



WROSE  
GARDENS

# WELCOME TO WROSE GARDENS

Welcome to Wrose Gardens – an exceptional collection of beautifully crafted 3, 4 and 5 bedroom energy-efficient homes, nestled in the sought-after village of Wrose, a charming suburb of Bradford, West Yorkshire. Renowned for its picturesque landscapes and welcoming community, Wrose Gardens offers the perfect balance of rural tranquility and easy access to urban conveniences.

Designed with modern living in mind, this stunning new development boasts a high-end specification throughout, seamlessly blending style, comfort, and sustainability. With excellent transport links and essential amenities close by, Wrose Gardens offers the ideal setting for contemporary family life.

Proudly presented by Malik, an established local developer, Wrose Gardens is an opportunity for discerning buyers to own a thoughtfully designed, high-quality home in a truly desirable location.





HAZELNUT LANE – STREET VIEW



SUMMERLEY MEADOWS – STREET VIEW



### SITE PLAN

	The Ivy	4 	3 	1603sq ft
	The Birches	3 	2 	1108sq ft
	Ash House	5 	3 	1765sq ft
	The Elm	5 	3 	1765sq ft
	The Willows	3 	2 	1108sq ft

# 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



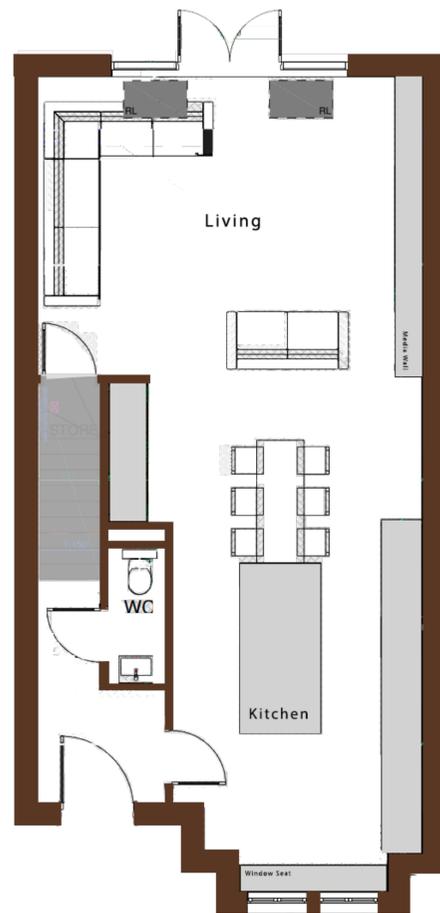


ASH HOUSE  
5  3  1765 sq ft

# ASH HOUSE

5  3  1765 sq ft

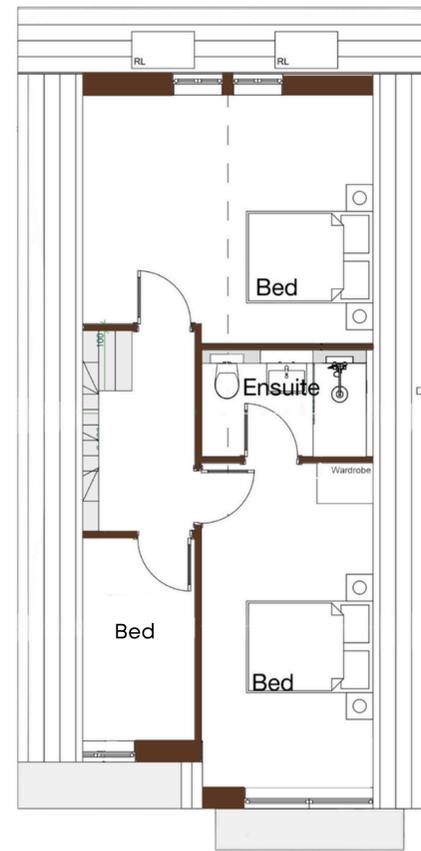
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## ASH HOUSE

DETACHED, 5 BEDROOMS, 3 BATHROOMS, WC, GARDEN, PARKING, EPC: B

Discover executive-style living at Wrose Gardens. These stunning three-story homes offer spacious, modern interiors designed for comfort and sophistication.

### Key Features:

Ground Floor – Open-plan kitchen/dining/living area, ideal for entertaining.

Upper Floors – Five generous bedrooms, including a luxurious master suite with en-suite. A second en-suite on the top floor enhances privacy.

## ESTIMATED MEASUREMENTS

### GROUND FLOOR

Living / Kitchen 5678mm x 11978mm 18'7" x 39'3" max

### FIRST FLOOR

Bedroom 1 3594mm x 4921mm 11'9" x 16'1"  
 Bedroom 2 5679mm x 4347mm 18'7" x 14'3" max  
 Ensuite 2743mm x 1495mm 8'11" x 4'10"  
 Bathroom 1984mm x 3400mm 6'6" x 11'1"

### SECOND FLOOR

Bedroom 3 5000mm x 3700mm 16'4" x 12'1" max  
 Bedroom 4 2477mm x 4847mm 8'1" x 15'10" max  
 Ensuite 2477mm x 1595mm 8'1" x 5'2"  
 Bedroom 5 2341mm x 3034mm 7'8" x 9'11"

### TOTAL HOUSE SIZE

**1765 sq ft**  
 164 m<sup>2</sup>













# THE IVY

4 

3 

1603 sq ft

# THE IVY

SEMI-DETACHED, 4 BEDROOMS, 3 BATHROOMS, WC,  
GARDEN, PARKING, EPC: B

The contemporary open-plan design of The Ivy is crafted to suit a variety of buyers, offering both style and versatility.

At the front of the property, the kitchen/dining area flows effortlessly into a spacious lounge, creating a seamless and adaptable living space.

Spread across three floors, this home features four well-proportioned bedrooms, including a master suite with en-suite bathroom, as well as an additional en-suite in a bedroom on the second floor for enhanced comfort and privacy.

## ESTIMATED MEASUREMENTS

### GROUND FLOOR

Living / Kitchen 5471mm x 10637mm 17'11" x 34'10" max

### FIRST FLOOR

Bedroom 1 2623mm x 4489mm 8'7" x 14'8"

Bedroom 2 5472mm x 3945mm 17'11" x 12'11" max

Ensuite 2623mm x 1502mm 8'7" x 4'11"

Bathroom 2749mm x 2490mm 9'0" x 8'2"

### SECOND FLOOR

Bedroom 3 3271mm x 4100mm 10'8" x 13'5" max

Bedroom 4 5471mm x 3945mm 17'11" x 12'11" max

Ensuite 2546mm x 1502mm 8'4" x 4'11"

Home Office 2100mm x 2490mm 6'10" x 8'2"

### TOTAL HOUSE SIZE

**1603 sq ft**

149 m<sup>2</sup>

# THE IVY

4 

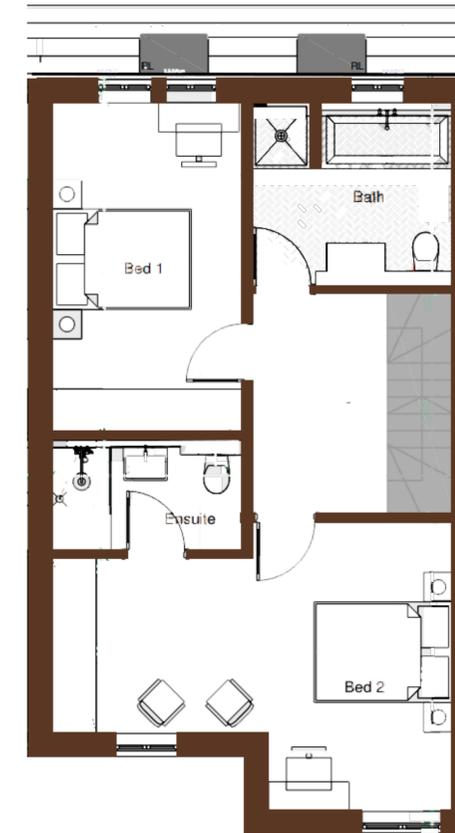
3 

1603 sq ft

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR









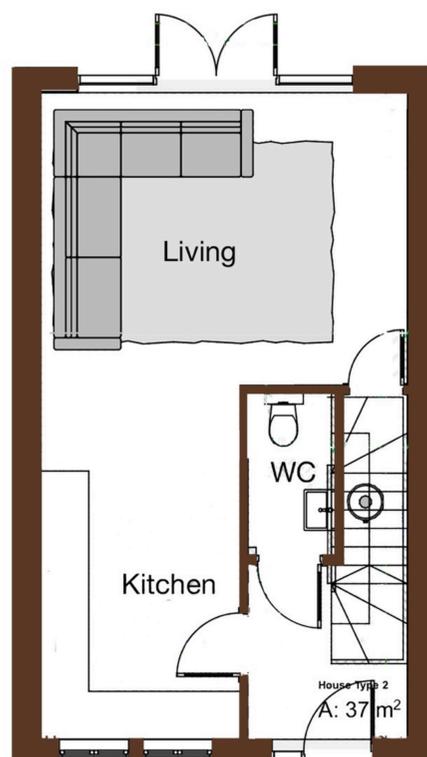


THE BIRCHES  
3  2  1108sq ft

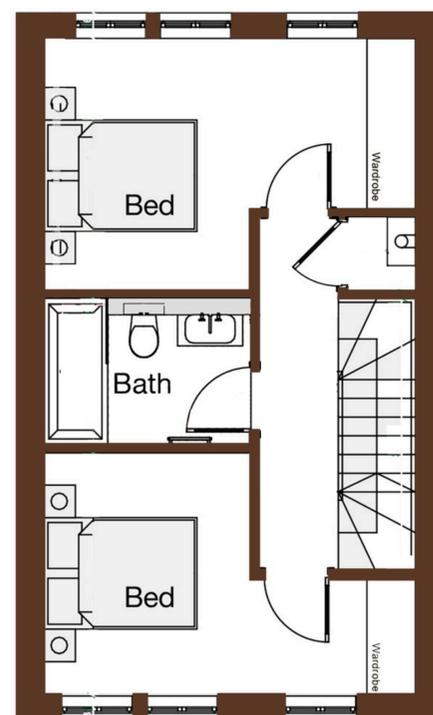
# THE BIRCHES

3  2  1108sq ft

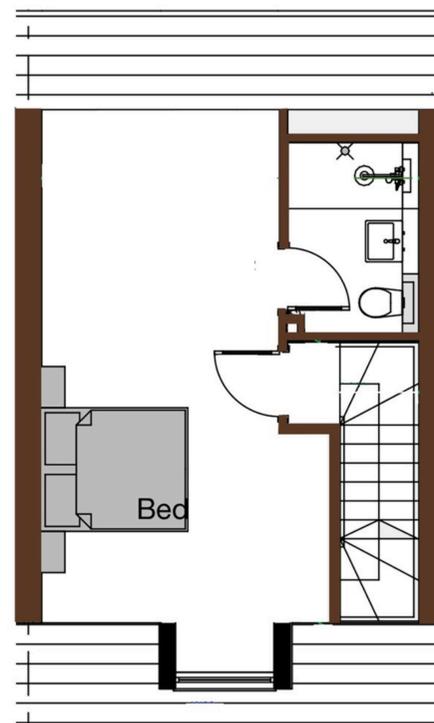
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## THE BIRCHES

3 BEDROOMS, 2 BATHROOMS, WC, GARDEN,  
PARKING, EPC: B

First time buyer home only

The Birches is part of our first time buyer collection and is designed to match the needs of modern living with an open plan layout creating beautiful, free flowing living space.

The upper floors provide three bedrooms and a large house bathroom.

## ESTIMATED MEASUREMENTS

### GROUND FLOOR

Living / Kitchen 4600mm x 8078mm 15'1" x 26'6" max

### FIRST FLOOR

Bedroom 1 4631mm x 3093mm 15'2" x 10'1" max

Bedroom 2 4631mm x 2986mm 15'2" x 9'9" max

Bathroom 2600mm x 1800mm 8'6" x 5'10"

### SECOND FLOOR

Bedroom 3 3600mm x 6500mm 11'9" x 21'3" max

Ensuite 1600mm x 2500mm 5'2" x 8'2"

### TOTAL HOUSE SIZE

**1108 sq ft**

103 m2



# HIGH END HOUSE SPECIFICATIONS

## KITCHEN

- High quality Porcelanosa kitchen
- Appliances include; induction hob, integrated fridge/freezer, designer extractor, integrated dishwasher and integrated washing machine

## FINISHES, FIXTURES AND FITTINGS

- PVCu double glazed windows
- Oak 'Dordogne' style internal doors with brushed stainless steel ironmongery
- Deep timber skirting boards with detailed architraves finished in white eggshell
- Walls and ceilings finished in neutral matt emulsion

## BATHROOMS

- Hudson Reed brass finish taps and accessories
- Wash hand-basin with vanity unit, concealed WC with wall mounted flush system
- Contemporary bath
- Complementary tiling
- Heated towel rail
- Modern bathroom mirrors
- Full bathroom tiling with niches
- Electric chargers

## EN SUITES

- Hudson Reed chrome finish taps and accessories
- Wash hand-basin with designer vanity unit, concealed WC with wall mounted flush system
- Walk-in shower
- Complementary tiling
- Heated towel rail

## ELECTRICS

- Digital heating thermostat
- Pendant light fittings to lounge and dining area
- Recessed spot lighting to kitchen, bathroom, ensuite and cloakroom
- TV points to lounge, dining area and bedrooms
- Security alarm
- External lighting positioned at front and rear doors
- Ring Doorbell
- External double electric socket

## GENERAL

- Advantage 10-year structural warranty
- External water tap

# OUR SUPPLIERS

By working only with quality suppliers we can ensure that our houses are built and specified to the highest standard.

PORCELANOSA

Hudson Reed



# OUR PROFESSIONAL PARTNERS





# SUSTAINABILITY IS KEY AT MALIK

At Malik, we take our environmental responsibilities seriously, ensuring our homes are built with both efficiency and sustainability in mind.

Our new-build homes are typically 30% more energy-efficient than traditional UK housing, helping you save on energy costs while reducing environmental impact.

We are committed to achieving high levels of energy efficiency, with our in-house sustainability team actively working towards:  
Net-zero carbon homes in use by 2030  
Net-zero carbon operations achieved by 2026

## Sustainability Built In

### Energy Efficiency – EPC: B

Our homes are significantly more efficient than the average UK home, which typically has a D rating.

### Lower-Carbon Bricks

We use concrete bricks that produce 28% less carbon during manufacturing compared to traditional clay bricks—resulting in a lifetime carbon saving of 2.4 tonnes CO<sub>2</sub> per home.

### High Levels of Roof Insulation

Designed to keep your home warm in winter, cool in summer, and lower your energy bills year-round.

### Argon Gas-Filled Double Glazing

Enhanced insulation reduces heat loss, improving energy efficiency.

### Energy-Efficient Lighting

All homes feature energy-saving LED bulbs as standard.

## A-Rated Appliances & Boilers

Many of our kitchen appliances are A-rated for energy efficiency, and all our boilers are selected to achieve optimal performance and sustainability.

### Electric Vehicle Charging

Every home comes equipped with an EV charging port, supporting a greener future.

### Ultra-Fast Broadband

Fibre connectivity encourages home working, helping to reduce carbon emissions from commuting.

### Local Links & Public Transport

Our developments are well-connected to local amenities and transport networks, making it easier to reduce reliance on cars.

With sustainability at the heart of every home, Malik is shaping a greener, more efficient future for homeowners and communities alike.





# LOCAL AREA

Wrose, a charming suburb of Bradford in West Yorkshire, offers a perfect mix of rural tranquility and modern convenience. With scenic trails, local shops, and traditional Yorkshire pubs, it provides a welcoming village feel while staying close to the city.

**Well-Connected Community**  
Wrose Gardens residents enjoy easy access to Idle's amenities, including shops, schools, and essential services. Nature lovers can explore scenic walks leading to Ilkley Moor, while Bradford, the UK City of Culture 2025, and the historic village of Haworth are just a short trip away.

**Seamless Transport Links**  
With nearby train stations in Shipley and Bingley offering direct routes to Bradford, Leeds, and Skipton, Wrose is an ideal spot for commuters seeking convenience and a great lifestyle.



# HOW TO FIND US

63 To 77 Westfield Lane, Shipley,  
West Yorkshire  
<https://w3w.co/hiking.catch.wink>

## DISTANCES

### SCHOOLS

Low Ash Primary School -  
Ofsted Good - 0.3 miles  
Christ Church Primary School -  
Ofsted Good - 0.6 miles

## TOWNS AND CITIES

Bradford - 3.0 miles  
Leeds - 9 miles  
Halifax - 11.8 miles  
Skipton. - 17.0 miles

## TRANSPORT

Shipley Station. - 1.5 miles  
Bradford Station - 3.4 miles



ALL ENQUIRIES



01274 533 322  
INFO@JIESTATES.CO.UK  
WWW.JIESTATES.CO.UK



THE PROPERTY MISDESCRIPTION ACT 1991

Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty and, as such, should be treated as a guide only. Interested parties should check with the Sales Negotiator and confirm all details with their solicitor. The developer reserves the right to amend the specification, without prior notice, but to an equal or higher standard.

Please note that items specified in literature and show home (if applicable) may depict appliances, fittings and decorative finishes that do not form part of the standard specification.

The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Negotiator and confirmed with solicitors.

The Street view, individual house type and internal images are computer generated and for illustration purposes only. All details correct at time of going to print.

Brochure created by Waterhouse Widdop Ltd

PROUDLY PRESENTED BY



**Malik**