



## The Arboury, Gilstead Lane, Bingley, West Yorkshire BD16 3LN

- Stunning individually designed four bedroom detached residence
- Amazing open plan living dining kitchen space with bi-fold doors to garden
- Occupies a private position, set with a leafy gardens
- Extensive driveway and parking, integral double garage
- Excellent range of modern fixtures, fittings and decor
- Viewing essential to appreciate all that is on offer with this fantastic property

**£685,000 Freehold**

# The Arboury, Gilstead Lane, Bingley, West Yorkshire BD16 3LN

## DESCRIPTION

Set within one of Gilstead's most desirable roads, The Arboury is an impressive individually designed and beautifully presented family home offering generous living space, mature gardens and a wonderful sense of privacy, while remaining conveniently close to local amenities and transport links.

Having been constructed in 2009 to a high specification the property provides, thoughtfully planned accommodation with a excellent range of of modern fixtures, fittings and decor an includes underfloor heating throughout and Upvc double glazing.

The property is approached via a private gated driveway which it shares with the neighbouring property. It sits within established grounds, framed by greenery that enhances its peaceful setting.

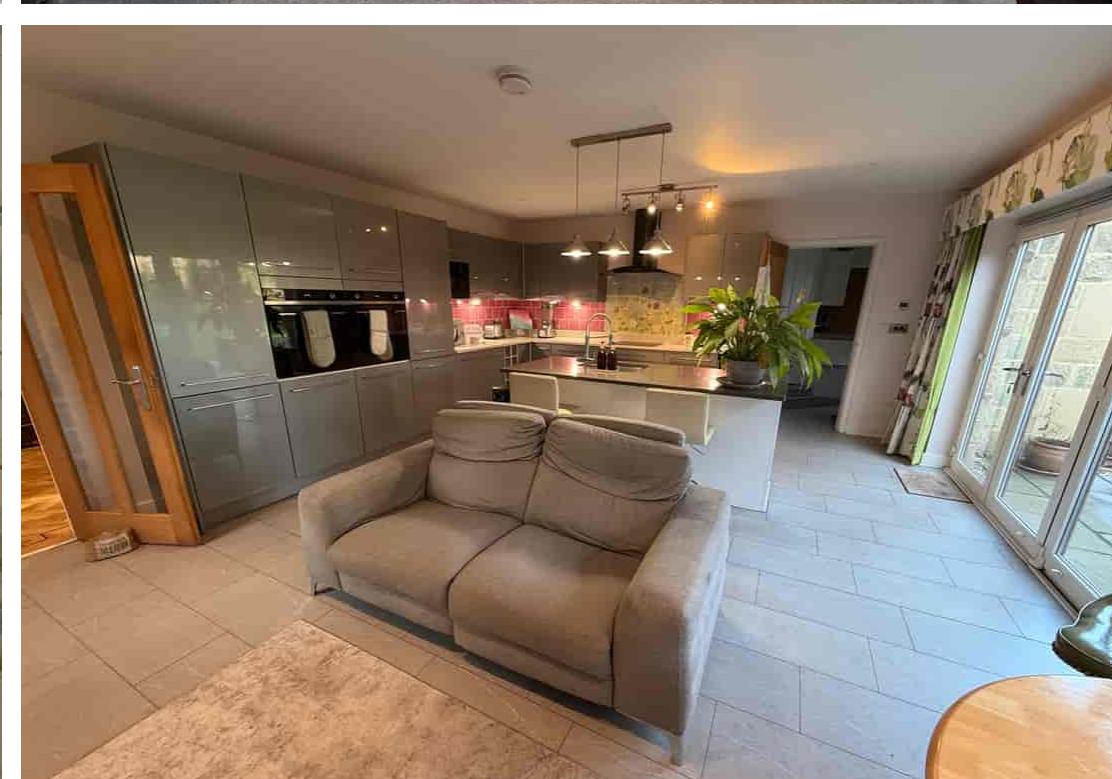
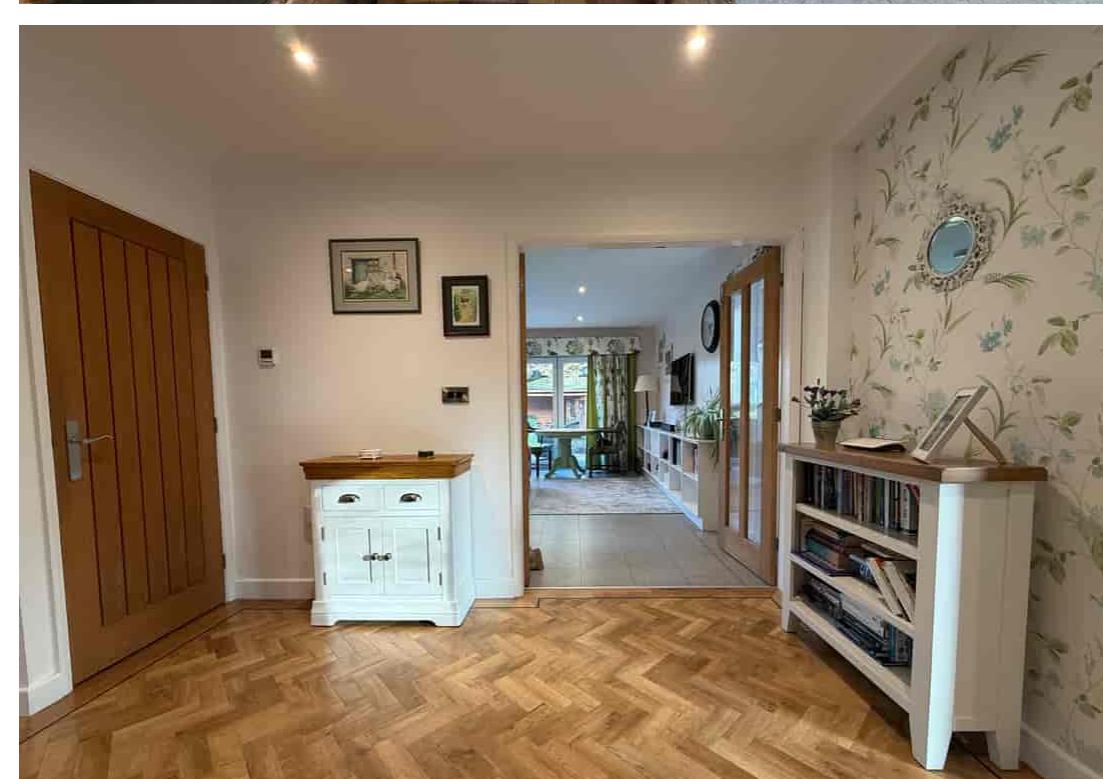
Internally, the accommodation is both flexible and well-proportioned, designed to suit modern family living and entertaining alike. Light-filled reception rooms enjoy attractive aspects of the plot and garden, while the living dining kitchen form the heart of the home, ideal for everyday living and hosting guests. The four Bedrooms are comfortably sized, with both primary and second bedroom having en-suite shower rooms and fitted bedroom furniture.

Outside, the gardens are a particular highlight being, well-maintained and pleasantly arranged to provide areas for relaxation, outdoor dining and family enjoyment including a summer house that combines a outdoor snug, covered seating area and storage

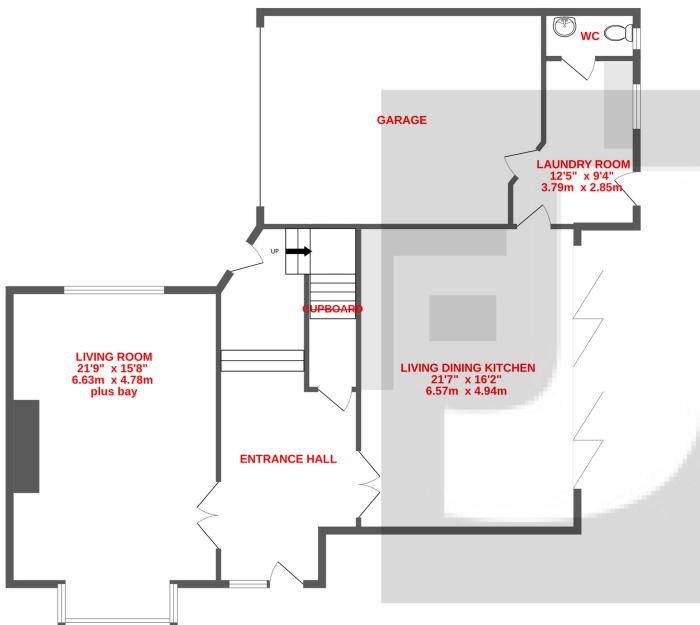
The location coffers the charm of a village environment with excellent access to nearby town of Bingley that offers excellent range of shops, supermarkets and other conveniences. The area is renowned for its fantastic schooling at both primary and senior levels. Local transport links via rail and road are on offer with Bingley Railway Station providing access to larger business and shopping destinations of Leeds and Bradford.

The Arboury a rare opportunity to acquire a stunning home in this sought-after area. We would encourage a early enquiry and viewing appointment

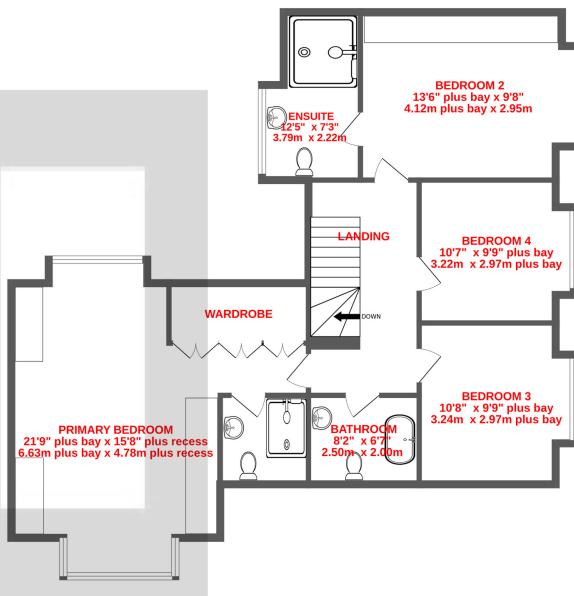




GROUND FLOOR  
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

#### DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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#### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00