



# HUTTON — HALL —

PHASE ONE

A new development of 10 three-bedroom homes in the heart of Eccleshill



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[HOME](#)

[THE DEVELOPMENT](#)

[SITE PLAN](#)

[THE HALL](#)

[THE TUNWELL](#)

[THE STANHOPE](#)

[SPECIFICATION](#)

[MAP / CONTACT](#)



# THE DEVELOPMENT

Welcome to Hutton Hall, an exciting new residential development in the heart of Eccleshill. The scheme offers a choice of accommodation to suit a variety of homebuyers - from first-timers to young professionals and families. The first phase comprises 10 three-bedroom homes each with a garden and private parking.

Eccleshill is a popular neighbourhood located within the Bradford Metropolitan District. The area boasts a range of local amenities including several supermarkets, healthcare and leisure facilities. Families with young children will appreciate the proximity of Cavendish Primary School, which is currently rated 'good' in all areas by Ofsted.

The area has excellent transport links to Bradford, Leeds and the wider region. The A6177 provides easy access to the M606 and the M62. The area is served by good bus links, and Apperley Bridge railway station is less than two miles away. Leeds Bradford Airport is within a fifteen-minute drive.

## NEAREST RAILWAY STATIONS

- Apperley Bridge 1.5 miles (2.4 km)
- Frizinghall 2 miles (3.2 km)
- New Pudsey 2 miles (3.2 km)
- Forster Square 3 miles (5 km)

## COMMUTING DISTANCES

- Bradford city centre 3 miles (5 km)
- Shipley town centre 3 miles (5 km)
- Leeds Bradford Airport 5 miles (8 km)
- Leeds city centre 11 miles (18 km)

All distances are approximate.

[HOME](#)[THE DEVELOPMENT](#)[SITE PLAN](#)[THE HALL](#)[THE TUNWELL](#)[THE STANHOPE](#)[SPECIFICATION](#)[MAP / CONTACT](#)



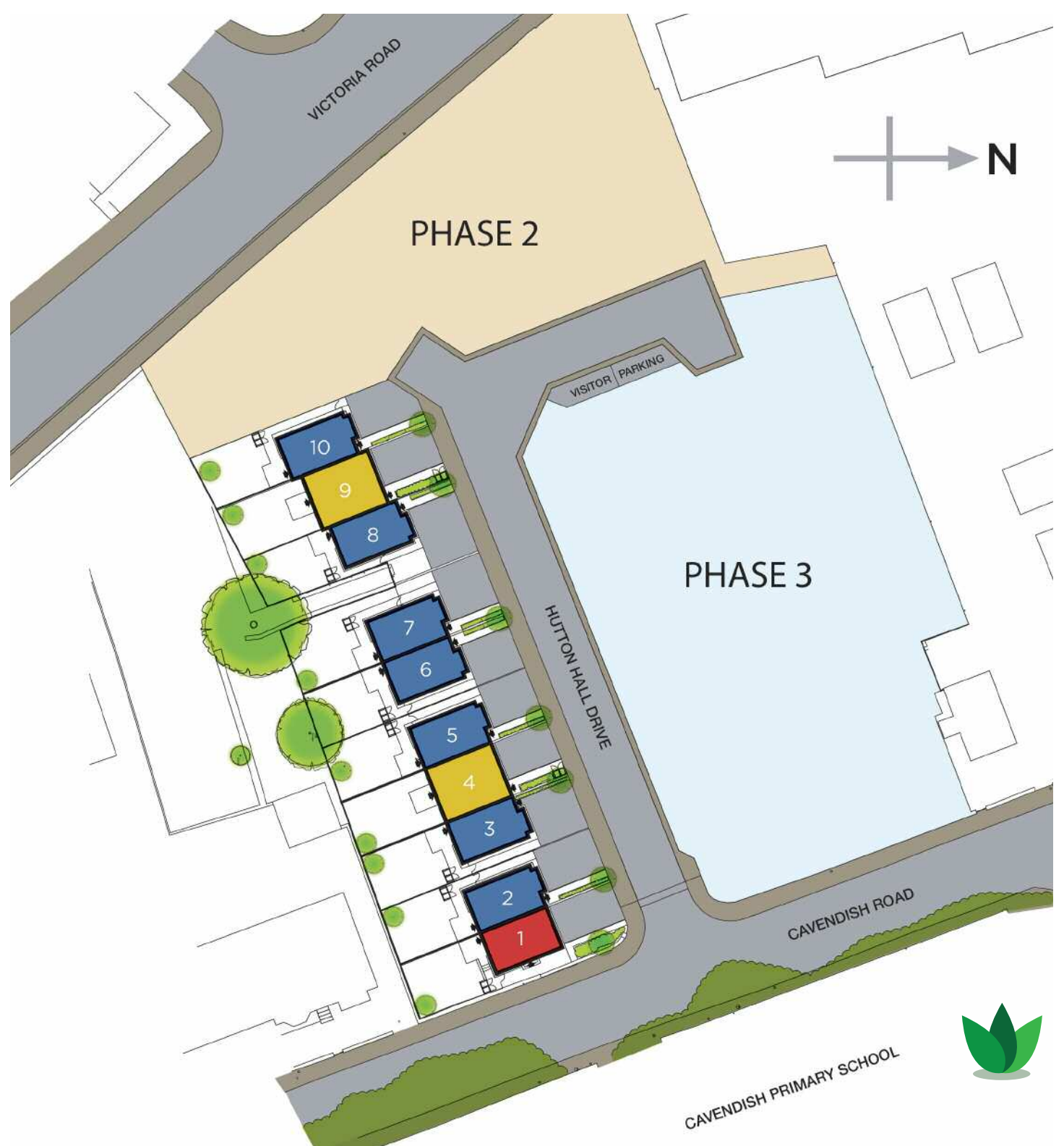
# SITE PLAN

 THE HALL

 THE TUNWELL

 THE STANHOPE

Click on house type to view



[HOME](#)

[THE DEVELOPMENT](#)

[SITE PLAN](#)

[THE HALL](#)

[THE TUNWELL](#)

[THE STANHOPE](#)

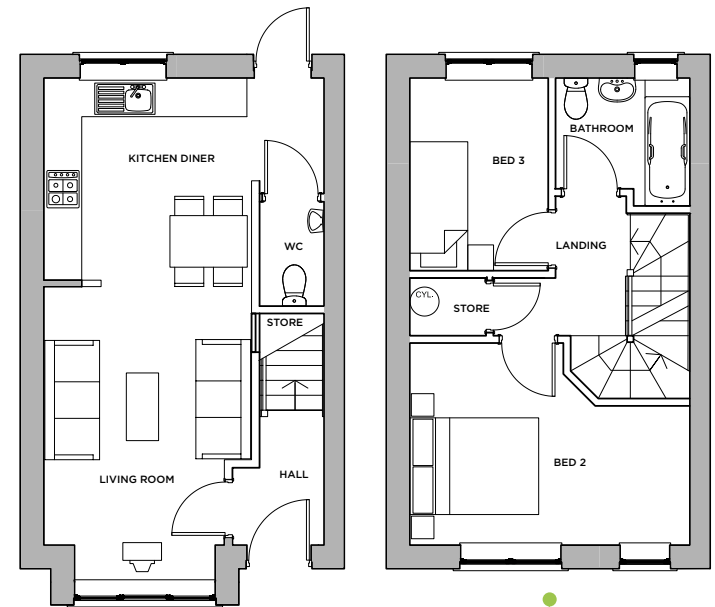
[SPECIFICATION](#)

[MAP / CONTACT](#)





A modern three-bedroom townhouse designed over three storeys featuring an open plan kitchen diner and living area on the ground floor, two bedrooms and bathroom on the first floor, and a master bedroom en-suite on the second floor.



### GROUND FLOOR

**Living Room**  
4.5m x 3.23m (14'8" x 10'7")

**Kitchen Diner**  
4.37m x 3.15m (14'4" x 10'4")

### FIRST FLOOR

**Bed 2**  
4.37m X 3.14m (14'4" X 10'4")

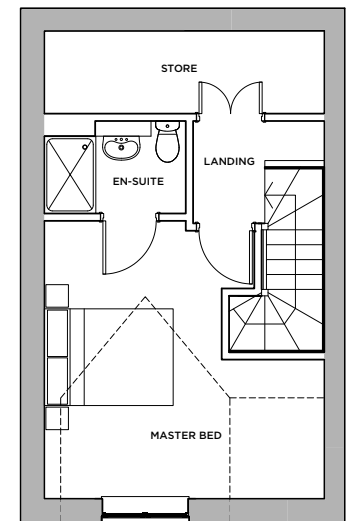
**Bed 3**  
3m X 2.16m (9'10" X 7'1")

**Bathroom**  
2.09m X 1.97m (6'10" X 6'5")

### SECOND FLOOR

**Master Bed\***  
4.37m X 4.31m (14'4" X 14'2")

**En-suite**  
2.19m X 1.4m (7'4" X 4'6")



\*Height Restriction



[Click on floor plans to enlarge](#)

[HOME](#)

[THE DEVELOPMENT](#)

[SITE PLAN](#)

[THE HALL](#)

[THE TUNWELL](#)

[THE STANHOPE](#)

[SPECIFICATION](#)

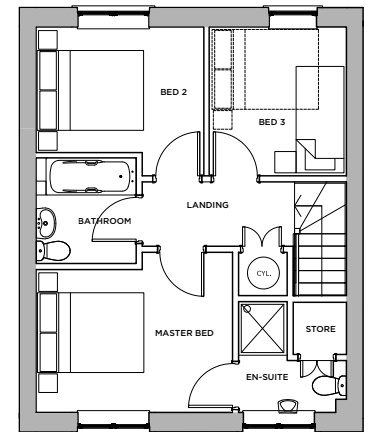
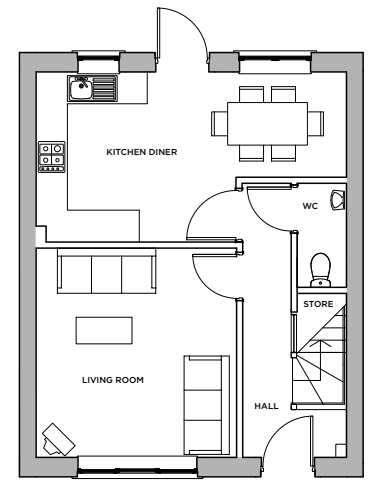
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## THE TUNWELL

A traditional three-bedroom mews house featuring an open plan kitchen diner and separate living room on the ground floor, and a master bedroom en-suite, and two further bedrooms with bathroom on the first floor.



### GROUND FLOOR

#### Living Room

3.96m X 3.79m (13'0" X 12'5")

#### Kitchen Diner

5.86m X 3.22m (19'3" X 10'7")

### FIRST FLOOR

#### Master Bed

3.7m x 3.0m (12'2" x 9'10")

#### Bed 2

3.1m x 2.8m (10'2" x 9'2")

#### Bed 3

2.8m x 2.5m (9'2" x 8'3")

#### Bathroom

1.9m x 1.88m (6'6" x 6'2")

#### En-suite

2.0m x 2.0m (6'7" x 6'7")



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[HOME](#)

[THE DEVELOPMENT](#)

[SITE PLAN](#)

[THE HALL](#)

[THE TUNWELL](#)

[THE STANHOPE](#)

[SPECIFICATION](#)

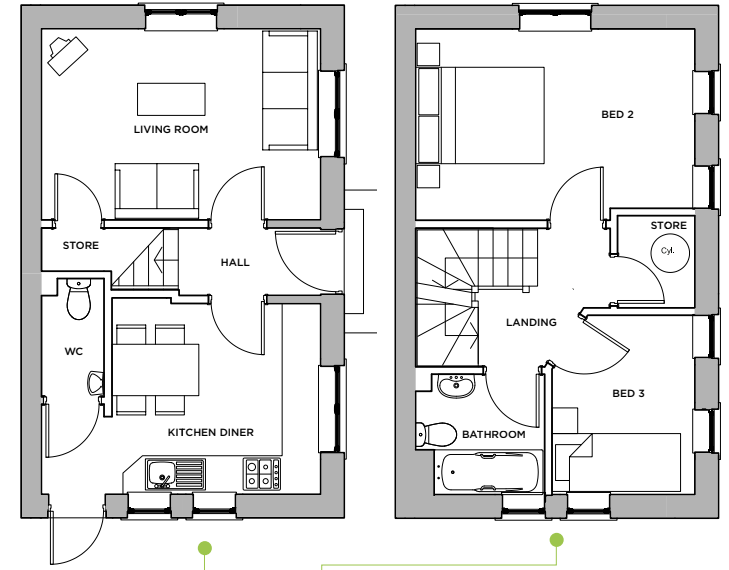
[MAP / CONTACT](#)





THE STANHOPE

A unique three-storey gatehouse property featuring an open plan kitchen diner and separate living room on the ground floor, two bedrooms and bathroom on the first floor, and master bedroom with separate shower room on the second floor.



### GROUND FLOOR

**Living Room**  
4.37m x 3.0m (14'4" x 9'10")

**Kitchen Diner**  
4.37m x 2.99m (14'4" x 9'10")

### FIRST FLOOR

**Bed 2**  
4.37m x 3.0m (14'4" x 9'10")

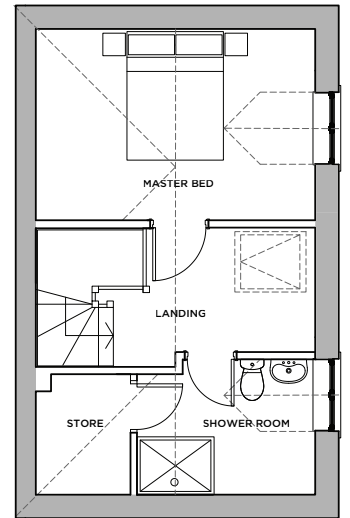
**Bed 3**  
2.81m x 2.23m (9'3" x 7'3")

**Bathroom**  
2.03m x 1.88m (6'7" x 6'2")

### SECOND FLOOR

**Master Bed\***  
4.37m x 3.0m (14'4" x 9'10")

**Shower Room\***  
2.77m x 2.1m (9'0" x 6'9")



\*Height Restriction



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HOME

THE DEVELOPMENT

SITE PLAN

THE HALL

THE TUNWELL

THE STANHOPE

SPECIFICATION

MAP / CONTACT

# SPECIFICATION

**Hutton Hall phase one is designed with an excellent specification to meet the demands of modern living.**

## **Kitchens**

- Choice of modern soft close kitchen units, worktops and handles\*
- Stainless steel sink and tap
- Integrated appliances including oven, gas hob, dishwasher and fridge/freezer
- Glass splashback
- LED lights underneath wall units

## **Bathrooms and en-suites**

- White sanitary ware
- Choice of Italian porcelain tiles\*
- Chrome heated towel rails
- Glass shower screens
- Thermostatic showers
- LED mirror with shaver socket to main bathroom
- Shaver point to en-suites
- Chrome taps

## **Internals**

- White six panel doors
- Polished chrome lever door handles
- White painted walls, ceilings and architraves
- Pendant lighting to living, bedrooms, hallway, landing and dining areas
- Spot lighting to kitchen and bathrooms
- House alarm
- Gas-fired heating system with energy efficient condensing boiler
- TV/BT sockets to principal rooms
- Virgin Media-ready

## **Externals**

- White PVCu windows, fascias and soffits with polished chrome fittings
- Grey GRP composite front and rear door
- Timber boundary fencing to the rear
- Flagged paving to pathways and patio
- Wall light to front and rear
- Bin store
- Car charging point



\*Please note customer choice is available subject to the build period.

[HOME](#)

[THE DEVELOPMENT](#)

[SITE PLAN](#)

[THE HALL](#)

[THE TUNWELL](#)

[THE STANHOPE](#)

[SPECIFICATION](#)

[MAP / CONTACT](#)



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HOME

THE DEVELOPMENT

SITE PLAN

THE HALL

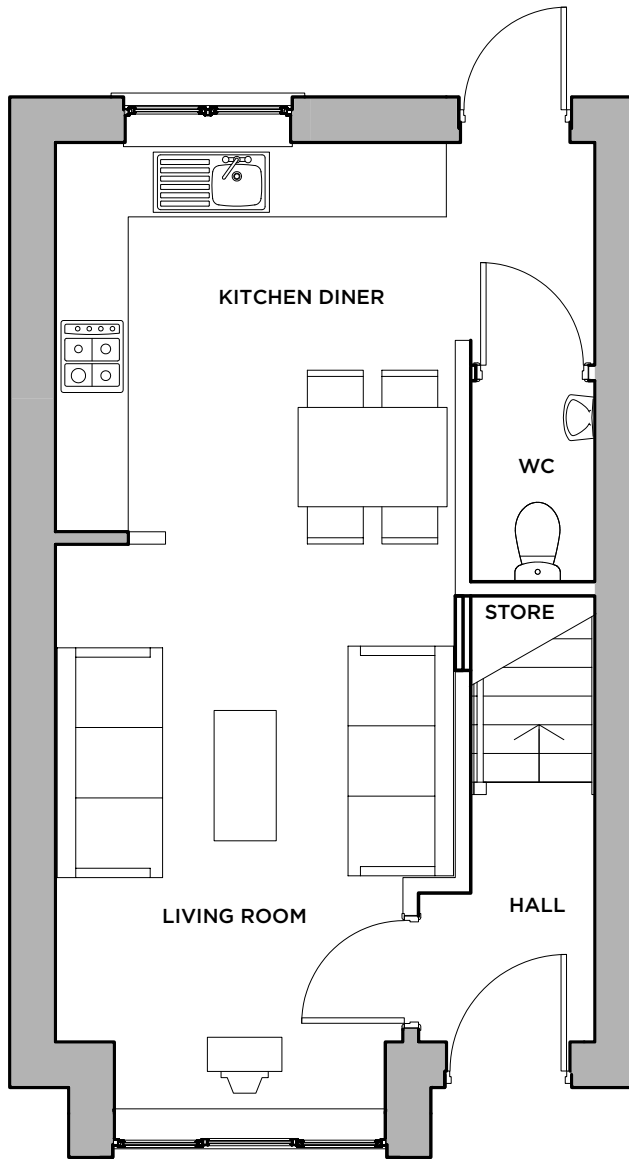
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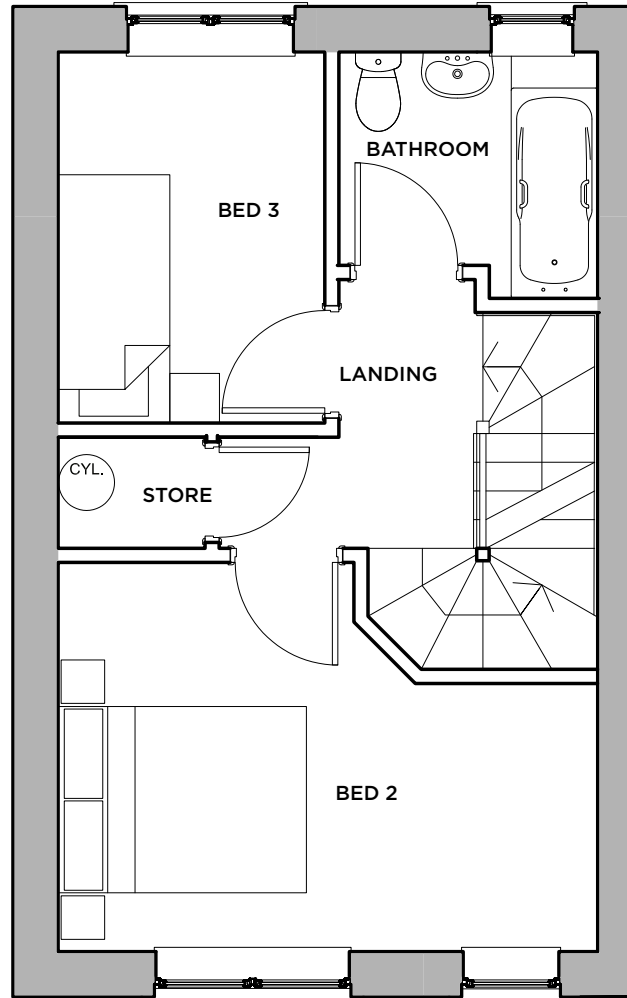
SPECIFICATION

MAP / CONTACT

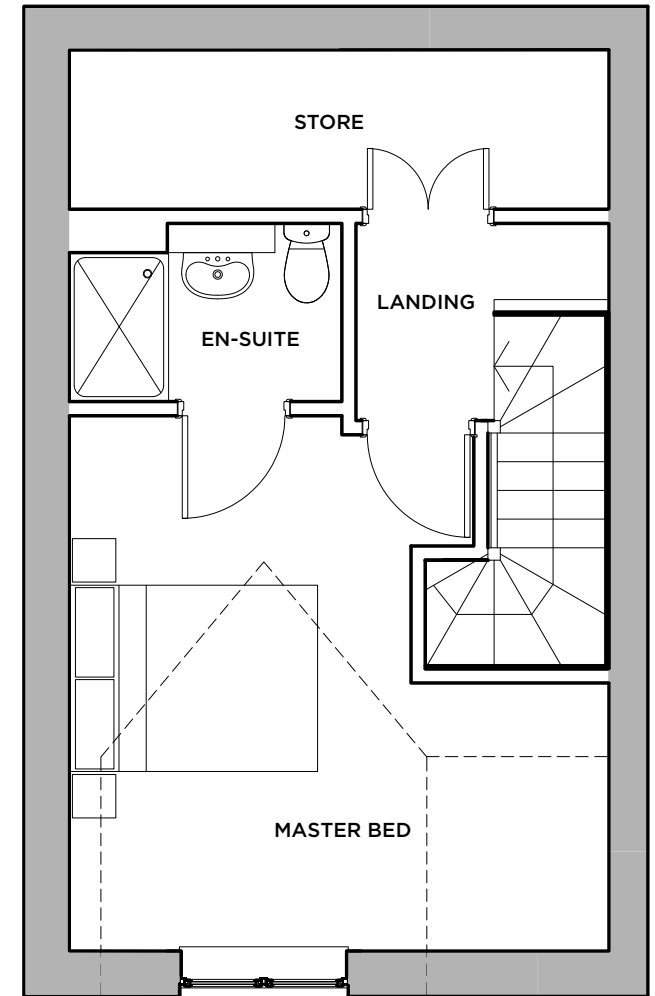




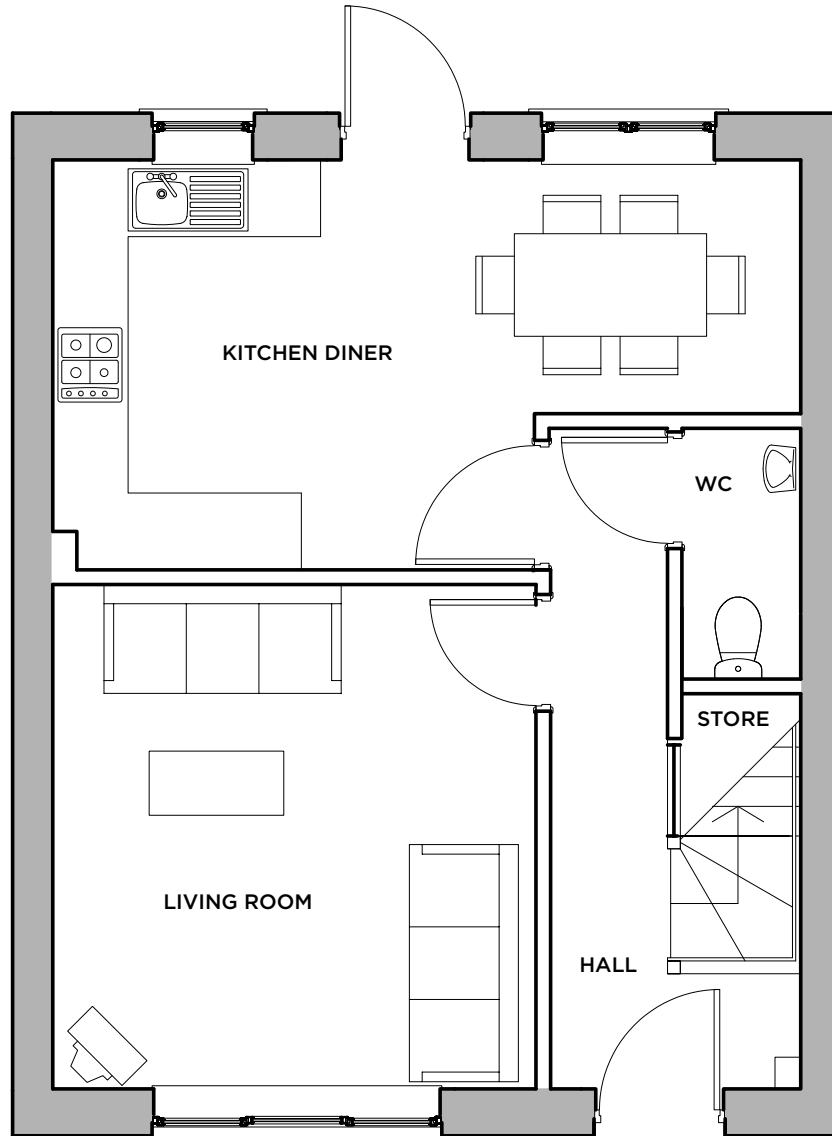
GROUND FLOOR



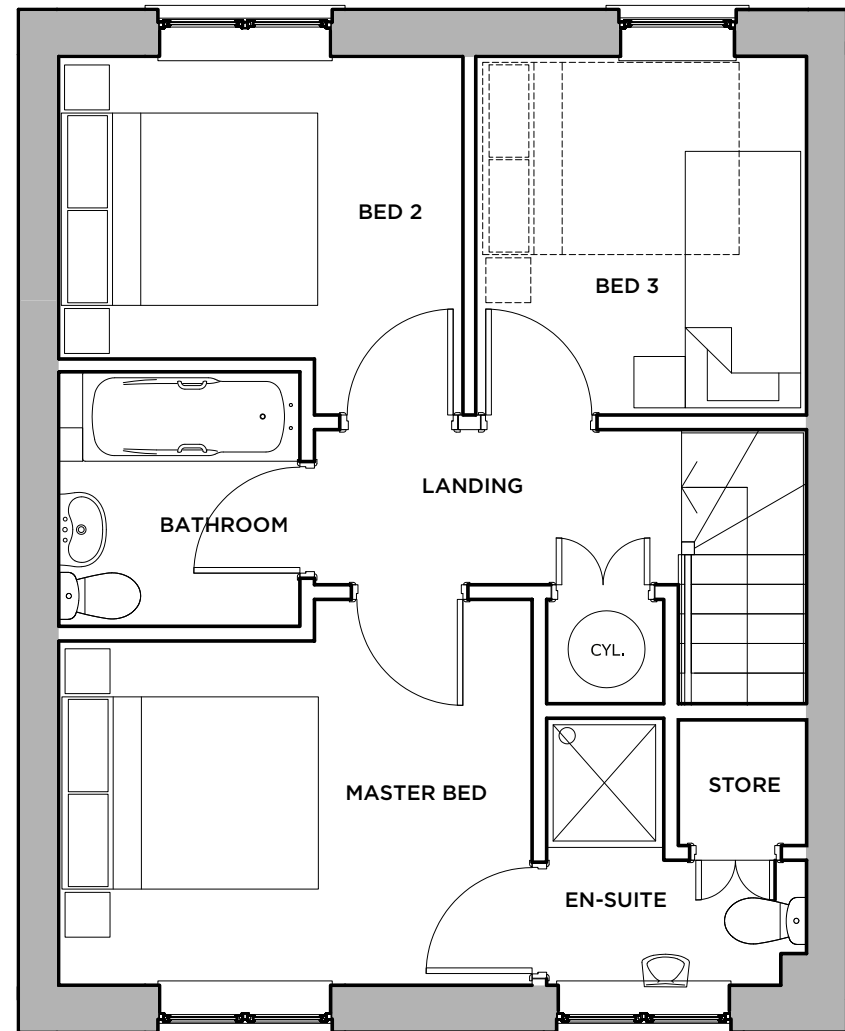
FIRST FLOOR



SECOND FLOOR

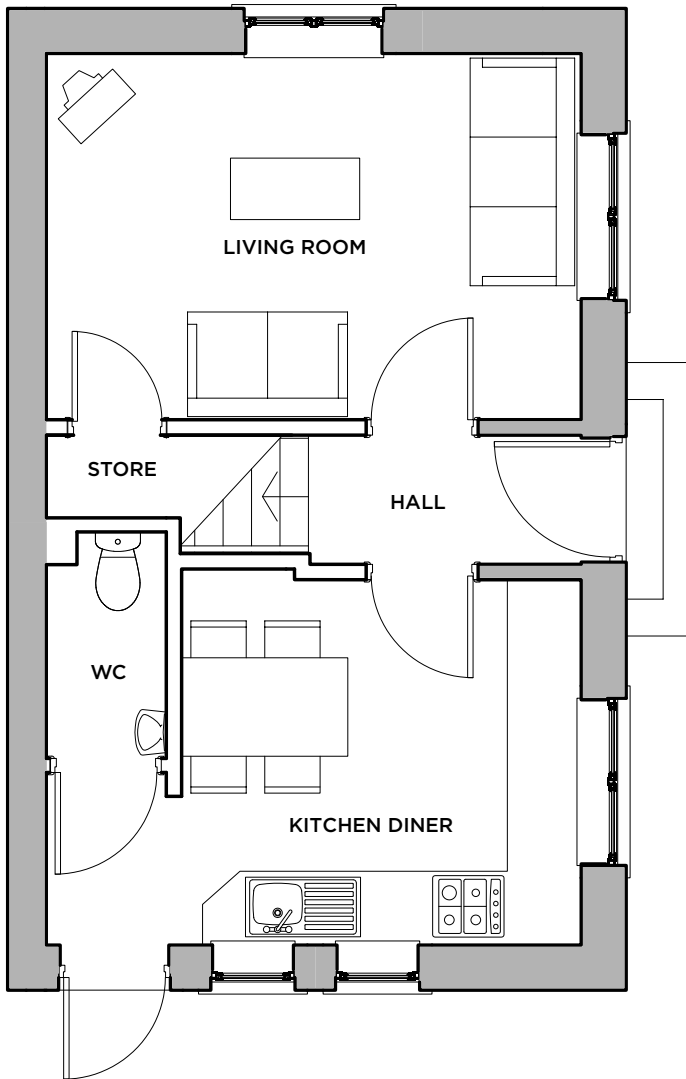


GROUND FLOOR

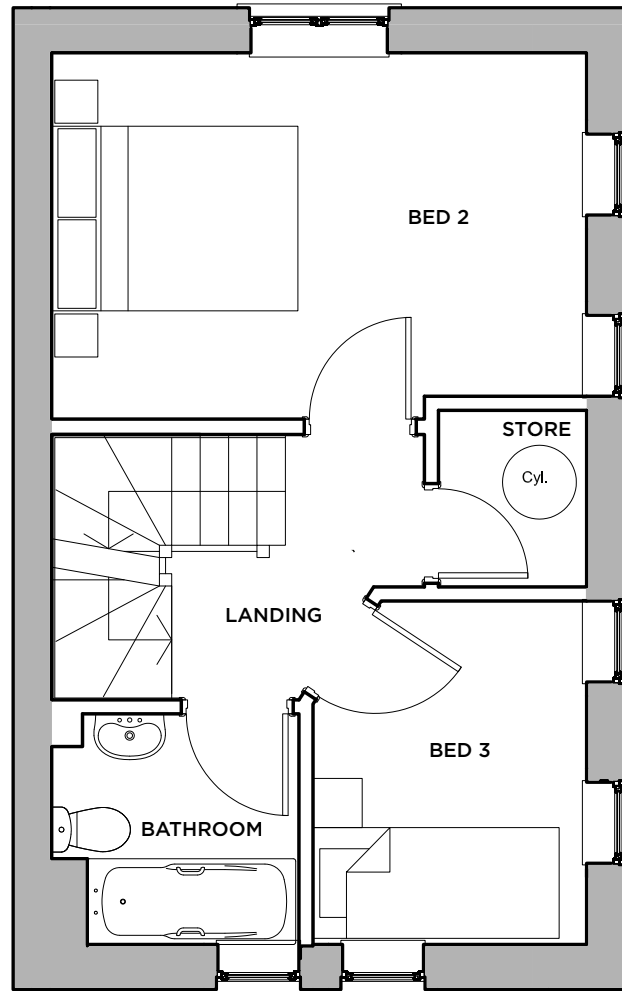


FIRST FLOOR

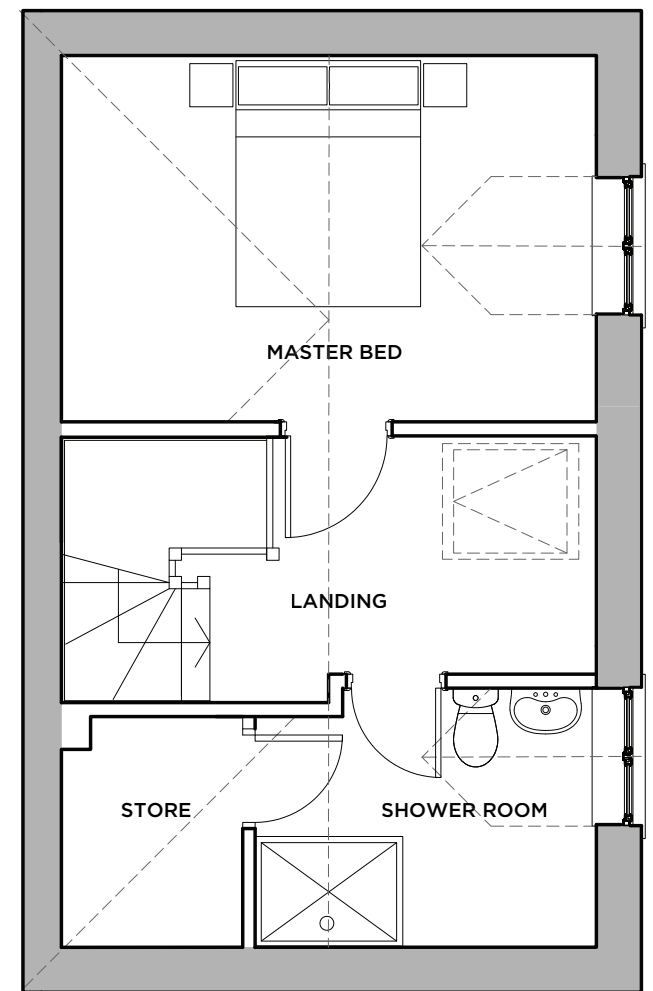




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR