

Taylor
Wimpey

Find your way around

STONEBROOKE GARDENS

HIPPERHOLME | WEST YORKSHIRE





Come in and take a look around

Get to know
STONEBROOKE GARDENS

HIPPERHOLME | WEST YORKSHIRE

Situated in Hipperholme, a village near Halifax in West Yorkshire, Stonebrooke Gardens provides an exciting collection of two, three and four-bedroom homes.

4 bedroom homes

- The Manford**
4 bedroom home
Plots: 8, 18, 22, 40, 42, 46 & 47
- The Coltham**
4 bedroom home
Plots: 4, 15, 24, 30, 35, 41, 43, 45, 56, 67, 70, 88 & 91
- The Midford**
4 bedroom home
Plots: 29, 44, 50 & 53
- The Lydford**
4 bedroom home
Plot: 54, 55, 77, 78, 82 & 83

3 bedroom homes

- The Braxton**
3 bedroom home
Plots: 5-7, 9-12, 16, 17, 25-28, 31, 32, 48, 49, 68, 69, 71, 72, 79-81, 89 & 90
- The Kingdale**
3 bedroom home
Plots: 23, 38 & 39
- The Flatford**
3 bedroom home
Plots: 13, 14, 51 & 52
- The Gosford**
3 bedroom home
Plots: 1-3, 19-21, 33, 34, 36, 37, 62, 63, 73, 74, 86 & 87

2 bedroom homes

- The Canford**
2 bedroom home
Plots: 57-61, 64-66, 75, 76, 84 & 85

SS = Sub Station
 GG = Gas Governor
 LAP = Local Area of Play
 VP = Visitor Parking
 BCP = Bin Collection Point
 *ah/r = Rental homes
 *ah/so = Shared ownership



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 69317 TWY MARCH 2022.

Taylor Wimpey

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Hipperholme,
West Yorkshire,
HX3 8EG

CONTACT US ON

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📷 #taylorwimpey

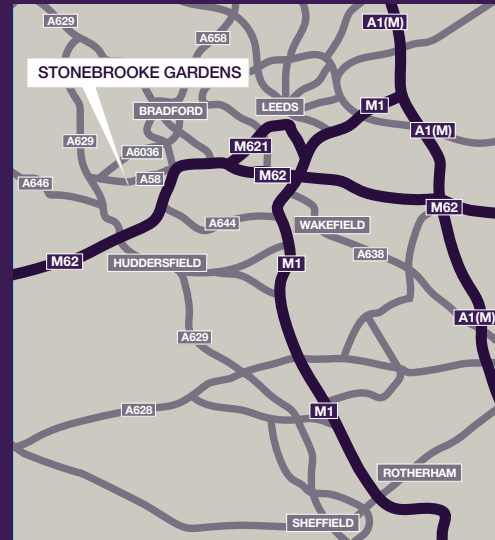
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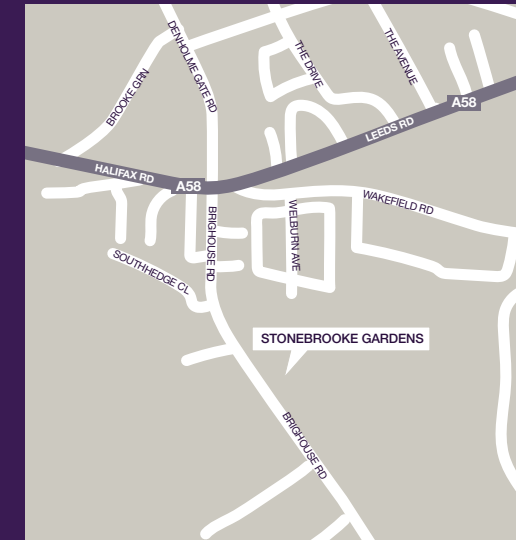
FROM HALIFAX:

- Head north-west on Charlestown Rd
- At the roundabout, take the 2nd exit and stay on Charlestown Rd
- Continue straight onto New Bank/A58
- Slight right onto Leeds Rd/A58
- Turn right onto Brighouse Rd/A644
- Stonebrooke Gardens will be on your right



FROM BRIGHOUSE, A643:

- Head east on Briggate/A643 towards Mill Royd St
- At the roundabout, take the 1st exit onto Halifax Rd/A643
- Continue onto Brighouse Rd/A644
- Stonebrooke Gardens will be on your right



STONEBROOKE GARDENS. A VERY SPECIAL PLACE TO BE

A warm welcome to Stonebrooke Gardens.

*Here you'll find a stunning collection of two, three,
and four-bedroom homes in Hipperholme.*

*Each home has been carefully designed to
complement the character of the area and is ready to
be enjoyed by your family for many years to come.*

*Take a deep breath and embrace a new life at
Stonebrooke Gardens.*

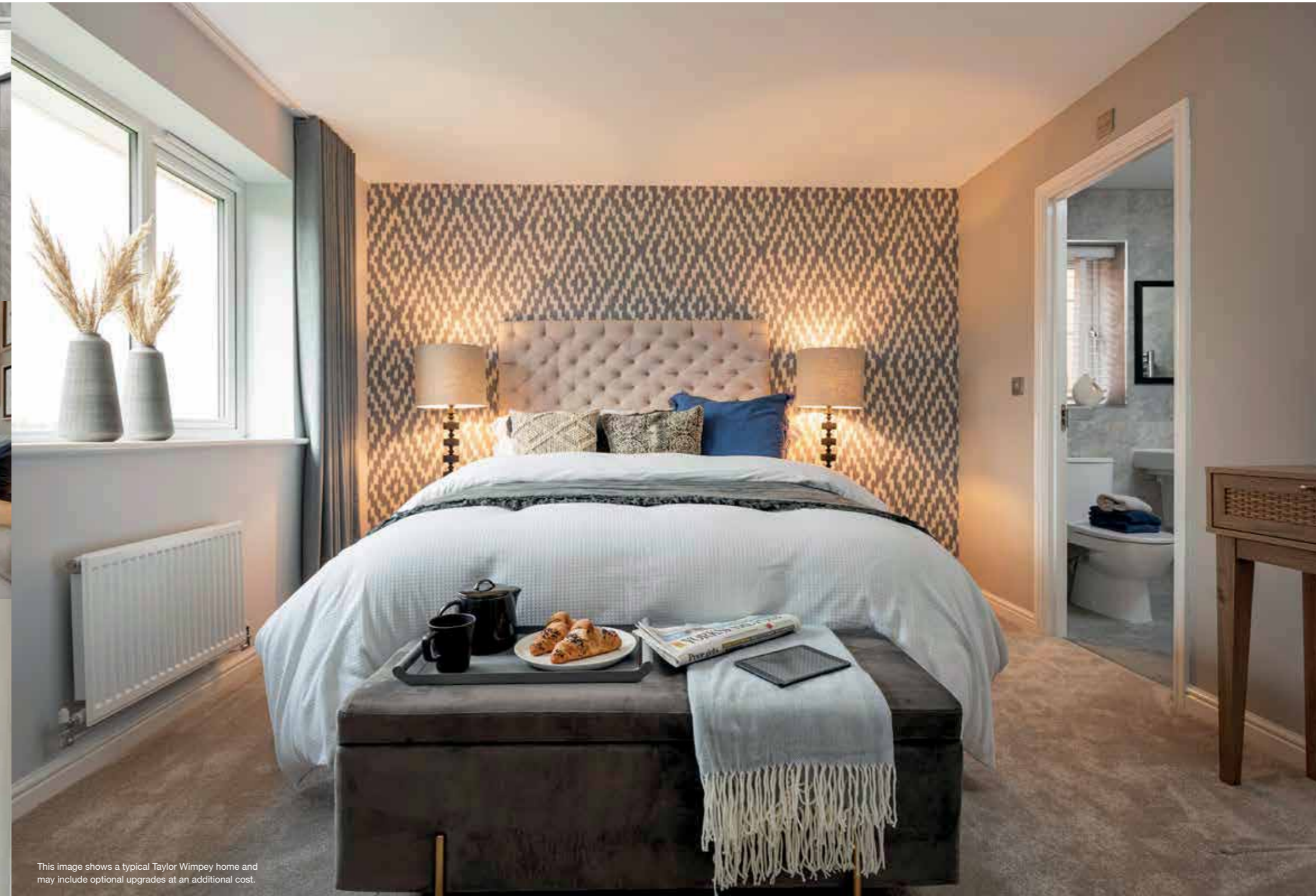
MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

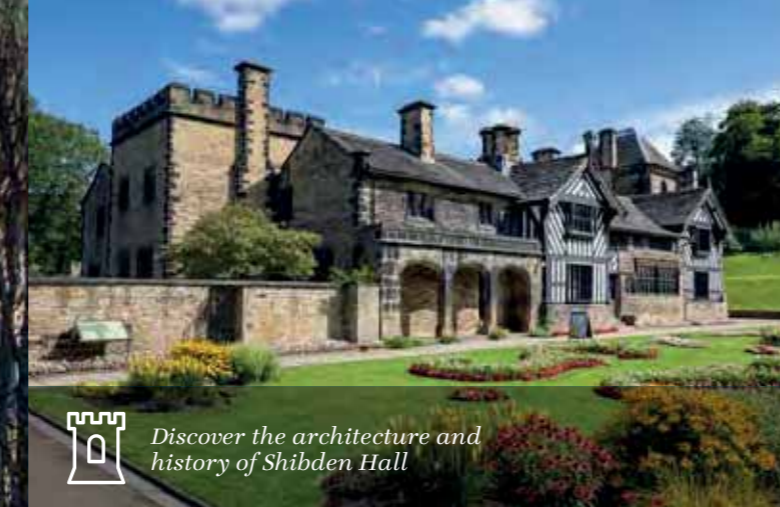
LIVE AND LOVE VILLAGE LIFE

A vibrant village surrounded by lots of open green space, but just a 10 minute drive to the town of Halifax, Hipperholme really does offer the best of both worlds.

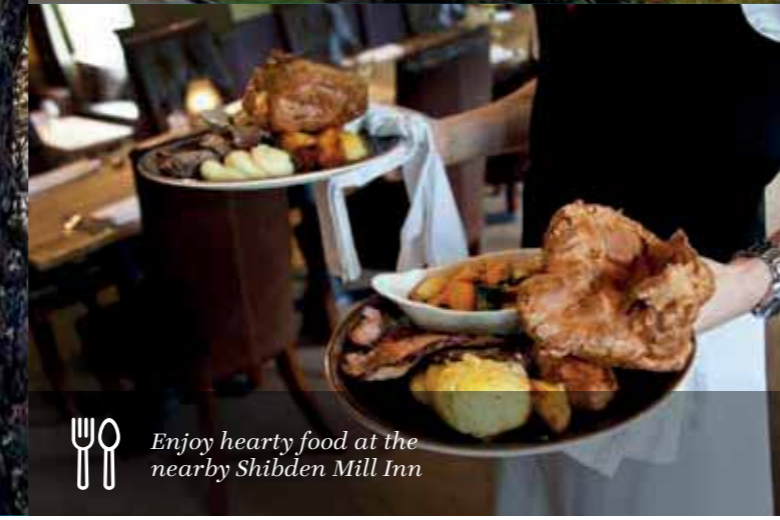
Spend your days enjoying Hipperholme's parks, sports clubs and pubs, or take to the 600-year-old Shibden Hall to explore its museum, nature and lake. You can embrace a truly balanced lifestyle at Stonebrooke Gardens.



Local amenities are just a stone's throw away



Discover the architecture and history of Shibden Hall



Enjoy hearty food at the nearby Shibden Mill Inn

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too.

Residents are close to the town of Halifax and its train station, which is just 10 minutes away, and Leeds is accessible in just 25 minutes by car. Various bus routes serve the area with bus stops within walking distance of the development. For residents travelling further afield, Leeds Bradford Airport is around 14 miles away.

Whether you are travelling for business or pleasure, transport connections for residents of Stonebrooke Gardens are easy and convenient.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

Halifax station connects to major cities



Find wildlife along the water in nearby Brighouse



Take a stroll around the grounds of the Bankfield Museum



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.

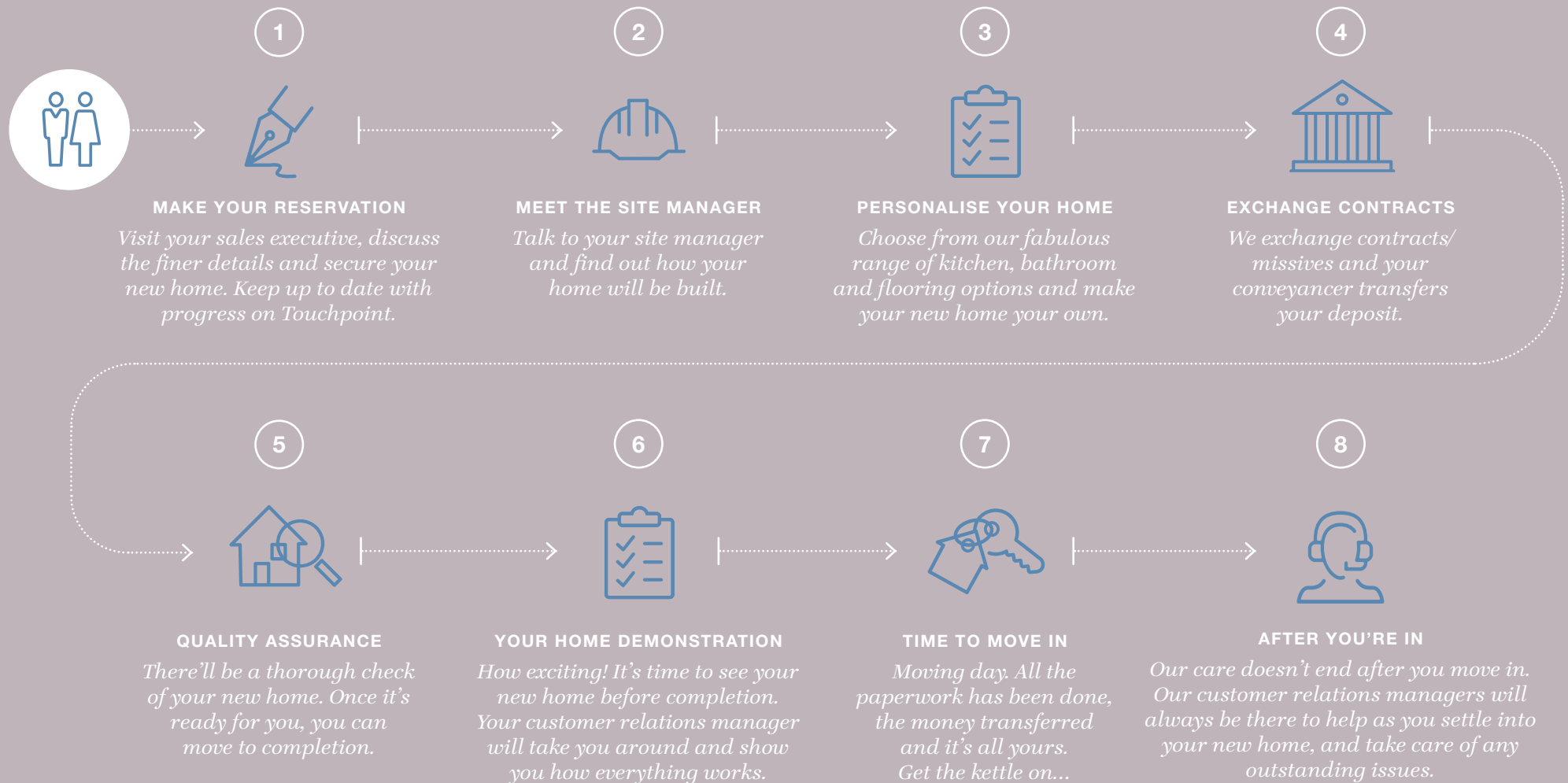


EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



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THE MANFORD

4 bedroom home



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THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. Bedroom one with an en suite and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

TOTAL 1,385 sq. ft. / 128.67 sq. m.

Ground floor



Lounge	3.88m x 4.74m	12'9" x 15'7"
Kitchen/Dining	8.11m x 2.88m	26'7" x 9'6"
Study	2.10m x 2.61m	6'11" x 8'7"

First floor



Bedroom 1 (max.)	3.88m x 3.71m	12'9" x 12'2"
Bedroom 2 (max.)	3.09m x 4.02m	10'2" x 13'2"
Bedroom 3 (max.)	3.03m x 3.66m	10'0" x 12'0"
Bedroom 4 (max.)	2.75m x 3.97m	9'0" x 13'0"



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THE COLTHAM

4 bedroom home



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THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including bedroom one with an en suite and a family bathroom.

TOTAL 1,259 sq. ft. / 116.96 sq. m.

Ground floor



Lounge (max.)	3.84m × 4.53m	12'7" × 14'11"
Kitchen/Dining	5.39m × 2.86m	17'8" × 9'5"

First floor



Bedroom 1 (max.)	3.84m × 3.10m	12'7" × 10'2"
Bedroom 2	3.66m × 3.15m	12'0" × 10'4"
Bedroom 3	3.33m × 3.40m	10'11" × 11'2"
Bedroom 4	2.58m × 2.88m	8'6" × 9'6"



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THE MIDFORD

4 bedroom home



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. Bedroom one with an en suite is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 1,170 sq. ft. / 108.69 sq. m.

Ground floor



Lounge	3.62m × 4.38m	11'11" × 14'5"
Kitchen/Dining	5.71m × 3.38m	18'9" × 11'1"

First floor



Bedroom 1	3.27m × 3.61m	10'9" × 11'10"
Bedroom 2	2.81m × 3.53m	9'3" × 11'7"
Bedroom 3 (min.)	2.81m × 2.52m	9'3" × 8'3"
Bedroom 4	2.35m × 2.23m	7'9" × 7'4"



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THE LYDFORD

4 bedroom home



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THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. Bedroom one with an en suite features plenty of space, a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 1,099 sq. ft. / 102.10 sq. m.

Ground floor



Lounge	3.27m × 4.43m	10'1" × 14'1"
Kitchen/Dining	5.36m × 3.38m	17'7" × 11'1"

First floor



Bedroom 1	3.17m × 3.79m	10'5" × 12'5"
Bedroom 2	3.17m × 3.35m	10'5" × 11'0"
Bedroom 3 (max.)	2.10m × 3.30m	6'11" × 10'10"
Bedroom 4	2.23m × 2.10m	7'4" × 6'11"



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THE BRAXTON

3 bedroom home



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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/breakfast area, a living/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to bedroom one with an en suite on the top floor.

TOTAL 1,092 sq. ft. / 101.45 sq. m.

Ground floor



Lounge (max.)	3.19m × 4.19m	10'6" × 13'9"
Kitchen/ Dining (max.)	4.25m × 3.43m	14'0" × 11'3"

First floor



Bedroom 2 (max.)	4.25m × 2.82m	14'0" × 9'3"
Bedroom 3	2.11m × 3.59m	6'11" × 11'10"

Second floor



Bedroom 1	3.16m × 6.64m	10'4" × 21'10"
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THE KINGDALE

3 bedroom home



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THE KINGDALE

The Kingdale is a spacious three bedroom home, offering ample living space for young families. The entrance hallways leads to a kitchen/dining room and a light and airy lounge with French doors to the garden. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, the landing leads to bedroom one with en suite shower room and storage, a further double bedroom, family bathroom and a bedroom which could be used as a study or nursery.

TOTAL 1,040 sq. ft. / 96.61 sq. m.

Ground floor



Lounge	3.07m x 5.41m	10'1" x 17'9"
Kitchen/ Dining (max.)	3.35m x 5.41m	11'0" x 17'9"

First floor



Bedroom 1	3.09m x 4.15m	10'2" x 13'7"
Bedroom 2	3.33m x 2.95m	10'11" x 9'8"
Bedroom 3 (max.)	3.41m x 2.37m	11'2" x 7'9"



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THE FLATFORD

3 bedroom home



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THE FLATFORD

With a versatile layout, the three bedroom Flatford is suited to couples and families alike. The living/dining room has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to bedroom one with an en suite, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

TOTAL 866 sq. ft. / 80.45 sq. m.

Ground floor



Lounge/Dining	4.72m × 3.70m	15'6" × 12'2"
Kitchen (max.)	3.08m × 3.43m	10'1" × 11'3"

First floor



Bedroom 1 (min.)	2.96m × 2.83m	9'9" × 9'4"
Bedroom 2	2.63m × 3.30m	8'8" × 10'10"
Bedroom 3 (max.)	2.00m × 3.70m	6'7" × 12'2"



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THE GOSFORD

3 bedroom home



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft. / 80.45 sq. m.

Ground floor



Lounge (max.) 3.69m x 4.26m 12'1" x 14'0"

Kitchen/Dining 4.72m x 2.87m 15'6" x 9'5"

First floor



Bedroom 1 (min.) 2.96m x 2.83m 9'9" x 9'4"

Bedroom 2 2.63m x 3.30m 8'8" x 10'10"

Bedroom 3 (max.) 2.00m x 3.55m 6'7" x 11'8"



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THE CANFORD

2 bedroom home



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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has bedroom one with an en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 689 sq. ft. / 64.01 sq. m.

Ground floor



Lounge/ Dining (max.)	3.98m × 4.73m	13'1" × 15'6"
Kitchen	1.85m × 3.02m	6'1" × 9'11"

First floor



Bedroom 1	3.08m × 2.94m	10'1" × 9'8"
Bedroom 2 (max.)	3.98m × 2.56m	13'1" × 8'5"



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