



Gladstone Court, 5 Westfield Green, Wyke/Scholes, Bradford, BD12 9AR

**** 12 NOW SOLD - ONE OF THE LAST THREE REMAINING HOUSES ****

We are delighted to present this exceptional detached SHOW HOME for sale—boasting a superior specification and beautifully styled interiors—on this exclusive and intimate development by Yorkshire Choice Homes.

Ideally situated between the villages of Scholes and Wyke, with easy access to nearby towns and the M62, this is one of the last remaining homes available on the site.

The 'Nostell' house type offers a larger footprint, making it an ideal family home. Sold fully furnished and finished to a show home standard, it includes the stylish oversized tiled flooring and Quartz kitchen worktops it comprises hall, lounge, open plan fully fitted family kitchen, wc and utility with four first floor bedrooms, the master with ensuite with lovely 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.

Do not miss this rare opportunity to own a fully finished and furnished show home in a sought-after location.

Asking Price £449,995

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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. Lovely landscaped lawned gardens to the rear with paved patio area and 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"



First Floor

Bedroom 1	4000 x 4000	13'1" x 13'1"
En-suite	2000 x 1900	6'6" x 6'2"
Bedroom 2	3300 x 3500	10'8" x 11'5"
Bedroom 3	3100 x 2800	10'2" x 9'2"
Bedroom 4	2300 x 2900	7'5" x 9'5"
Bathroom	2100 x 1700	6'9" x 5'6"

