

BODINGTON MANOR

ADEL



DAVID WILSON HOMES
WHERE QUALITY LIVES

BODINGTON MANOR

ADEL



Bodington Manor brings the countryside to you. This development of new four and five bedroom detached homes is set in a secluded woodland just off Adel Lane in Adel. With excellent links to the motorways and to Leeds Bradford airport, Adel is a very sought after location in north Leeds and it is all about the lifestyle here.




Adel provides a fabulous range of local highlights and excellent commuter links to Leeds city centre. Why not see our beautiful Show Homes and get a taste of living at Bodington Manor today?



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- | | | | | |
|---|--|--|---|--|
|  Holden
4 bedroom detached home |  Chelworth
4 bedroom detached home |  Maddoc
4 bedroom detached home |  Moorecroft
5 bedroom detached home |  Gracedieu
5 bedroom detached home |
|  Hatherley
5 bedroom detached home |  Lichfield
5 bedroom detached home |  Balshaw
5 bedroom detached home |  Affordable Housing | |

THE HOLDEN

THREE BEDROOM HOME



This stylish four bedroom detached home has no shortage of space and light. The bright, modern kitchen has been designed with integrated dining and family areas, French doors leading to the garden and an adjoining utility room – making it the true heart of the home. A generously proportioned lounge provides a perfect place to relax while a study offers a handy work space.

Upstairs a large master bedroom with en suite shower room is located at the front of the house and there are two further double bedrooms, a single bedroom and a family bathroom with bath and separate shower.



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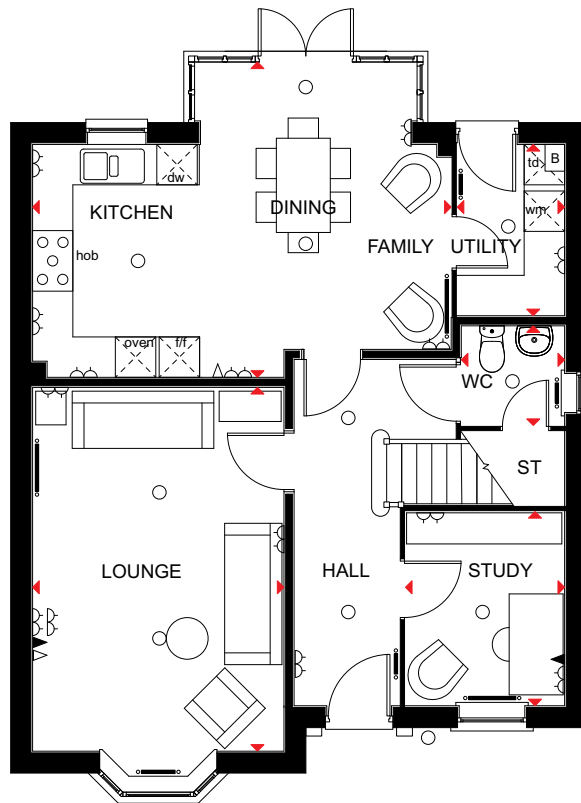
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THE HOLDEN

THREE BEDROOM HOME

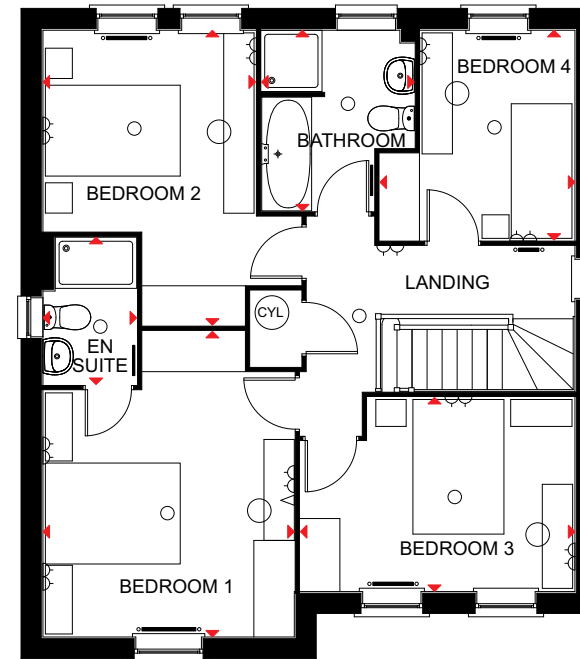
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- ◄ Dimension location
- ⏏ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space



Ground Floor

Lounge	3728 x 5405 mm	12'3" x 17'9"
Kitchen/Family/Dining	6208 x 4685 mm	20'4" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1532 x 1481 mm	5'0" x 4'10"



First Floor

Bedroom 1	3728 x 4543 mm	12'3" x 14'11"
En suite	1390 x 2190 mm	4'7" x 7'2"
Bedroom 2	3153 x 4384 mm	10'4" x 14'5"
Bedroom 3	2886 x 4073 mm	9'6" x 13'4"
Bedroom 4	3120 x 2893 mm	10'3" x 9'6"
Bathroom	2685 x 2266 mm	8'10" x 7'5"

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THE CHELWORTH

FOUR BEDROOM DETACHED HOME



The interior of this generous family home more than lives up to the impressive front aspect. An airy hall leads to the lounge and a stylish rear kitchen with breakfast and family areas. This space opens directly out onto the rear garden, as does the adjoining dining room.

Downstairs also boasts a separate study. Upstairs, the four double bedrooms provide relaxing retreats. The master bedroom comes with a full en suite and there is a further bathroom with separate shower for the rest of the family to enjoy.



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THE CHELWORTH

FOUR BEDROOM DETACHED HOME

Key

○ Light fitting

◀ Telephone outlet point

— Radiator

B Boiler

CYL Cylinder

wm Washing machine space

◀▶ Dimension location

⏏ Electric socket

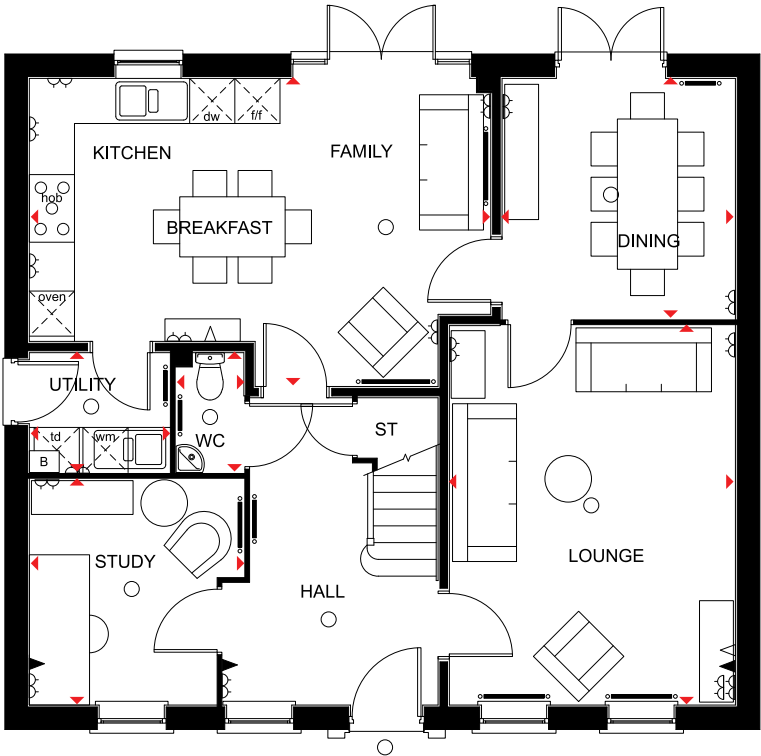
◁ T.V. aerial socket

— Towel radiator

ST Store

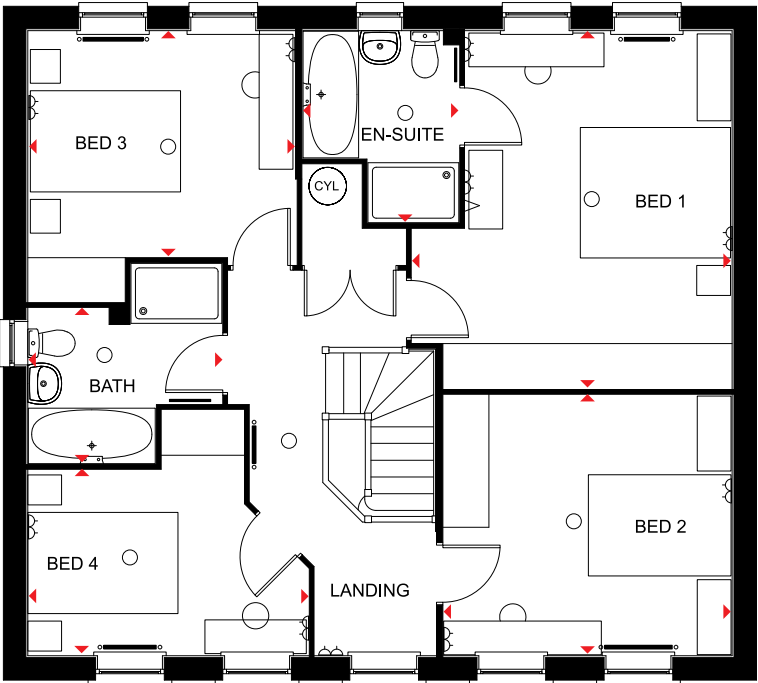
f/f Fridge/freezer space

dw Dishwasher space



Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



First Floor

Bed 1	4775 x 4261 mm	15'8" x 14'0"
En-suite	2077 x 2561 mm	6'10" x 8'5"
Bed 2	3476 x 3839 mm	11'5" x 12'7"
Bed 3	3552 x 3016 mm	11'8" x 9'11"
Bed 4	3736 x 2475 mm	12'3" x 8'1"
Bath	2584 x 2071 mm	8'6" x 6'10"

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THE MADDOC

FIVE BEDROOM HOME



Stylishly designed over 2½ floors, this five bedroom home makes perfect use of the free flowing space. The quality kitchen features a breakfast area while the dining room has a full height glazed bay that leads to the garden. The ground floor also boasts a dual aspect lounge with bay window.

On the first floor, the master bedroom with en suite shower room makes a relaxing haven and there are two additional double bedrooms and a family bathroom. A further double bedroom is located on the second floor, accompanied by a shower room and single bedroom that could also work perfectly as a study.



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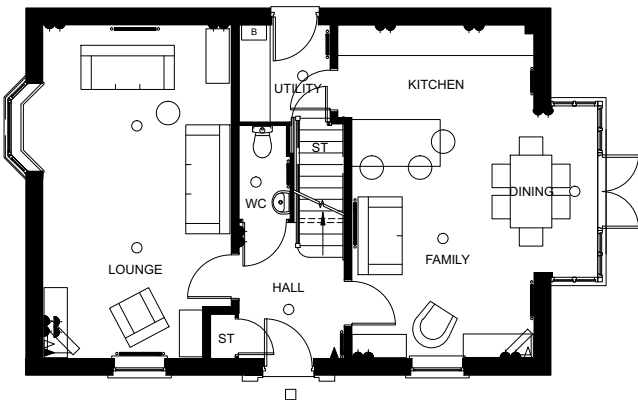
WHERE QUALITY LIVES

THE MADDOC

FIVE BEDROOM HOME

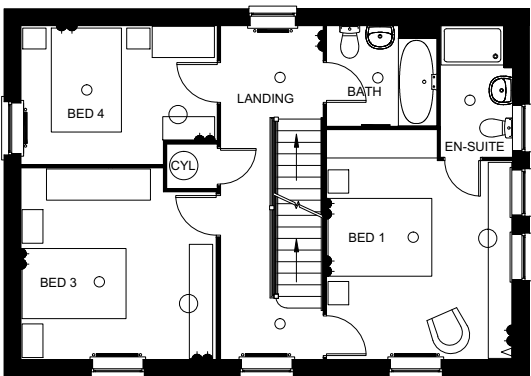
Key

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	◀▶ Dimension location
⏏ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	



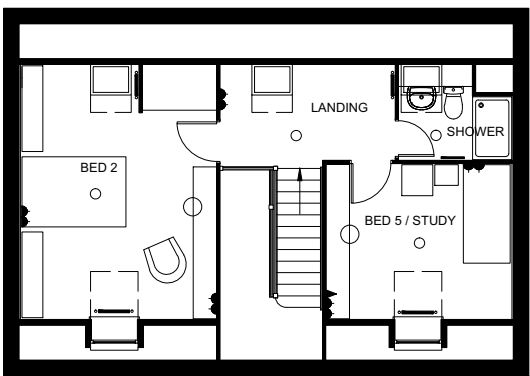
Ground Floor

Lounge	6427 x 3631 mm	21'1" x 11'11"
Kitchen/Family/Dining	6427 x 4735 mm	21'1" x 15'6"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"



First Floor

Bed 1	4413 x 3571 mm	14'6" x 11'9"
En-suite	1375 x 2525 mm	4'6" x 8'3"
Bed 3	3767 x 3677 mm	12'4" x 12'1"
Bed 4	3767 x 2661 mm	12'4" x 8'9"
Bath	2107 x 1925 mm	6'11" x 6'4"



Second Floor

Bed 2	3767 x 4911 * mm	12'4" x 16'1" *
Bed 5 / Study	3571 x 2988 * mm	11'9" x 9'10" *
Shower	2171 x 1412 * mm	7'1" x 4'8" *

* Overall floor dimension includes lowered ceiling areas

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THE MOORECROFT

FIVE BEDROOM HOME



With flowing living spaces set over three floors, tied together by a consistently stylish design, the Moorcroft is a beautiful family home. The bright and airy ground floor kitchen features dining and utility areas, leading to the rear garden via French doors. The lounge also boasts its own set of French doors and a bay window.

A separate study and bay fronted dining room complete the ground floor. The first floor offers a master bedroom with full en suite, three further double bedrooms and a family bathroom. A further double bedroom with en suite and a cosy den are located on the second floor.



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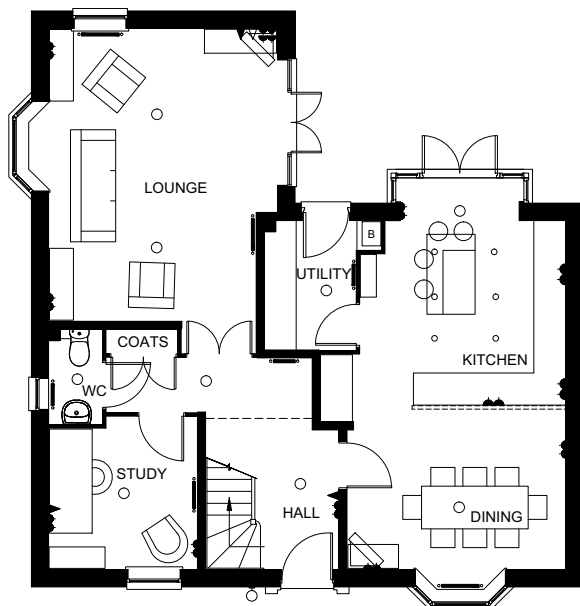
WHERE QUALITY LIVES

THE MOORECROFT

FIVE BEDROOM HOME

Key

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	◄► Dimension location
⏏ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	



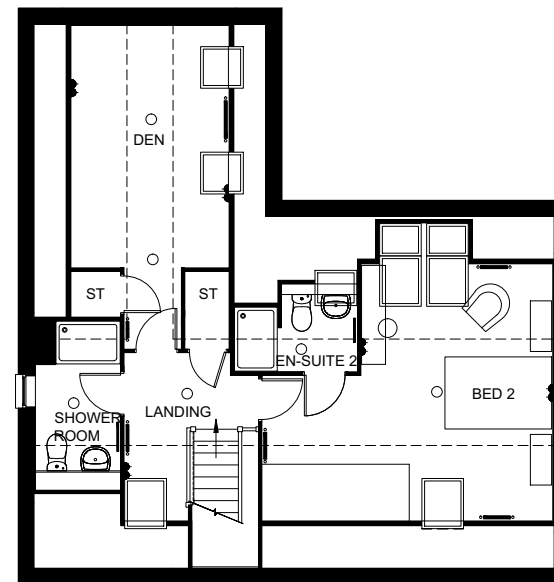
Ground Floor

Lounge	5490 x 4290 mm	18'0" x 14'1"
Kitchen	4260 x 3849 mm	14'0" x 12'8"
Dining	3004 x 4100 mm	9'10" x 13'5"
Study	2790 x 2861 mm	9'2" x 9'5"
Utility	2425 x 1712 mm	7'11" x 5'7"
WC	1775 x 998 mm	5'10" x 3'3"



First Floor

Bed 1	4290 x 3486 mm	14'1" x 11'5"
En-suite 1	2225 x 2525 mm	7'4" x 8'3"
Bed 3	2851 x 3951 mm	9'4" x 13'0"
Bed 4	3773 x 2711 mm	12'5" x 8'11"
Bed 5	3740 x 2798 mm	12'3" x 9'2"
Bath	2698 x 2124 mm	7'0" x 8'10"



Second Floor

Bed 2	5437 x 4790 * mm	17'10" x 15'9" *
En-suite 2	1437 * x 2289 mm	4'9" * x 7'6" *
Den	4525 x 2940 * mm	14'10" x 9'8" *
Shower Room	1583 x 2800 * mm	5'2" x 9'2" *

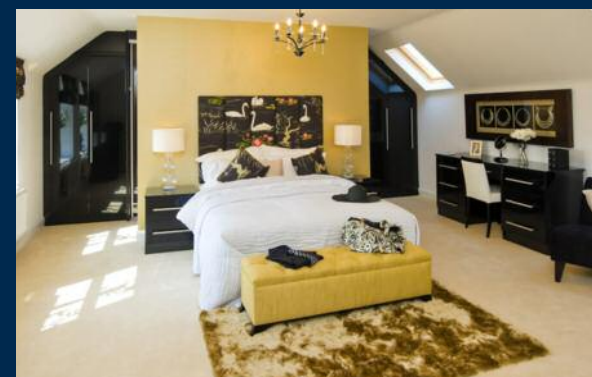
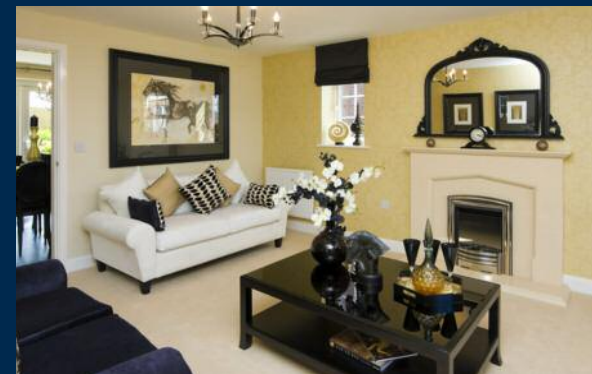
* Overall floor dimension includes lowered ceiling areas

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THE GRACEDIEU

FIVE BEDROOM HOME



The Gracedieu is a beautiful five bedroom home that makes perfect use of its free flowing space. The quality kitchen with breakfast area leads to a bright and airy family area opening onto the rear garden through French doors. The dining room also boasts its own set of French doors, while the comfortable lounge features a bay window. A handy study and a utility room complete the ground floor.

The first floor offers four double bedrooms, the master with full en suite and Juliet balcony. Bedroom two features an en suite shower room. A single bedroom and a family bathroom are also located upstairs. This home also comes with an integral double garage.

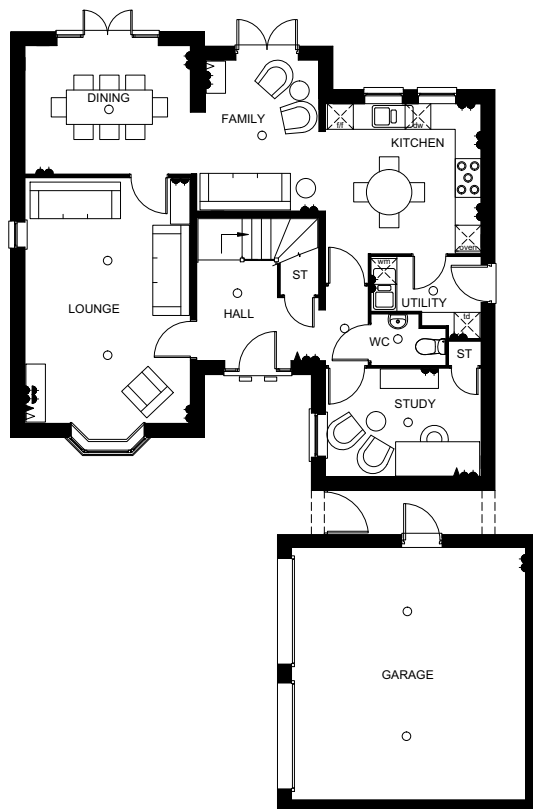


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THE GRACEDIEU

FIVE BEDROOM HOME



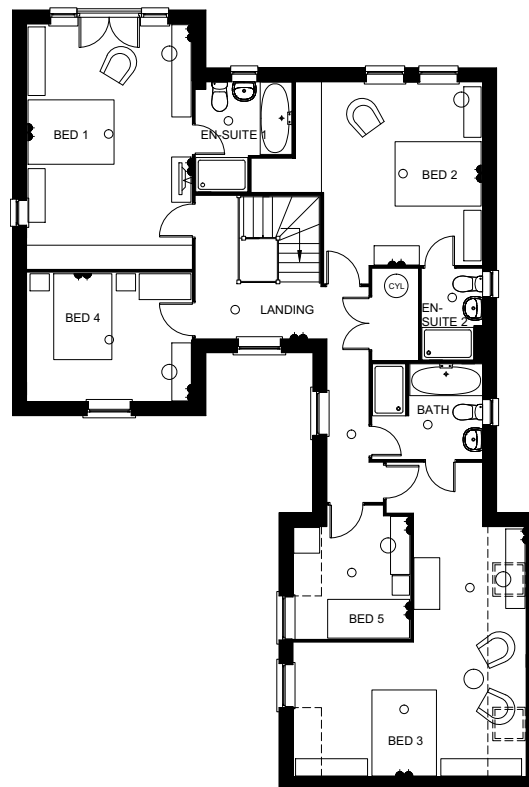
Ground Floor

Lounge	3840 x 5704	12'7" x 18'9"
Kitchen	3615 x 3480	11'10" x 11'5"
Family	3512 x 2635	11'6" x 8'8"
Dining	2975 x 3840	9'9" x 12'7"
Utility	2541 x 1886	8'4" x 6'2"
Study	3615 x 2508	11' 10" x 8'3"
WC	1711 x 1173	5'7" x 3'10"

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Key

○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	◀▶ Dimension location
⏏ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	



First Floor

Bedroom 1	5699 x 3840	18'8" x 12'7"
En-Suite 1	2236 x 2561	7' 4" x 8' 5"
Bedroom 2	4261 x 4336	14'0" x 14'3"
En-Suite 2	1410 x 2122	4'8" x 7'0"
Bedroom 3	7308 x 5414	24'0" x 17'9" *
Bedroom 4	3840 x 3002	12'7" x 9'10"
Bedroom 5	2725 x 3098	8' 11" x 10'2"
Bathroom	2558 x 2214	8'5" x 7'3"

* Overall floor dimension includes lowered ceiling area



THE HATHERLEY

FIVE BEDROOM HOME



The Hatherley is an outstanding five bedroom property that offers all members of the family a wonderful bright and airy home to live in. The ground floor entrance hall leads to the dining and family room, opening onto the rear garden via French doors. This space also leads to a quality kitchen with breakfast area and the beautiful lounge with its own set of French doors.

Downstairs also boasts a study and a utility room. Upstairs, two of the five double bedrooms enjoy en suite shower rooms, the master also benefiting from a bay window. A den nestled at the front of the house offers views of the surrounding area. This home also comes with an integral double garage.



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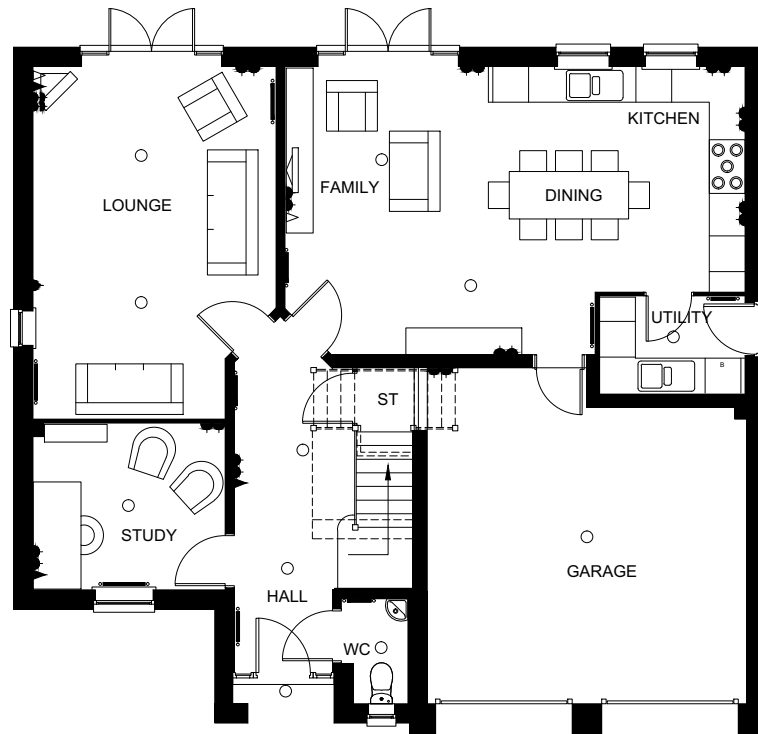
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THE HATHERLEY

FIVE BEDROOM HOME

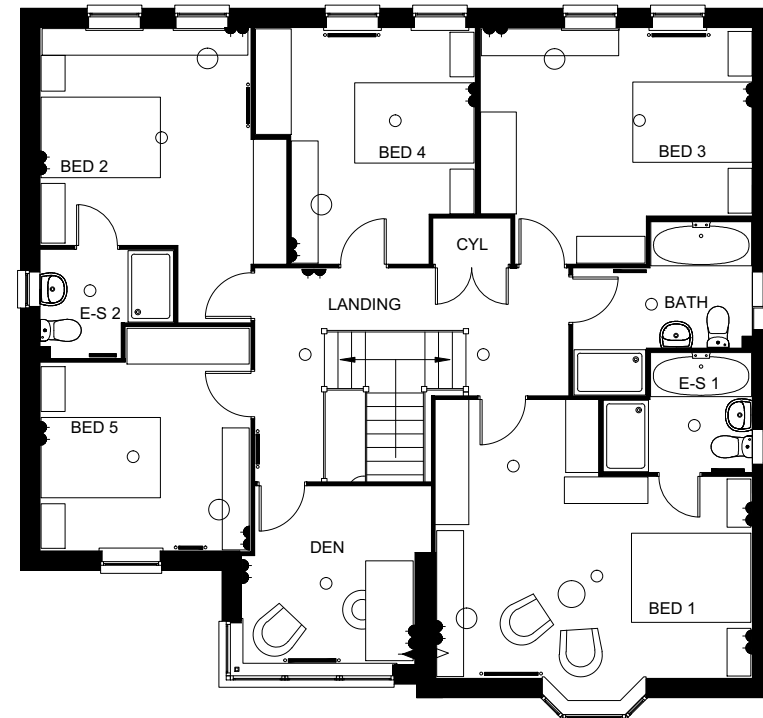
Key

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⏏ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	



Ground Floor

Lounge	5911 x 4075 mm	19'5" x 13'4"
Kitchen/Family/Dining	7715 x 4842 mm	25'4" x 15'11"
Utility	2440 x 1635 mm	8'0" x 5'4"
Study	3224 x 2790 mm	10'7" x 9'2"
WC	1763 x 1116 mm	5'9" x 3'8"



First Floor

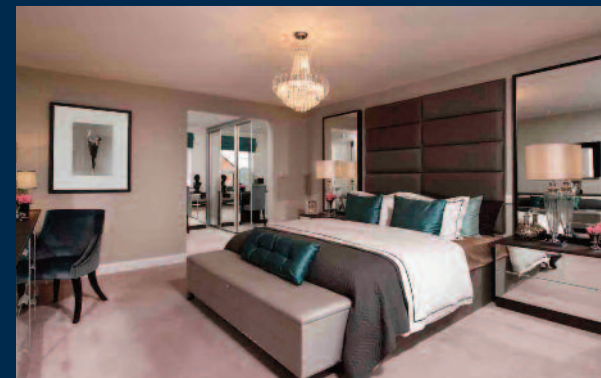
Bed 1	5303 x 4668 mm	17'5" x 15'4"
En-suite 1	2000 x 2500 mm	6'7" x 8'2"
Bed 2	4124 x 4946 mm	13'6" x 16'3"
En-suite 2	2236 x 1809 mm	7'4" x 5'11"
Bed 3	4547 x 3961 mm	14'11" x 13'0"
Bed 4	3961 x 3669 mm	13'0" x 12'0"
Bed 5	3524 x 3755 mm	11'7" x 12'4"
Den	2996 x 2913 mm	9'10" x 9'7"
Bath	2998 x 2121 mm	9'10" x 7'0"

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THE LICHFIELD

FIVE BEDROOM HOME



This double fronted home is a beautiful property, with a ground floor that features an impressive entrance hall, leading to a comfortable lounge, a separate dining room, a study and a quality kitchen with breakfast, family and utility areas. Along with the dining room, this space opens directly onto the rear garden.

The generous master bedroom enjoys a dressing area and en suite bathroom. It is joined on the first floor by two further double bedrooms and a family bathroom.

The second floor is given over to two more double bedrooms and a dual access family bathroom with separate shower.



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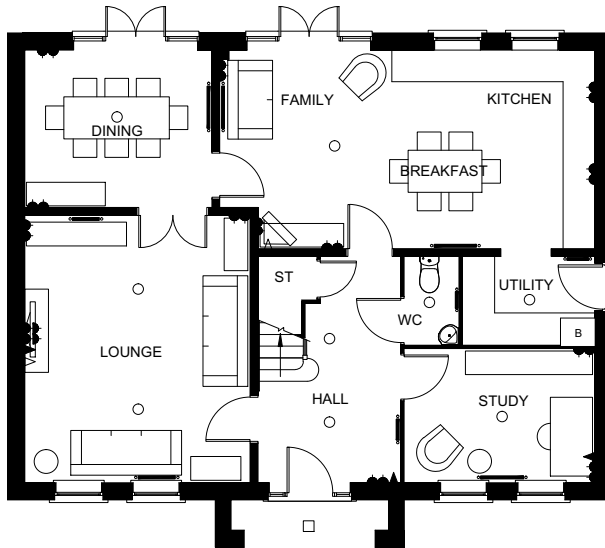
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THE LICHFIELD

FIVE BEDROOM HOME

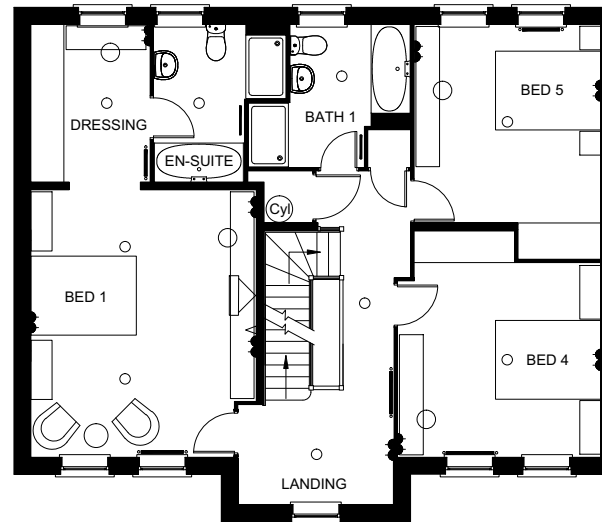
Key

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⏏ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	



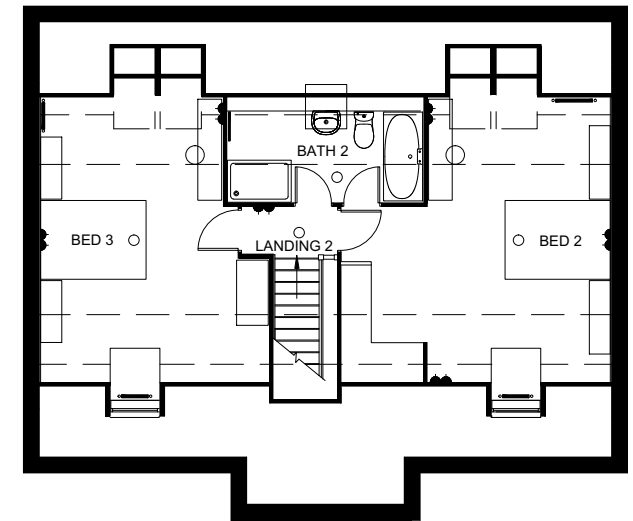
Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	3775 x 7115 mm	12'5" x 23'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
Dining	3550 x 2994 mm	11'8" x 9'10"
Study	3605 x 2539 mm	11'10" x 8'4"
WC 1	1675 x 1016 mm	5'6" x 3'4"



First Floor

Bed 1	5084 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En-suite	2994 x 2500 mm	9'10" x 8'2"
Bed 4	3848 x 4303 mm	12'8" x 14'1"
Bed 5	3531 x 4450 mm	11'7" x 14'7"
Bath 1	2268 x 2708 mm	7'5" x 8'11"



Second Floor

Bed 2	5409 * x 3465 mm	17'9" * x 11'4"
Bed 3	5409 * x 4336 mm	17'9" * x 14'3"
Bath 2	1733 * x 3715 mm	5'8" * x 12'2"

* Overall floor dimension includes lowered ceiling areas

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THE BALSHAW

FIVE BEDROOM DETACHED HOME



Stylishly designed over three floors, the superb Balshaw makes perfect use of its space. The ground floor boasts a spacious entrance hall leading to a beautiful open-plan kitchen with breakfast, family and utility areas. Like the adjoining dining room, the kitchen features a set of French doors that open onto the rear garden. The ground floor also offers a comfortable lounge and a study.

The first floor is home to the impressive master suite with a full en suite bathroom, dressing area and French doors to a terrace, also accessed via the landing. Two further double bedrooms and a dual access shower room accompany the master suite. The second floor offers two double bedrooms, one with en suite shower room and the other with dual access en suite bathroom.



DAVID WILSON HOMES

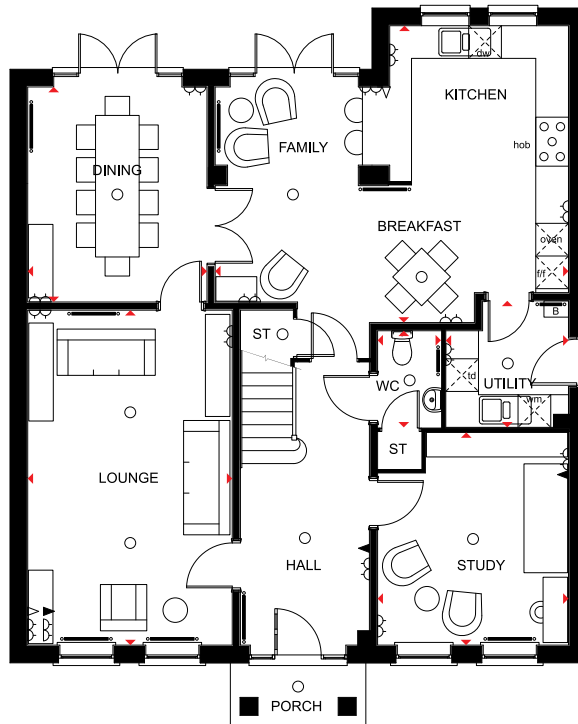
WHERE QUALITY LIVES

THE BALSHAW

FIVE BEDROOM DETACHED HOME

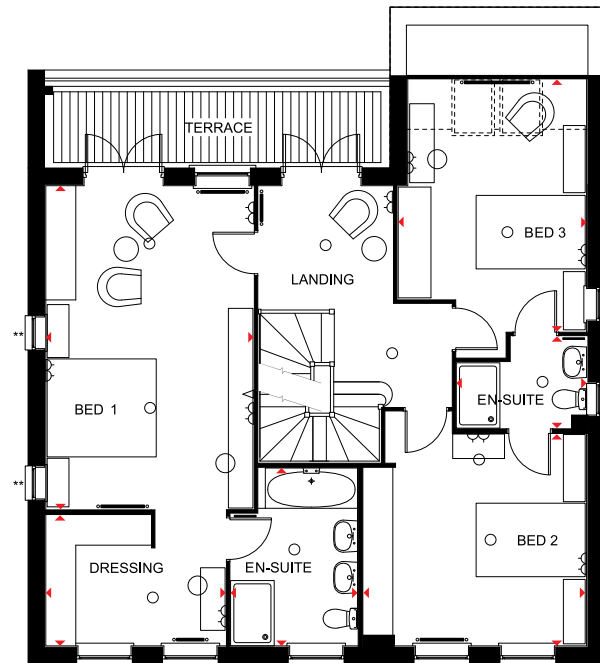
Key

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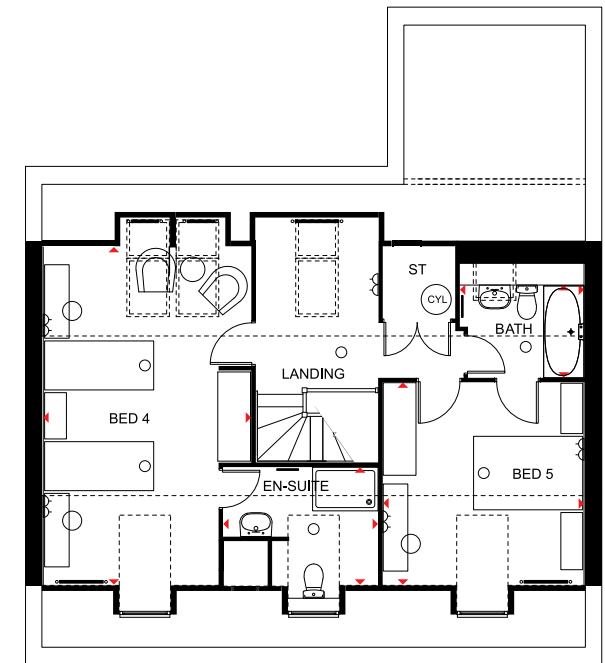
Ground Floor

Lounge	6153 x 3750 mm	20'2" x 12'4"
Kitchen/Family/Breakfast	6478 x 5453 mm	21'3" x 17'11"
Utility	2250 x 2325 mm	7'5" x 7'8"
Dining	3950 x 3287 mm	13'0" x 10'9"
Study	3500 x 3911 mm	11'6" x 12'10"
WC	1775 x 1161 mm	5'10" x 3'10"



First Floor

Bed 1	5942 x 3811 mm	19'6" x 12'6"
Dressing	3299 x 2400 mm	10'10" x 7'10"
En-suite 1	3268 x 2327 mm	10'9" x 7'8"
Bed 2	3889 x 4089 mm	12'9" x 13'5"
En-suite 2	1686 x 2386 mm	5'6" x 7'10"
Bed 3	4628 x 3464 mm	15'2" x 11'4"



Second Floor

Bed 4	6203 x 3811 mm	20'4" x 12'6"
En-suite 3	2838 x 2155 mm	9'4" x 7'11"
Bed 5	3714 x 3688 mm	12'2" x 12'1"
Bath	1700 x 2275 mm	5'7" x 7'6"

* Overall floor dimension includes lowered ceiling areas
 ** Optional window

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