

Gladstone Court

Wyke



An exclusive
DEVELOPMENT

of just 15 brand-new bespoke homes





Welcome to Gladstone Court

Positioned on the outskirts of Scholes and occupying a stunning semi-rural location in the highly sought after area of Wyke, is our latest Exclusive development "Gladstone Court".

This exclusive development comprises of just 15 luxury 3 & 4 bedroom family homes, some of which have amazing & far-reaching unspoilt views of countryside towards Bayliffe Bridge and Thornhills, whilst others enjoy boundaries with beautifully mature trees.

Gladstone Court is conveniently located close to amenities, schools, shops, bus routes and excellent links to M62, with Bradford, Leeds and Huddersfield all approximately a 10-minute drive from Wyke.

SITE DEVELOPMENT PLAN



Sales Office: 01977 802850
or email sales@ychc.co.uk



Our collection

Whether you're looking for a 3 or 4 bed, a scenic view,
or a bigger drive, we have you covered...



A two Storey, three bedroom semi-detached home with private parking. There's a lot packed into the Hepworth making it an ideal family home.

On the ground floor to the front is a Spacious Lounge, to the rear spanning the full width of the home, is a well-equipped Kitchen/dining room, featuring French doors opening to a patio area and private garden. There is also a ground floor cloakroom/WC for convenience.

Upstairs, are two double bedrooms, one of which is ensuite, a further single bedroom, which would make an ideal nursery or home office, a cupboard providing additional storage and a tiled family bathroom.

905 SQ Ft

The Hepworth

Three bedroom semi-detached family home with private parking.

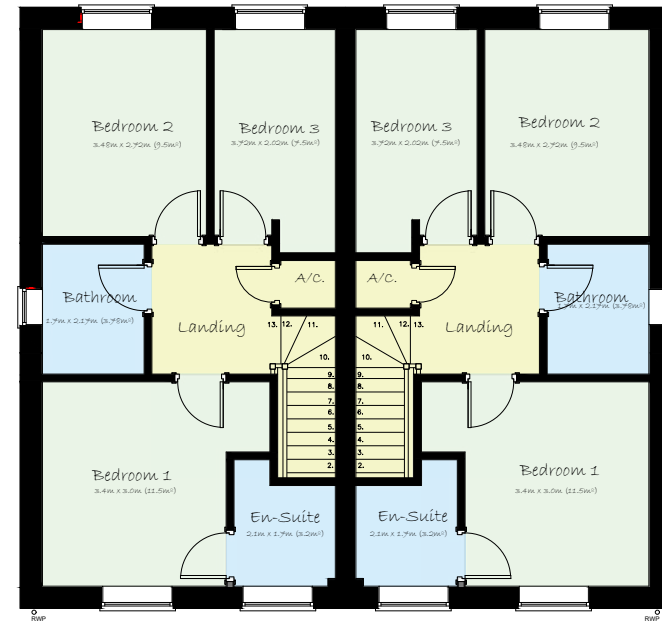
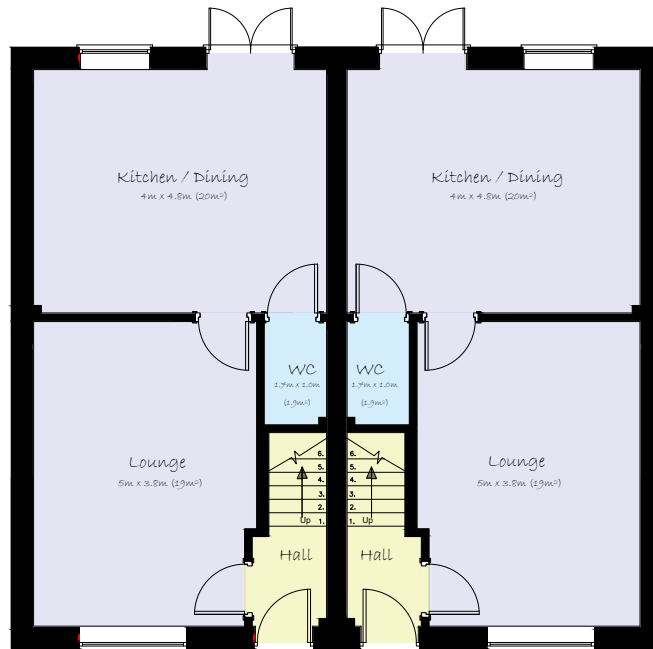


Ground Floor

| | | |
|-----------------------|-------------|-----------------|
| Kitchen/Dining | 4000 x 4800 | 13' 1" x 15' 7" |
| Lounge | 5000 x 3800 | 16' 4" x 12' 5" |
| WC | 1700 x 1000 | 5' 6" x 3' 3" |

First Floor

| | | |
|------------------|-------------|----------------|
| Bedroom 1 | 3400 x 3000 | 11' 1" x 9' 8" |
| En-suite | 2100 x 1700 | 6' 9" x 5' 6" |
| Bedroom 2 | 3480 x 2720 | 11' 4" x 8' 9" |
| Bedroom 3 | 3720 x 2020 | 12' 2" x 6' 6" |
| Bathroom | 1700 x 2170 | 5' 6" x 7' 1" |



* Represents maximum dimensions taken. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team, October 2023.



A four bedroom family home with integral garage and extra parking on the driveway.

Entering into a generous hallway linking the two main living areas together. A spacious and well-equipped kitchen with breakfast bar and dining area sits at the back of the house, with French doors accessing the garden. No doubt this space will be the heart of the home. There is also a separate utility room with access to both the garage and rear garden.

The lounge area has Optional French doors into the kitchen/dining room, perfect for entertaining when open and relaxing away from the hustle and bustle, when closed. The large bay window makes this reception room feel light and airy.

Upstairs are four generous sized bedrooms, all being able to accommodate double beds and either freestanding or fitted robes. The master Bedroom is en-suite. There is also a tiled family bathroom and storage cupboard.

1335 SQ Ft

The Priory

Four bedroom detached family home with integral garage.

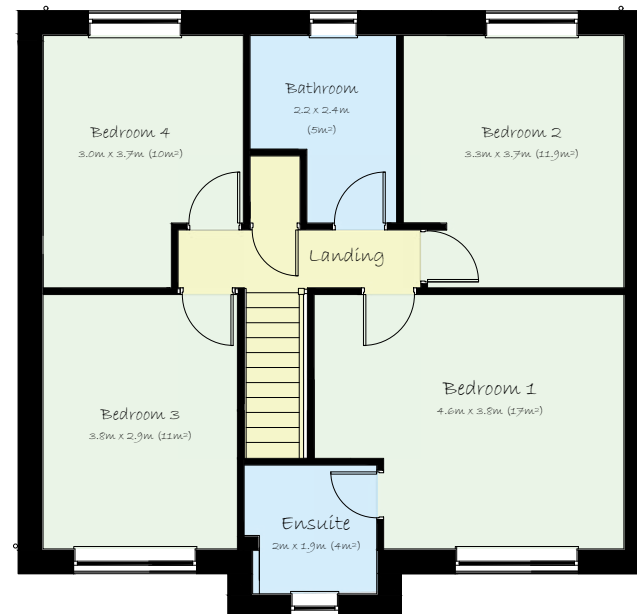
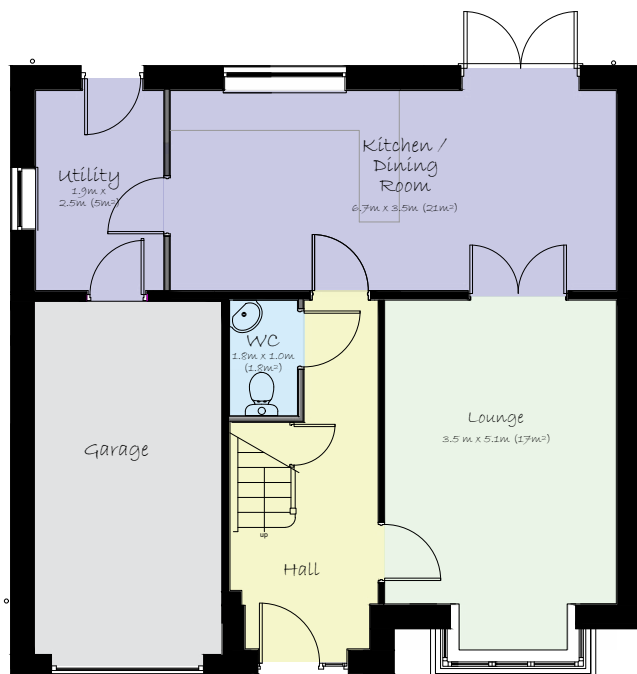


Ground Floor

| | | |
|-----------------------|-------------|-----------------|
| 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" |



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An impressive 4 bedroom detached family home beautifully designed for modern family living.

The entrance hall gives access to two reception rooms and Cloakroom/ WC.

To the rear and spanning the full depth of the home is an open plan, triple aspect family/ dining room and well-equipped kitchen with breakfast bar. The room is full of space and light from windows and French doors, opening out onto a paved area and private garden. No doubt this space will be the heart of the home, perfect for interacting with the children, enjoying family meals and entertaining family and friends. Off the kitchen is a separate utility room. At the front of the house is a spacious living room which boasts a large walk in bay window, ideal for families or for relaxing away from the hustle and bustle.

Upstairs are four generous sized bedrooms, the master bedroom being en-suite. There is also a tiled family bathroom and a handy storage cupboard off the hallway.

1375 SQ Ft

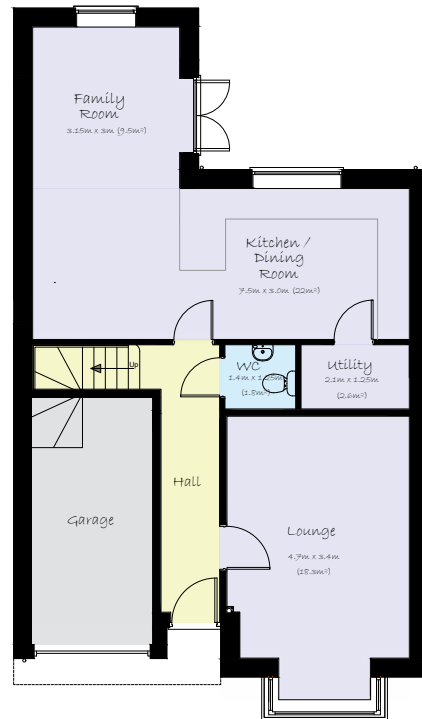
The Nostell

Four bedroom detached family home with integral garage.



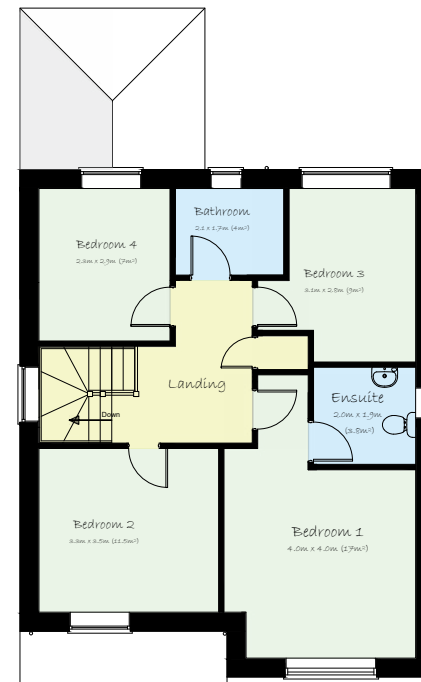
Ground Floor

| | | |
|-----------------------|-------------|-----------------|
| 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" |



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The Brodsworth

Four bedroom detached family home with attached garage.

Similar in design to the “Nostell”, with the benefit of an additional ground floor reception room and attached garage, this home is an impressive, spacious 4-bedroom family home- designed for modern living.

The entrance hall gives access to three generously sized reception rooms and separate Cloakroom/ WC.

To the rear and spanning the full depth of the home is an open plan, triple aspect family/ dining room and well-equipped kitchen with breakfast bar. The room is full of space and light from windows and French doors, opening out onto a paved area and private garden. No doubt this space will be the heart of the home, perfect for interacting with the children, enjoying family meals and entertaining family and friends. Off the kitchen is a separate utility room.

At the front of the house to the right is a spacious living room which boasts a large walk-in bay window, filling the room with natural light. To the left, the “snug”, a space dedicated to relaxation and comfort, designed for snuggling up, getting cosy and kicking back the stresses of the day ... or totally opposite, the children’s own separate space.... The choice is yours!

Upstairs are four generous sized bedrooms, the master bedroom being en-suite. There is also a tiled family bathroom and a handy storage cupboard off the hallway.

1501 SQ Ft



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" |
| Snug | 4900 x 2300 | 16' 1" x 7' 5" |
| 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" |



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Stunning semi-rural location

in the highly sought after area of Wyke boasting far reaching views over the Yorkshire countryside.



Why Choose Wyke

With mature landscapes or views that most homes would be envious of, Wyke is made famous by being surrounded by the picturesque rolling hills of the Iconic Yorkshire.

Wyke is much more than a pretty picture to wake up to every morning though. A supportive, welcoming community that feels like it is set in a period drama, but with all the modern amenities on the doorstep. The area boasts beautiful parks, Historic buildings, and scenic countryside, providing residents with plenty of opportunities for outdoor recreation and relaxation.

A semi-rural paradise, Wyke is a hidden jewel in West Yorkshire, lesser known than the green pastures Ilkley and Skipton, Wyke sits the perfect distance from Bradford, Halifax and Lightcliffe, making it easy to access a range of services or facilities. It has fantastic transport links with the A58, M606 and the M62 carrying you into Leeds, Huddersfield and Bradford in less than 25 minutes each. Whether commuting to work, school, or exploring the nearby cities, you'll find that Wyke's convenient location simplifies your daily routine.

For those seeking a friendly community, convenient location, and a good quality of life without breaking the bank, Wyke is the Place to be with something to offer everyone.

Built by us, created for you!

Choosing a home is one of the biggest decisions of your life, a choice we approach with the utmost respect and care. At Yorkshire Choice Homes, we take immense pride in the meticulous craftsmanship that turns a house into a home, ensuring every detail, from the foundation to the rooftop, meets the highest standards of excellence.

As a family developer, we believe your home should be a true reflection of your unique personality. That's why, at Yorkshire Choice Homes, we offer an extensive variety of customization options, allowing you to choose your preferred kitchen style and more. Whether you lean towards a sleek, modern design or a cosy, traditional aesthetic, we work closely with you to create a space that resonates with your individual taste and turns your dream home into a reality.





Unique personality

A young girl with long brown hair is smiling and petting a golden retriever dog lying on a white rug. In the background, a woman is sitting on a grey sofa reading a book.

Purchasing your new home...

Buying a Yorkshire Choice Homes couldn't be easier,
just follow our step by step guide.

Step 1 **Choose and reserve**

Once you have chosen the style of your new home our sales consultant will complete the necessary reservation paperwork and you will pay the reservation fee of £500. The home is now marked as sold and will be taken off the market.

Step 4 **Exchanging contracts**

Once you have received your formal mortgage offer from your lender and your solicitors are satisfied with their enquiries it is time to exchange contracts. Now its time to sign the documents and contract and make a binding agreement to purchase the property.

Step 2 **Speak to your financial advisor**

If you require a mortgage act now! We work closely with independent mortgage advisors who will be able to provide you with no obligation advice on what mortgage products are available to assist with your purchase.

Step 5 **Your home is nearly ready!**

Once your home is nearly ready we will invite you to a familiarisation visit where we can provide a demonstration of your new home and all that's in it! This is typically 7 days prior to legal completion.

Step 3 **Appoint your solicitor**

We work with carefully chosen conveyancing solicitors who understand the process of buying a new home and who will strive to make the sales process seamless. Our sales consultants will provide you with a choice of legal representatives upon reservation.

Step 6 **Its moving day!**

The day is finally here, and your home is now ready! Your solicitor will notify you that you have now completed the purchase and our sales representatives will schedule a time to handover the keys to your new home. Here they will complete the handover paperwork and take meter readings, shortly after leaving you in peace to move all your belongings in and enjoy the first day in your new home.

...be in your home in no time!

A friendly face, all the way

We believe the best form of marketing is a happy customer. We want to build homes that make people shout from the roof top who built them.

That's why at Yorkshire Choice Homes, we go the extra mile to provide a friendly and personalized customer service experience throughout the entire build process. From the initial consultation to the final walkthrough, we are dedicated to turning your dream home into a reality while keeping you in the loop and ensuring your complete satisfaction. Our customer service doesn't end once you move in – we continue to offer support and assistance to maintain your luxury home to the highest standard for years to come. Choose our luxury new build homes for a seamless, enjoyable home-building journey with a family builder that truly cares.





Friendly family builder



Picturesque rolling hills

Wyke is made famous by being surrounded by the picturesque rolling hills of the Iconic Yorkshire.

Picture: Judy Woods, Wyke

Nearby Places...

Gladstone Court is ideally located for easy access with excellent transport links...



...and attractions



Ideally located between Wyke and Scholes, situated on the outskirts of Bradford. Gladstone Court is exceptionally well serviced from nearby roads and city links.

To navigate from Bradford:

- Take the A641 from Bradford Interchange.
- Take B6379 to Wyke.
- Turn right from Westfield Lane.

To navigate from Leeds:

- Take M621 in Beeston from A58, A643 and Exit 2.
- Follow M61 and M62 to Whitehall Road.
- Take Exit 26 in Cleckheaton.
- Follow Whitehall Road to Westfield Lane in Wyke.





Yorkshire
Choice *Homes*


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