



Gladstone Court, 13 Westfield Green, Wyke/Scholes, Bradford, West Yorkshire, BD12 9AR

**** ONLY 4 PLOTS NOW REMAINING - DON'T MISS OUT! ****

STUNNING, FOUR BEDROOM detached home with GOOD SIZED GARDEN PLOT built on this exclusive, select development of only 15 houses built by 'Yorkshire Choice Homes'. Ideally located close to the amenities and well regarded school of both Scholes and Wyke and offering easy access to the surrounding towns and the M62, the remaining houses on this site make super FAMILY HOMES. Finished to a high specification, Plot 13 is the larger footprint 'Nostell' house type with lovely landscaped lawned gardens to the rear offering a great opportunity to extend. 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. 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 £425,000

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HALL

WC WC and sink.

LOUNGE 18'1" x 11'10" max (5.5m x 3.6m max)

Feature bay window making this a light and airy room.

OPEN PLAN DINING KITCHEN 24'7" x 9'10" max (7.5m x 3m max)

The spacious kitchen/dining and family area is a perfect space for all the family to come together and relax or entertain. 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. Open to Family Room which significantly boosts the floor space of this area.

FAMILY ROOM 10'6" x 9'10" max (3.2m x 3m max)

Patio doors leading to rear garden.

BEDROOM ONE 13'1" x 13'1" max (4m x 4m max)

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

BEDROOM TWO 11'6" x 10'10" (3.5m x 3.3m)

BEDROOM THREE 10'2" x 9'2" max (3.1m x 2.8m max)

BEDROOM FOUR 9'6" x 7'7" (2.9m x 2.3m)

BATHROOM Three piece suite with bath, vanity sink and WC with tiled walls and flooring.

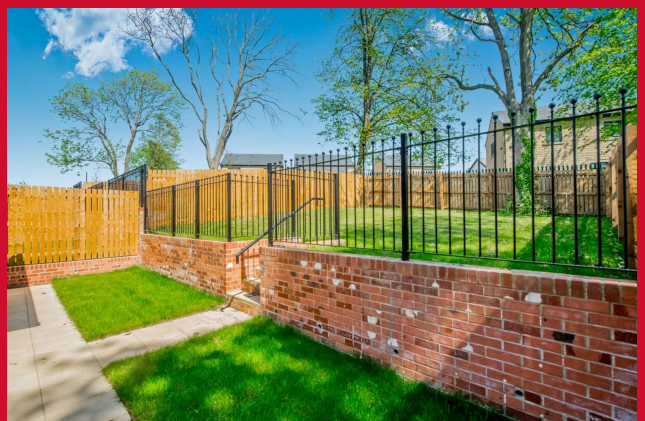
EXTERIOR Occupying a good sized plot with double driveway parking and single integral garage with electric door measuring 15' x 7'10 (4.6m x 2.4m) with EV charging point. Landscaped lawned gardens to the rear with paved patio area which offers great potential to extend (subject to planning permission). 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.

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

Council Tax Band and EPC not yet assessed.

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	7500 x 3000	24'6" x 9'8"
Family Room	3150 x 3000	10'3" x 9'8"
Lounge	4700 x 3400	15'4" x 11'2"
Utility	2100 x 1250	6'9" x 4'1"
WC	1400 x 1250	4'6" x 4'1"

