



## **Priory Plot 7 Gladstone Court, Westfield Green, Wyke/Scholes, Bradford, BD12 9AR**

Forming the last phase of this select development of only 15 houses by 'Yorkshire Choice Homes', this HIGH QUALITY, FOUR BEDROOM NEW BUILD DETACHED HOME is sure to impress. Ideally located close to the amenities and well regarded schools of both Scholes and Wyke and offering easy access to the surrounding towns as well as the M62, this lovely house makes a super FAMILY HOME. Finished to a high specification, Plot 7 is a Priory house type with STUNNING REAR VIEWS over open countryside and is not to be missed. Comprises hall, lounge, open plan fully fitted family kitchen in a range of styles and fully integrated appliances, wc and utility with four first floor bedrooms, the master with ensuite with choice of tiles and family bathroom. Landscaped lawned gardens and double driveway parking and integral garage to front. Benefits from GCH, black uPVC DG & alarm. Includes standard 10 years NHBC Warranty and Photovoltaic Panels as standard.

**Asking Price £440,000**

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# Priory Plot 7 Gladstone Court, Westfield Green, Wyke/Scholes, Bradford,

## HALL

**WC** WC and sink.

## LOUNGE 16'9" x 11'6" max (5.1m x 3.5m max)

Feature bay window.

## DINING KITCHEN 22' x 11'6" max (6.7m x 3.5m max)

The spacious kitchen/dining and family area is a perfect space for all the family to come together. Range of wall and base units with worktops with breakfast bar, sink, integral oven, gas hob and extract as standard, as well as integrated fridge/freezer and dishwasher. Patio doors leading to rear garden.

## BEDROOM ONE 11'10" (3.6) x 11'6" (3.5) + doorway

Double master bedroom.

**ENSUITE BATHROOM** Three piece suite including glazed shower cubicle, vanity sink, wc with tiled walls and flooring,

## BEDROOM TWO 12'6" x 9'10" (3.8m x 3m)

## BEDROOM THREE 11'6" x 8'2" max (3.5m x 2.5m max)

## BEDROOM FOUR 9'2" x 8'2" (2.8m x 2.5m)

**BATHROOM** Three piece suite with integral shower and glazed shower screen over bath, vanity sink and WC with tiled walls and flooring.

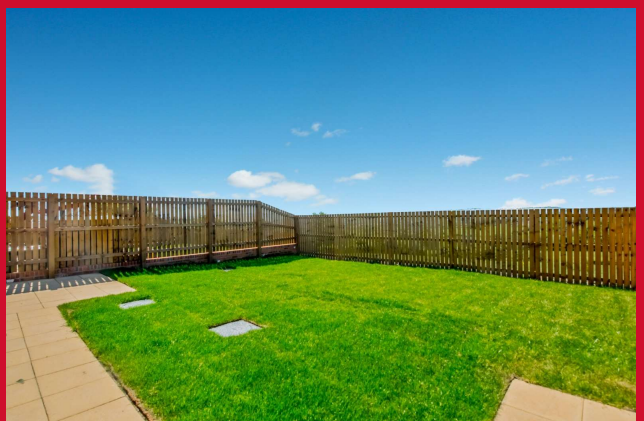
**GARDEN** Double driveway parking and single integral garage with electric door measuring 15' x 7'10 (4.6m x 2.4m) with EV charging point. Landscaped rear garden with paved patio with stunning West facing views over open countryside. Outside lighting.

**PLEASE NOTE** Please note buyers have the opportunity to choose their own kitchen units and bathroom tiles from a variety of styles and further details are available on request.

All images are for illustration only and can verify and maybe not reflect the property itself. There may be upgrades at an additional cost subject to build stage. Please call us for more information.

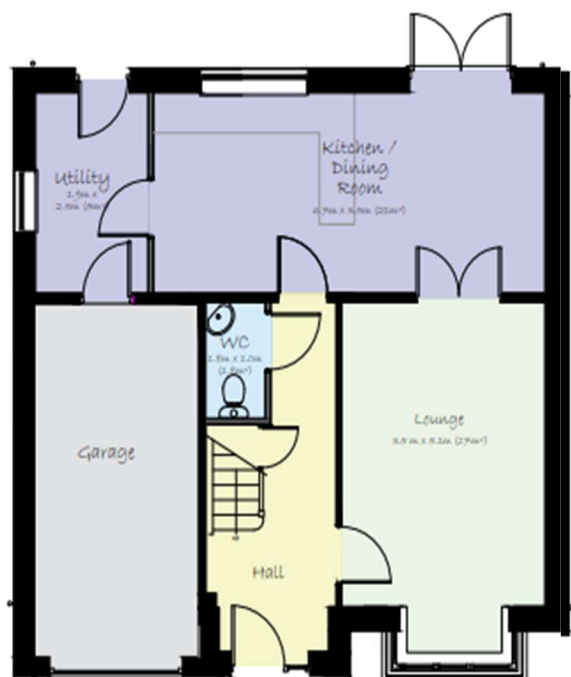
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





## Ground Floor

Kitchen/Dining	6700 x 3500	22'0" x 11'5"
Lounge	3500 x 5100	11'5" x 16'7"
Utility	1900 x 2500	6'2" x 8'2"
WC	1800 x 1000	5'9" x 3'3"



## First Floor

Bedroom 1	4600 x 3800	15'1" x 12'5"
En-suite	2000 x 1900	6'6" x 6'2"
Bedroom 2	3300 x 3700	10'8" x 12'1"
Bedroom 3	3800 x 2900	12'5" x 9'5"
Bedroom 4	3000 x 3700	9'8" x 12'1"
Bathroom	2200 x 2400	7'2" x 7'9"

