

# Wrose Gardens

Hazelnut Lane, Off Westfield Lane, Shipley, BD18 1LH

What three words location: adults.racing.bliss

Wrose Gardens is an exclusive collection of beautifully designed family homes set within the popular residential area of Wrose, ideally positioned between Shipley and Bradford. Combining contemporary design with energy-efficient living, these impressive homes offer spacious interiors, high-quality finishes and excellent access to local amenities, well-regarded schools, and commuter links, creating the perfect setting for modern family life.

## Phase One

Plot No	House Name	House Type	Price	SQ FT
1	The Elm	Detached - 5 Bed, 3 Bath + Two Parking Spaces VIEW HOME	Not Released	1776
2	The Ivy	Semi Detached - 4 Bed, 3 Bath + Two Parking Spaces	£400,000	1595
3	The Ivy	Semi Detached - 4 Bed, 3 Bath + Two Parking Spaces	£400,000	1595
4	The Ivy	Semi Detached - 4 Bed, 3 Bath + Two Parking Spaces	£400,000	1595
5	The Ivy	Semi Detached - 4 Bed, 3 Bath + Two Parking Spaces	£400,000	1595
6	The Ivy	Semi Detached - 4 Bed, 3 Bath + Two Parking Spaces	£400,000	1595
7	The Ivy	Semi Detached - 4 Bed, 3 Bath + Two Parking Spaces	£400,000	1595
8	The Ivy	Semi Detached - 4 Bed, 3 Bath + Two Parking Spaces	£400,000	1595
9	The Ivy	Semi Detached - 4 Bed, 3 Bath + Two Parking Spaces	£400,000	1595
10	The Elm	Detached – Five Bed, 3 Bath + Two Parking Spaces	Reserved	1776
11	The Cherry	Semi Detached - 4 Bed, 2 Rec, 3 Bath + Two Parking Spaces	£400,000	1595
12	The Cherry	Semi Detached - 4 Bed, 2 Rec, 3 Bath + Two Parking Spaces	£400,000	1595
13	The Cherry	Semi Detached - 4 Bed, 2 Rec, 3 Bath + Two Parking Spaces	£400,000	1595
14	The Cherry	Semi Detached - 4 Bed, 2 Rec, 3 Bath + Two Parking Spaces	£400,000	1595
32	The Ash	Detached – 5 Bed, 3 Bath + Single Garage	£495,000	1776
33	The Elm	Detached - 5 Bed, 3 Bath + Single Garage	£495,000	1776
34	The Ash	Detached – 5 Bed, 3 Bath + Single Garage	Reserved	1776

For more information, please contact William H Brown Shipley on 01274 531233

[Shipley@Williamhbrown.co.uk](mailto:Shipley@Williamhbrown.co.uk)



## Site Plan



### WROSE GARDENS – AT A GLANCE

- A selection of stylish 3, 4 and 5 bedroom homes
- Energy-saving features, including high-efficiency boilers and full double glazing
- High end finish, including Porcelanosa kitchens
- Semi-rural village setting, offering tranquility with modern conveniences
- Excellent local amenities and a choice of well-regarded schools nearby
- Well-connected location, with easy access to major road and rail links



● = Reserved

### **VIEW HOMES NOW OPEN!!**

- Generous bedrooms including en-suites
- Selection of contemporary open-plan kitchen / dining living space or traditional layouts
  - Bosch integrated kitchen appliances
- Energy efficient specification throughout
- Private garden and driveway parking
  - Selected plots with single garage
    - EV charging provision
- 10-year structural warranty
- Part Exchange & Sales Assist

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## Standard Specification

### Tenure

Freehold

Annual Service Charge - £250 per annum (est)

### EPC

B

### Kitchen

'Porcelanosa' fitted Kitchen

Integral 70/30 fridge freezer

Integral dishwasher

Bosch Integral single oven

Bosch Integral microwave oven

Bosch Induction hob

Designer extractor hood

Integral washer/dryer machine

### Bathrooms & Ensuites

Fully tiled walls & floors

Vanity unit storage

Contemporary white sanitary ware

Hudson Reed brass fittings to bathrooms

Hudson Reed chrome fittings to ensuites

Matching heated towel radiator

Concealed WC with wall mounted fittings

Walk in showers to en suites

Contemporary bath to house bathroom

LED mirrors

Shaver Points to en suites

### Heating & Insulation

A rated condensing boiler with digitally controlled gas central heating

Underfloor heating to the ground floor

White radiators to all other levels

Loft insulation in line with building regulations

### External Features

Secure composite front door

Anthracite external finish (white internal) windows & doors

Low maintenance anthracite PVCu fascia's & soffits

### Decoration Finish

Oak 'Dardogne' style doors with brushed ironmongery

eggshell paint to woodwork

Neutral Matt finish to walls & ceilings

### Electrical

Satin finish power points to ground floor

Recess LED spots to kitchen, bathroom & Ensuite

Pendant fitting to lounge, dining & bedrooms

Fibre Broadband to all plots

EV car charging point

Mains operated smoke detectors to hall and landing.

Heat alarm to kitchen

External socket

TV points to lounge

### Garden

Rear garden fence and timber side gate

Flag patio area & paths to the side and rear of the house

Turf to front & seeded to rear garden

Front & rear external light

Rear Outside Tap

Driveways finished in tarmac.

Landscaped gardens with wooden sleepers (plot specific)

### Advantage 10-year Structural Build Warranty

All properties for peace of mind come with a 10-year Advantage structural build warranty as well as the standard builder and manufacturer's warranties for all appliances. There is also a National Land Investments build warranty that covers the house for first 2 years from your completion date.

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## Kitchen & Bathroom Examples



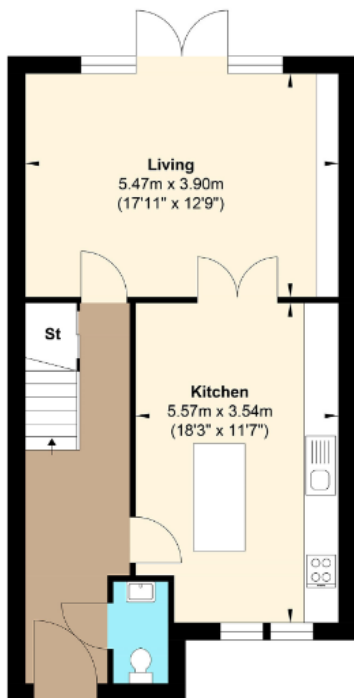
## The Ivy



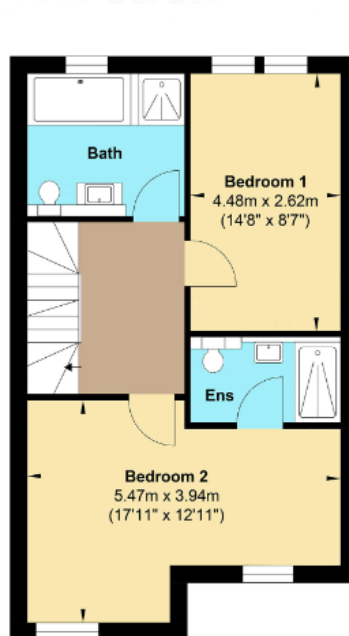
Gross Internal Floor Area : 148.21 m<sup>2</sup> ... 1595.31 ft<sup>2</sup>

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.  
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

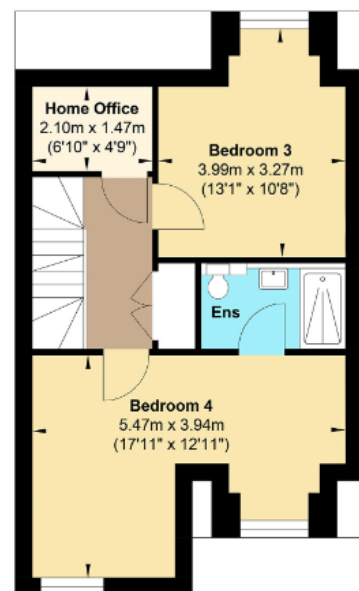
## The Cherry



**Ground Floor**



**First Floor**



**Second Floor**

Gross Internal Floor Area : 148.21 m2 ... 1595.31 ft2

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## The Ash - 5 Bed Detached With Garage



Ground Floor

First Floor

Second Floor

Gross Internal Floor Area : 165.0 m2 ... 1776.0 ft2

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## The Elm – 5 Bed Detached



Ground Floor

First Floor

Second Floor

Gross Internal Floor Area : 165.0 m2 ... 1776.0 ft2

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## Reservation Process

If you wish to reserve a plot, we require a £1000 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this does not happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £250 refund subject to costs incurred. Before we can reserve a plot and take it off the market, we will ask to check the following:

### Finances

We will need to confirm your financial position. If you have already sourced a mortgage, we will just need to confirm the details and will also require your mortgages advisors' name and contact number.

If you have not yet sourced a mortgage deal, our mortgage consultant will be happy to speak to you about the best options for your circumstances. There are no obligations off the back of your initial conversation with them, and they have access to specialist lenders who deal with new builds properties. Please note, there are specific terms and conditions when purchasing a new build property, and not all lenders/products will be suitable.

These properties are also eligible for **GREEN DEAL MORTGAGES** which may save you money on the rates associated with new build energy efficient homes. Please ask the sales advisor for more information.

**Any fees payable will be explained in your initial no-obligation appointment before you choose whether to use our Mortgage Services.**

### Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If exchange does not happen within this timeframe, you will be at risk of losing the property. You are under no obligation to use our recommended solicitor.

### ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone or you can come into branch to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

### Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will consult with them throughout the process.

### Sales Assist

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

Once everything above has been agreed our sales manager will talk through the reservation form with you, including all the details about the plot, house type and what is included in the sale at the site office and ask you to pay the £1000 reservation fee.

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