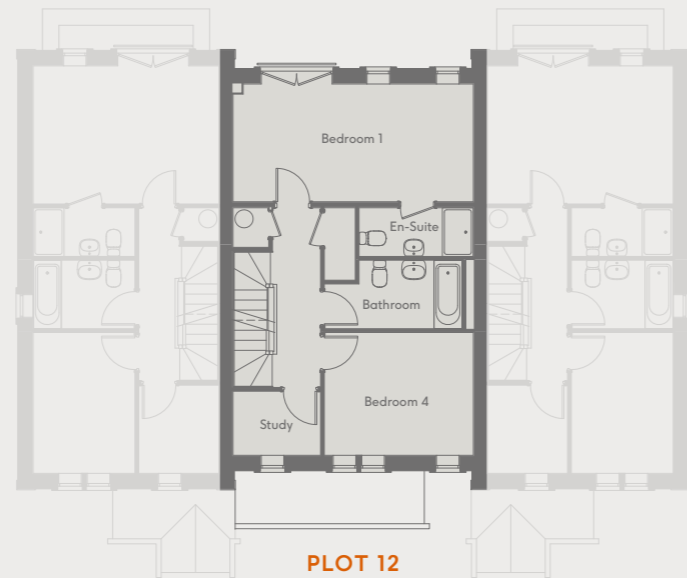


SECOND



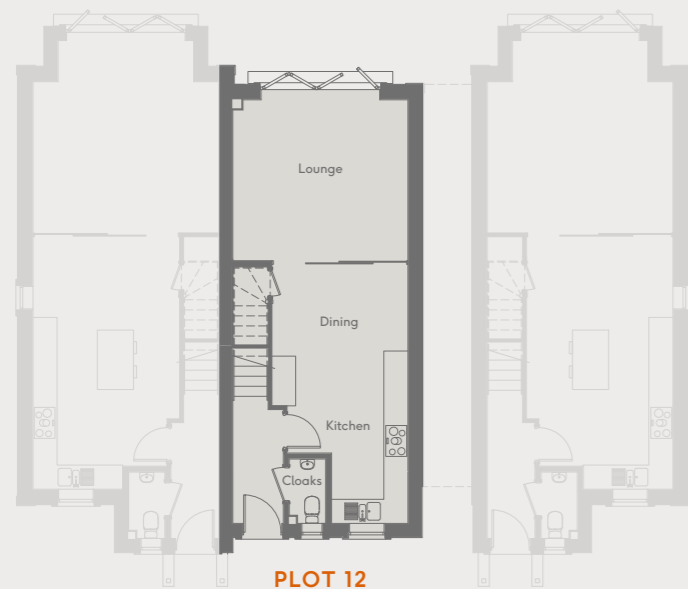
PLOT 12

FIRST



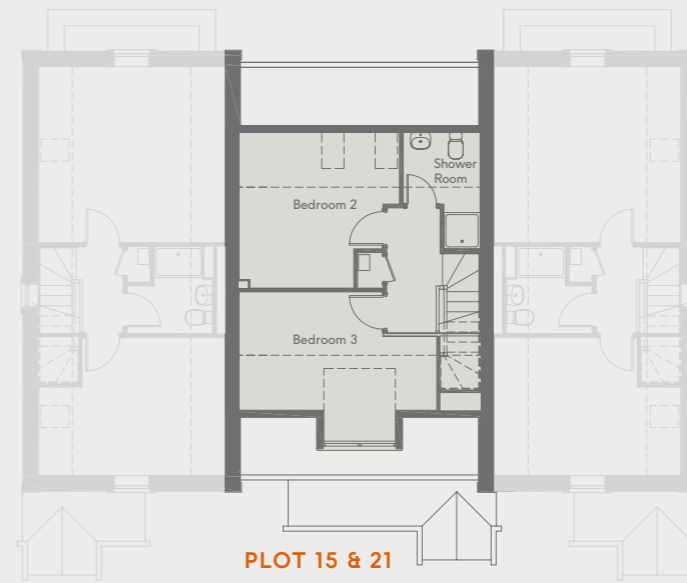
PLOT 12

GROUND



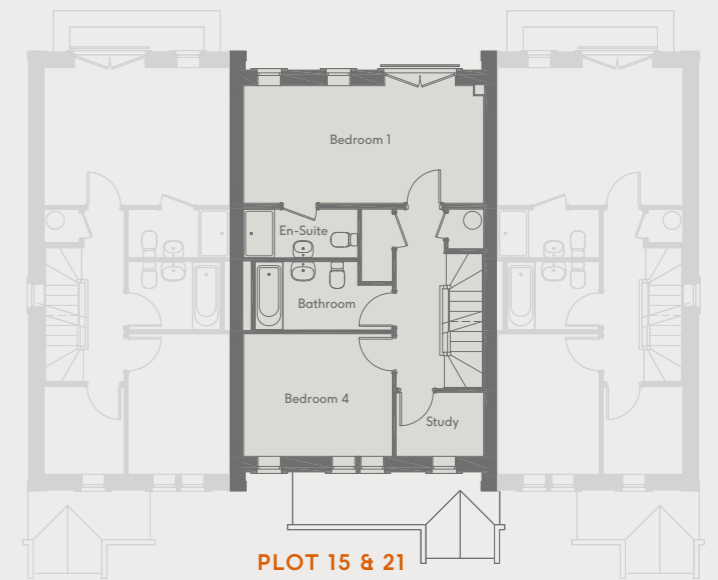
PLOT 12

SECOND



PLOT 15 & 21

FIRST



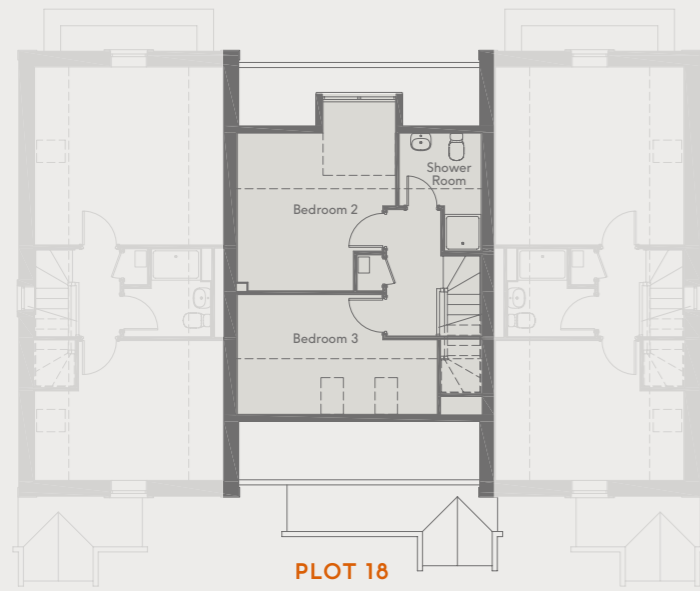
PLOT 15 & 21

GROUND

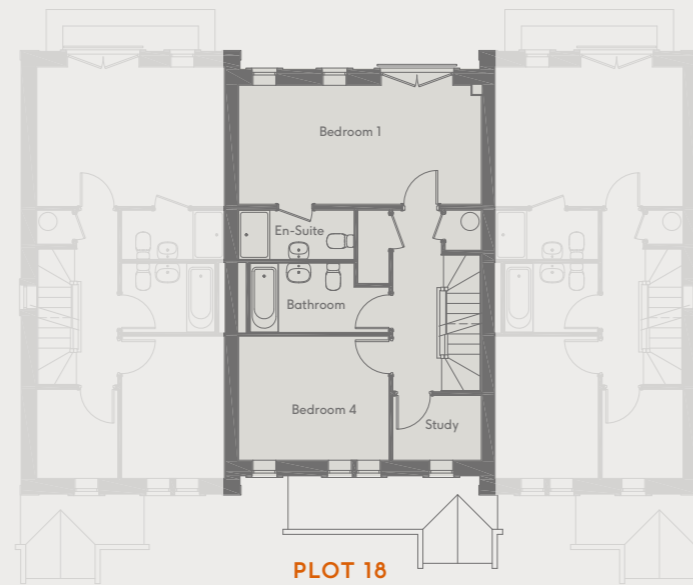


PLOT 15 & 21

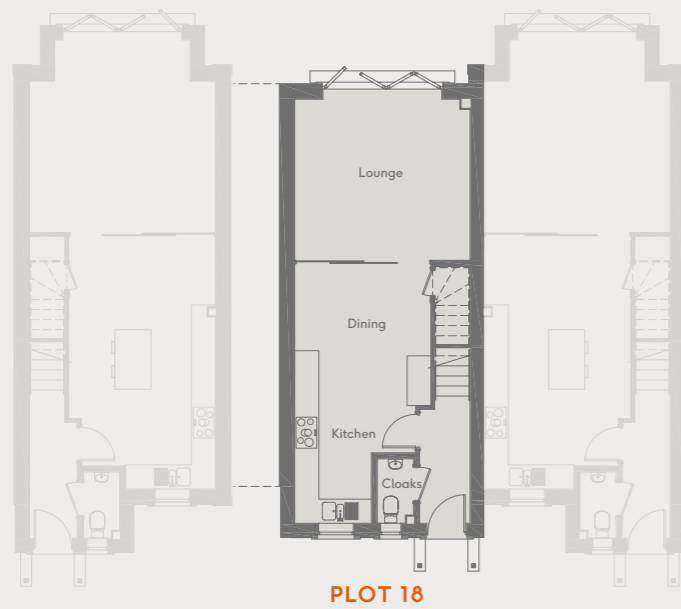
SECOND



FIRST



GROUND



TO BE

*specific*

### FIXTURES & FITTINGS

- PVCu double glazed windows in anthracite grey
- Composite front door in charcoal with chrome letter plate & spy hole
- Aluminium anthracite grey coloured bi-folding doors
- Internal doors finished in white gloss with stylish ironmongery
- Quality skirting boards and architraves finished in white gloss
- Bespoke fitted wardrobes to bedrooms 1 and 2
- Amtico to the ground floor

### BATHROOM & EN-SUITE

- Contemporary Ideal sanitaryware in white
- Chrome sanitary fittings
- Thermostatic mixer shower with rain-head

### KITCHEN

- Custom designed quality kitchen, featuring soft close doors and drawers
- Quartz worktop and upstand
- Instant hot water tap
- Undermounted 1 ½ bowl stainless steel sink
- Plinth and under-cabinet LED strip lighting
- Integrated appliances include:
  - Double oven
  - Microwave
  - Under counter wine cooler
  - 5 ring electric induction or gas hob
  - Full height fridge and freezer
  - Dishwasher
  - Washer dryer

### TILING

- Full height ceramic tiling to all walls in bathrooms and en-suites
- Ceramic floor tiling to bathrooms and en-suites
- Full height ceramic tiling to the basin wall in cloaks

### HEATING

- Gas central heating with thermostatically controlled radiators to 1st & 2nd floors
- Underfloor heating system to ground floor
- Chrome heated towel rail to house bathroom and en-suite

### SECURITY

- Internal security system with alarm
- External light to front and rear doors
- Motion activated security light to rear garden
- Panic button to bedroom one

### ELECTRICAL

- TV point to living area and bedroom one
- BT point to living area and study, if applicable
- USB socket to living area and all bedrooms
- LED downlights throughout ground floor
- Polished chrome sockets and light switches to ground floor rooms, white elsewhere
- Shaver point to house bathroom and en-suite
- Electric vehicle charging point
- Smart home-controlled doorbell and heating control

### EXTERNAL

- Turf to front and rear gardens where applicable
- Paving to pathway and patio
- Block paving to driveway
- 6ft fencing to rear boundary
- Outside tap

### WARRANTY

- 10 Year Premier new home build guarantee



A SOUGHT-AFTER

# village

LOCATION



Greenholme Mews, Iron Row, Burley In Wharfedale, Ilkley LS29 7DB



Ilkley



Leeds

## A VILLAGE WELL CONNECTED

Regular rail links from Burley in Wharfedale to Leeds, Bradford and Ilkley make the village popular with commuters. Leeds Bradford International Airport is also within easy reach. The village is situated approximately 13.5 miles north-west from Leeds city centre, 14.4 miles from Harrogate and 3.7 miles from the spa town of Ilkley\*.

## DRIVE TIMES

Ilkley	3.7 miles / 9 mins
Otley	2.8 miles / 7 mins
Harrogate	14.4 miles / 29 mins
Leeds	13.5 miles / 32 mins
Leeds Bradford Airport	6.3 miles / 13 mins

All times and distances are taken from [www.theaa.com](http://www.theaa.com)  
 \*Ilkley was voted the best place to live in the UK by The Sunday Times, April 2022.



Harrogate



HOMES BY

# CHARTFORD

**Chartford Homes have been designing and building high quality homes for 20 years. The principles of excellent architectural design influence everything we do. Our materials, fixtures and fittings are chosen for their quality, strength, reliability and value, making desirable contemporary living within your reach.**

All of our properties comply fully with the latest guidance on energy efficiency, are supplied with an energy rating, installed with effective insulation and are backed by a 10 year building guarantee. Quite simply, we create homes that are as practical to live in as they are beautiful to look at.



0113 237 2900

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■ The Denton

■ The Clifton

■ The Nesfield

■ The Askwith



Plots 3, 16, 17, 19 & 20 have a garage



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