



# An exclusive gated development on Santa Monica Road, Idle.

*Santa Monica Court has been carefully designed and meticulously crafted  
using the finest materials.*

Selling agent

**HUNTERS®**  
HERE TO GET *you* THERE

Santa Monica Court

Santa Monica Road  
Idle, BD10 8QT





Idle is located halfway between Leeds and Bradford and offers impressive view over the Aire Valley.

With its good transport links, excellent schools and blend of village life and big city facilities, there are lots of reasons to choose a new home at Santa Monica Court.

## Idle

Originally a village until it became part of the suburbs of Bradford in 1898, the village essentially exists today as Idle Conservation Area and contains many of its oldest buildings

The charm and character of the original village has extended outwards via the Victorian buildings within the conservation area which complement both the earlier and later structures in scale, colour, texture and design.

Good quality examples of 20th Century Architecture enrich the conservation area and the appeal of Idle as a place to live and work from home





## Local amenities

Formerly a separate village, Idle offers wonderful views across the beautiful Aire Valley and a range of excellent amenities. Apperley Bridge Rail Station is just a short distance away and offers commuters easy access to both Leeds and Bradford, making Idle an excellent choice for those who work in the West Yorkshire cities.

Idle is thought to date back to the medieval era, when it was known as the 'Manor of Idle', however what makes it unique today is the well-preserved historic architecture in the village centre. In particular, the Grade II\* listed Chapel of Ease on Town Gate, is a fine example of 17th century ecclesiastical design.

As well as benefiting from its proximity to the vibrant cities of Leeds and Bradford, with their host of restaurants, sporting landmarks and leisure opportunities, Idle offers plenty of useful amenities right on the doorstep. Some of which include restaurants such as barbecue specialist Moo, the Symposium gastropub and an award-winning fish and chip shop, Towngate Fisheries.

The village also has several cricket pitches, while The Highfield houses a pub, hotel and leisure club with a salt water pool and a gym. Eccleshill Pool, which boasts a waterslide and diving boards, is just a short drive away, and Idle Library hosts regular community events. Idle also has a selection of supermarkets nearby, including Aldi and Morrisons and is only 5.5 miles away from Leeds Bradford Airport where there is a planned opening of a new terminal, due to be completed early 2023.



# SANTA MONICA COURT

Santa Monica Court is an exclusive gated development of four stone built mews houses, with stunning views over the valley. Each property comprises four bedrooms, three bathrooms with luxury fittings.

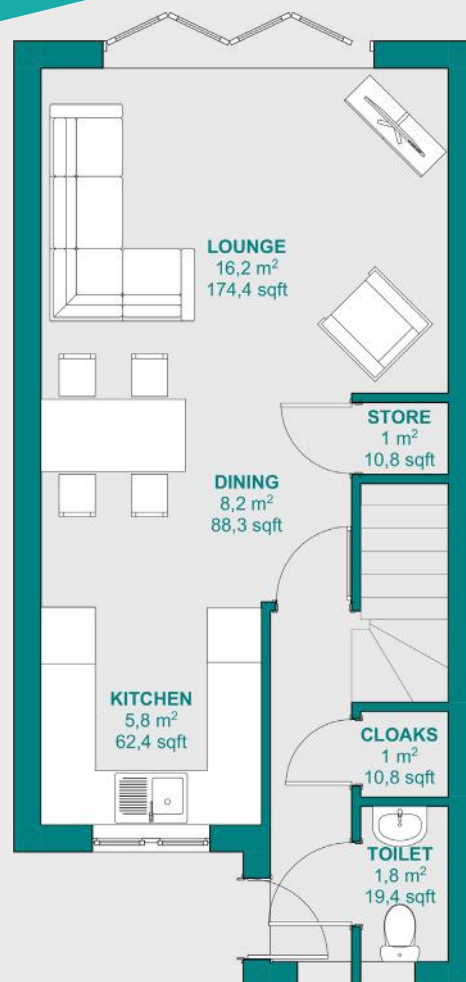
They cover 1250 sq ft in an elevated position and include a garage and visitor parking.

-  Entrance Hall
-  Cloaks/Guest WC
-  Very Spacious Living Room with Lounge Area Dining Area & Luxury German Fitted Kitchen Area
-  Master Bedroom with Deluxe En Suite Shower Room
-  Three Further Good Sized Bedrooms
-  Top Quality House Bathroom
-  Second Floor Shower Room
-  South Facing Secluded Garden & Stone Built Garage



## GROUND FLOOR

Lounge	16,2m <sup>2</sup>	14'9 x 11'6
Dining	8,2m <sup>2</sup>	11'6 x 8
Kitchen	5,8m <sup>2</sup>	8'6 x 8
Cloaks	1m <sup>2</sup>	6 x 3'3
Toilet	1,8m <sup>2</sup>	6 x 3'3

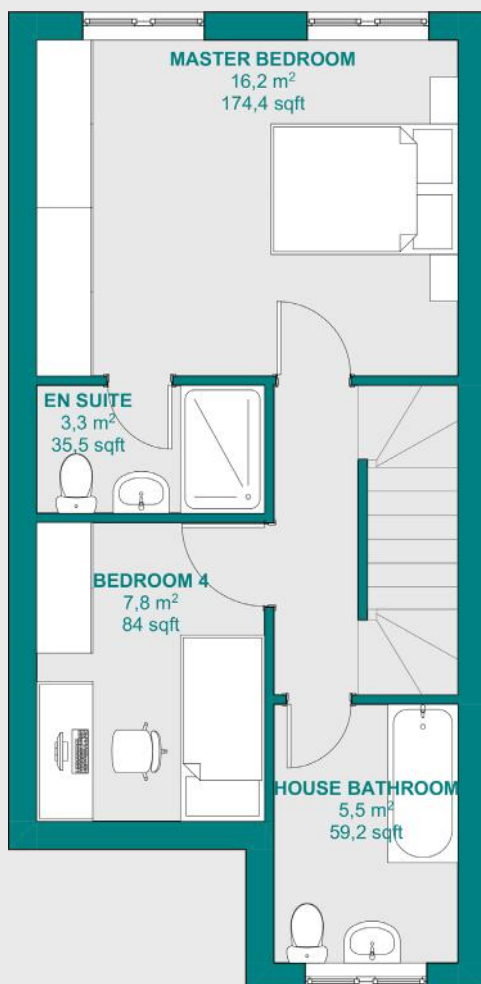






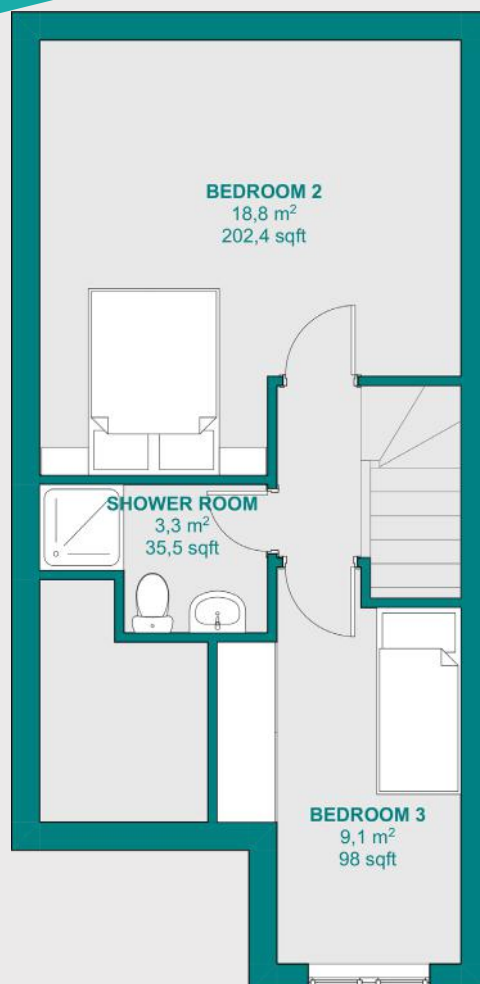
## FIRST FLOOR

Master bedroom	16,2m <sup>2</sup>	14'9 x 12
En suite	3,3m <sup>2</sup>	8'3 x 4'6
Bedroom 4	7,8m <sup>2</sup>	11 x 8'3
House bathroom	5,5m <sup>2</sup>	9'6 x 6'6



## SECOND FLOOR

Bedroom 2	18,8m <sup>2</sup>	15'6 x 14'9
Shower room	3,3m <sup>2</sup>	8'3 x 5
Bedroom 3	9,1m <sup>2</sup>	13 x 6'6











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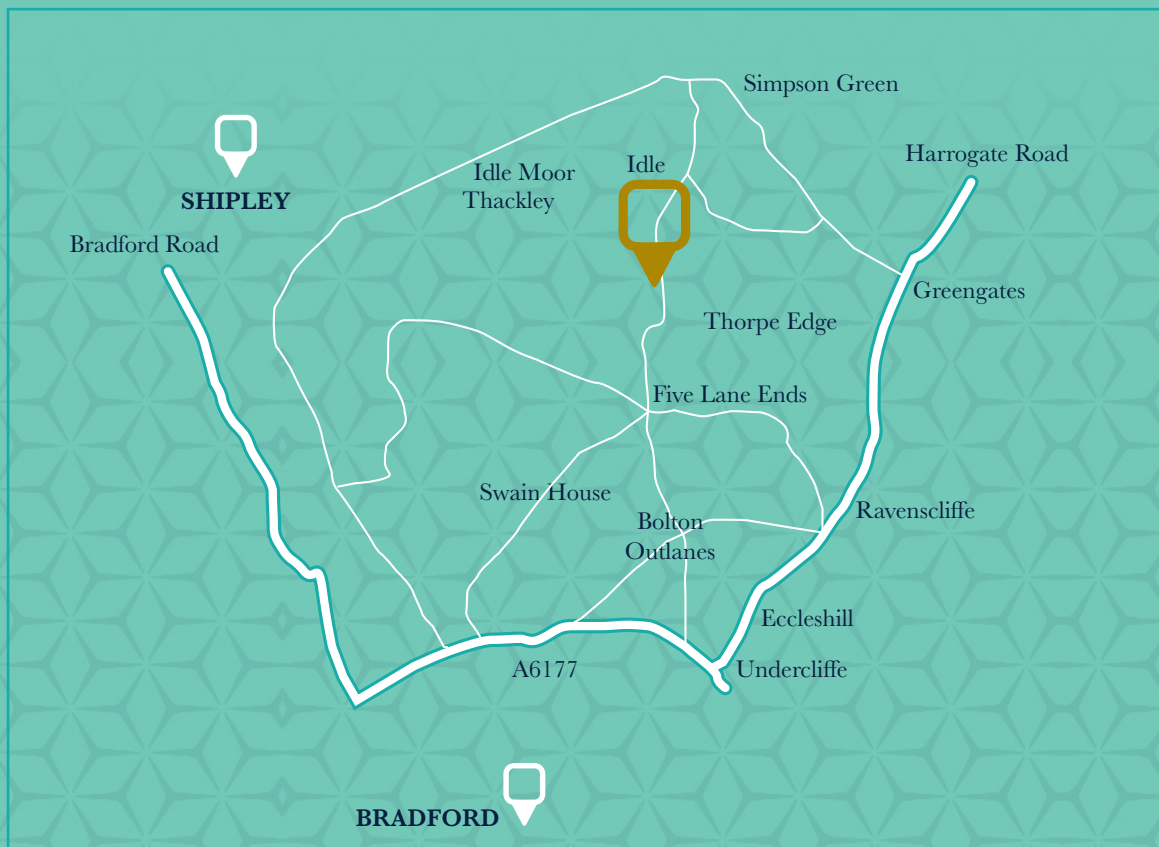


5.5 MILES TO LEEDS  
BRADFORD AIRPORT\*

New terminal to be completed early 2023.



Idle Cricket Club



\* Approx to Leeds Bradford Airport



[www.homesbymaple.com](http://www.homesbymaple.com)

## Built on strong foundations

We've been in business over 25 years. We've always known a lot about building homes, but what we've learnt as time has gone on, is about people. We've learnt how people live, what makes them happy, what they strive for, what they aspire for - and we've noted all of this, to help us build for the future.

We've recently had a management buy out and the team is in place for the next generation of the business, excited to make new headway full steam ahead. We're a passionate bunch, all working together to share knowledge, experience and best practice, to produce results that really stand out in the marketplace.

Selling agent

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