



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.





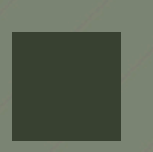




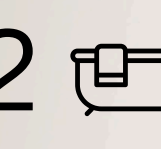


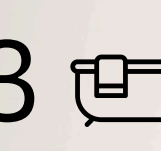





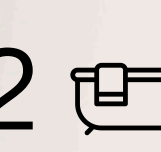
HAZELNUT LANE – STREET VIEW



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


- 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






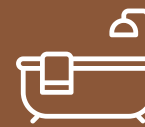
ASH HOUSE

5 

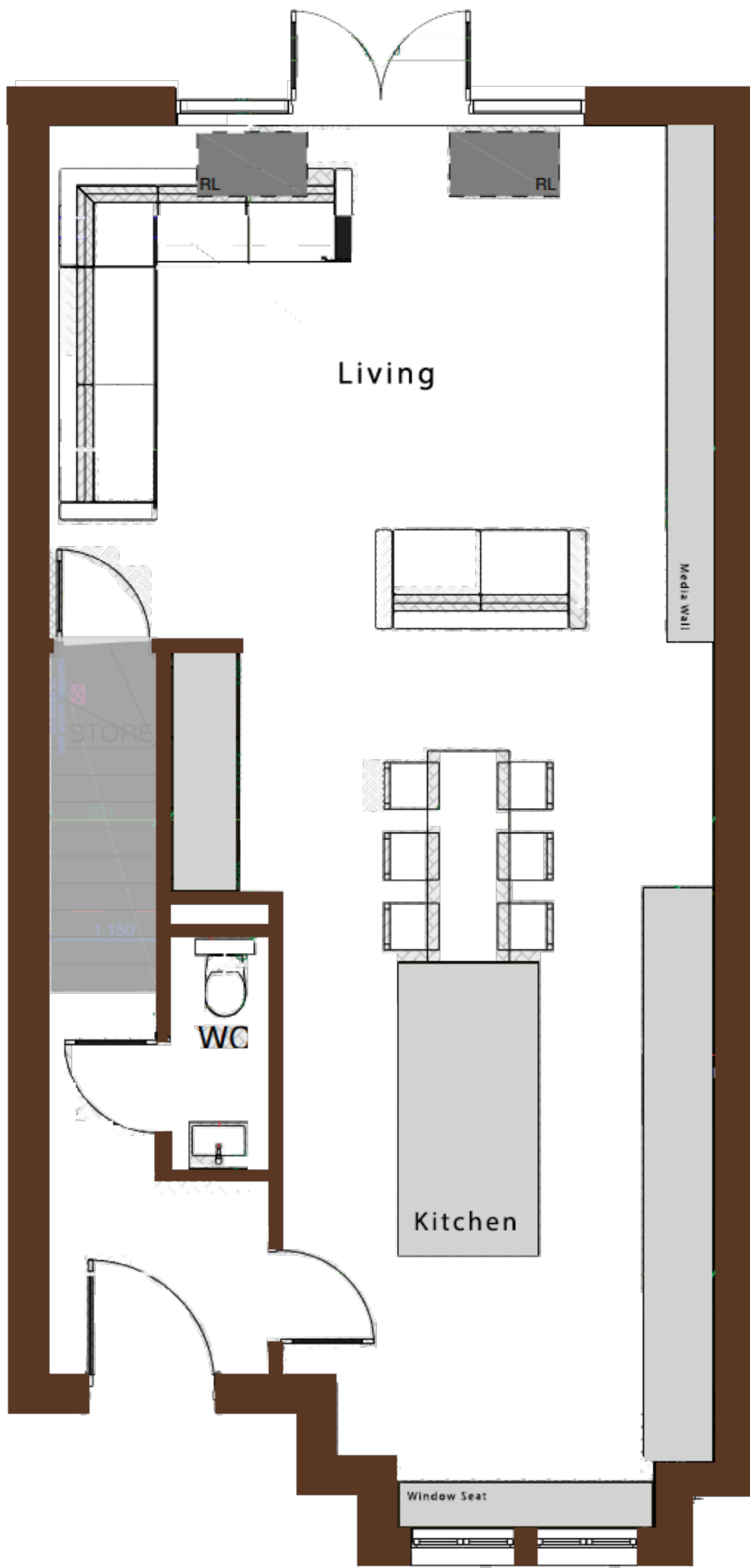
3 

1765 sq ft

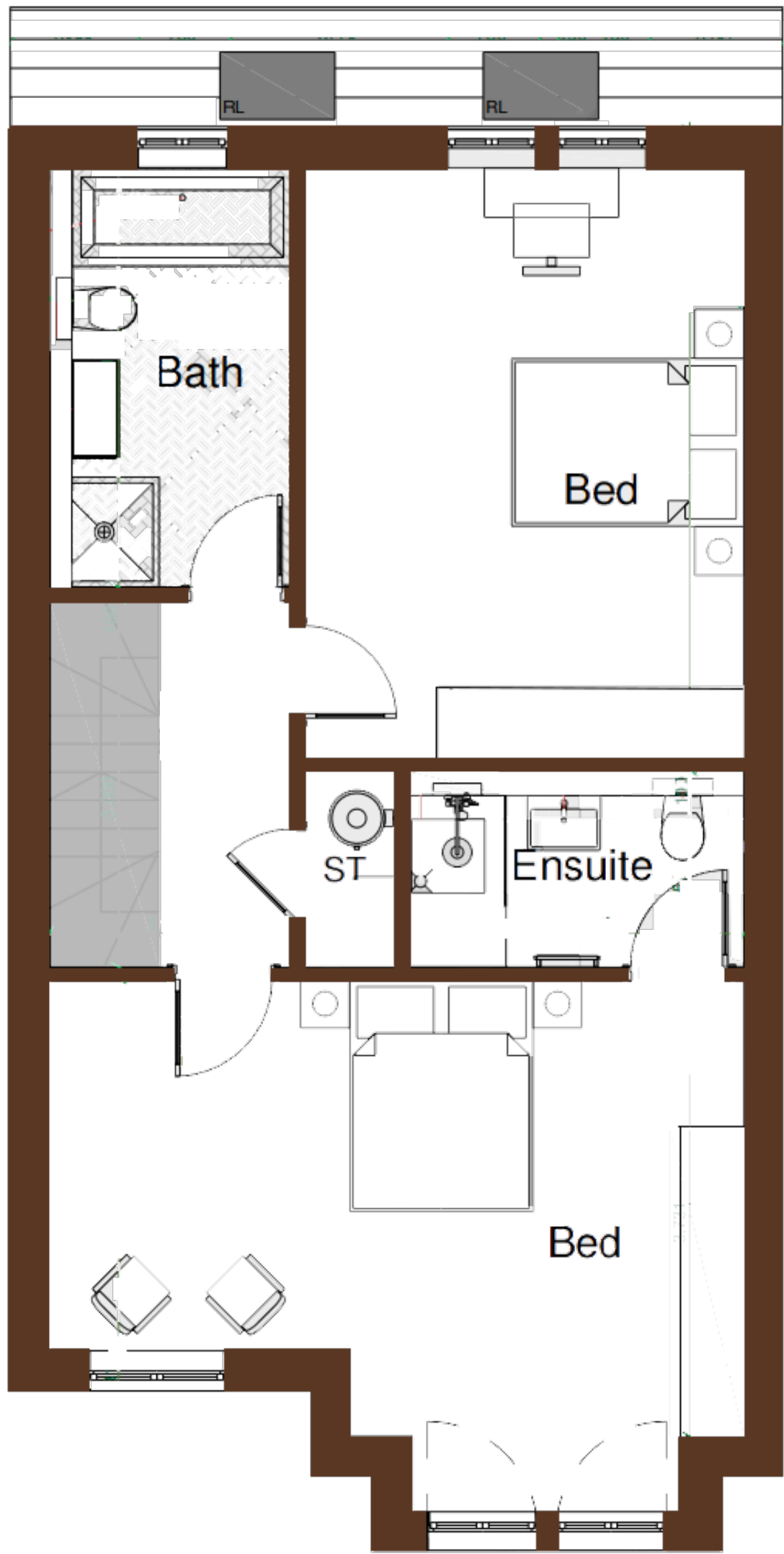
ASH HOUSE

5  3  1765 sq ft

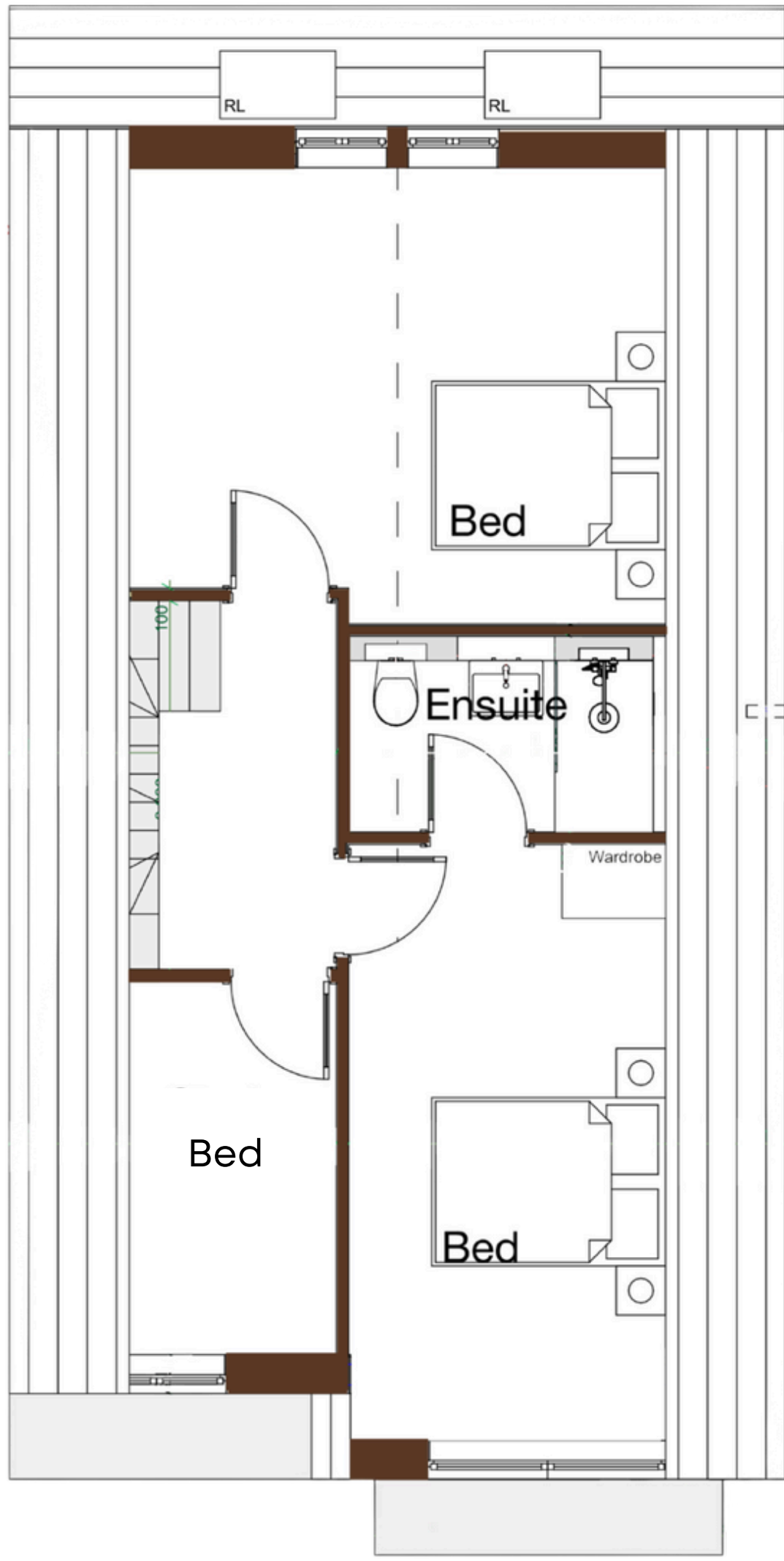
GROUND FLOOR



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 m2













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 m2

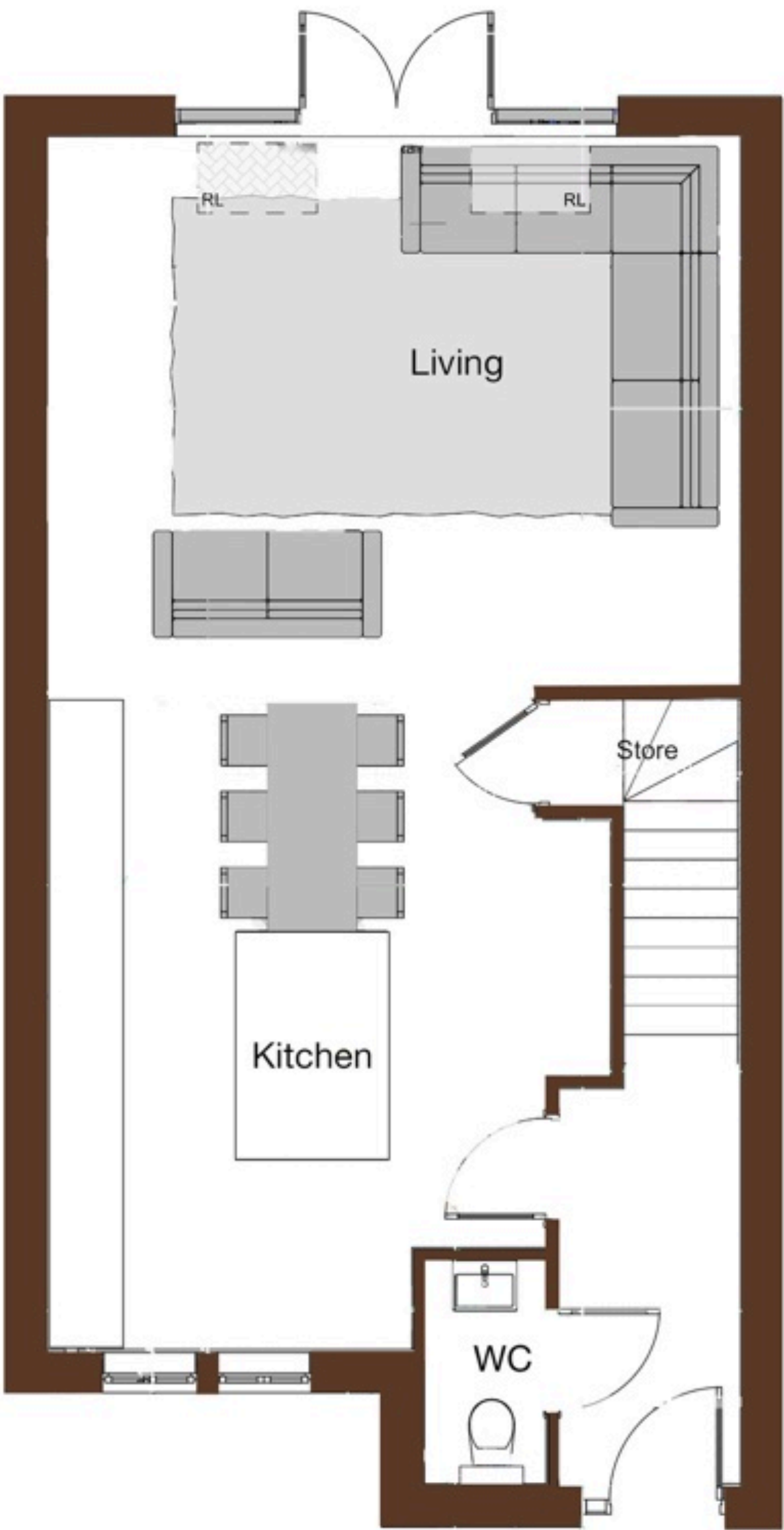
THE IVY

4 

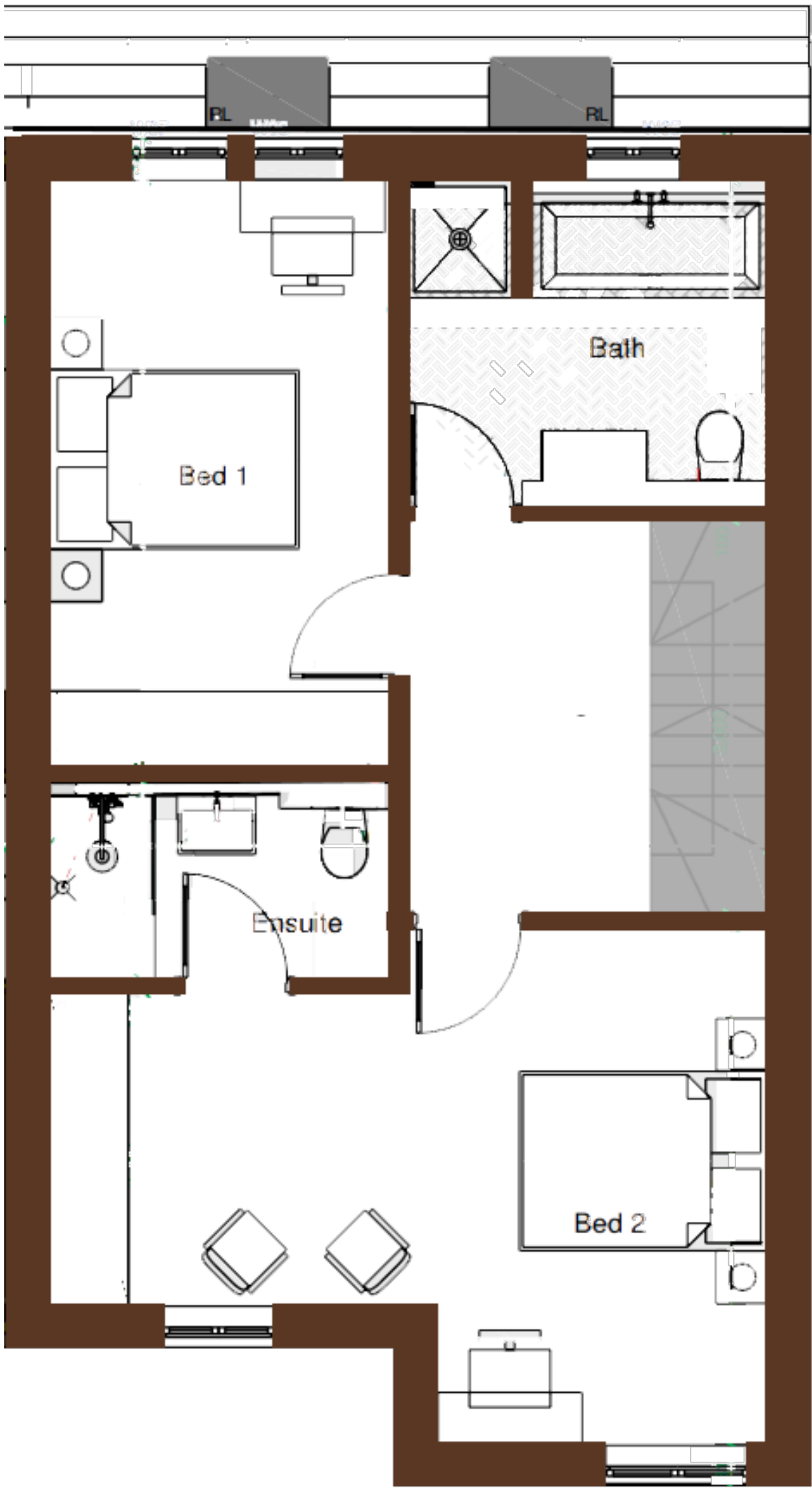
3 

1603 sq ft

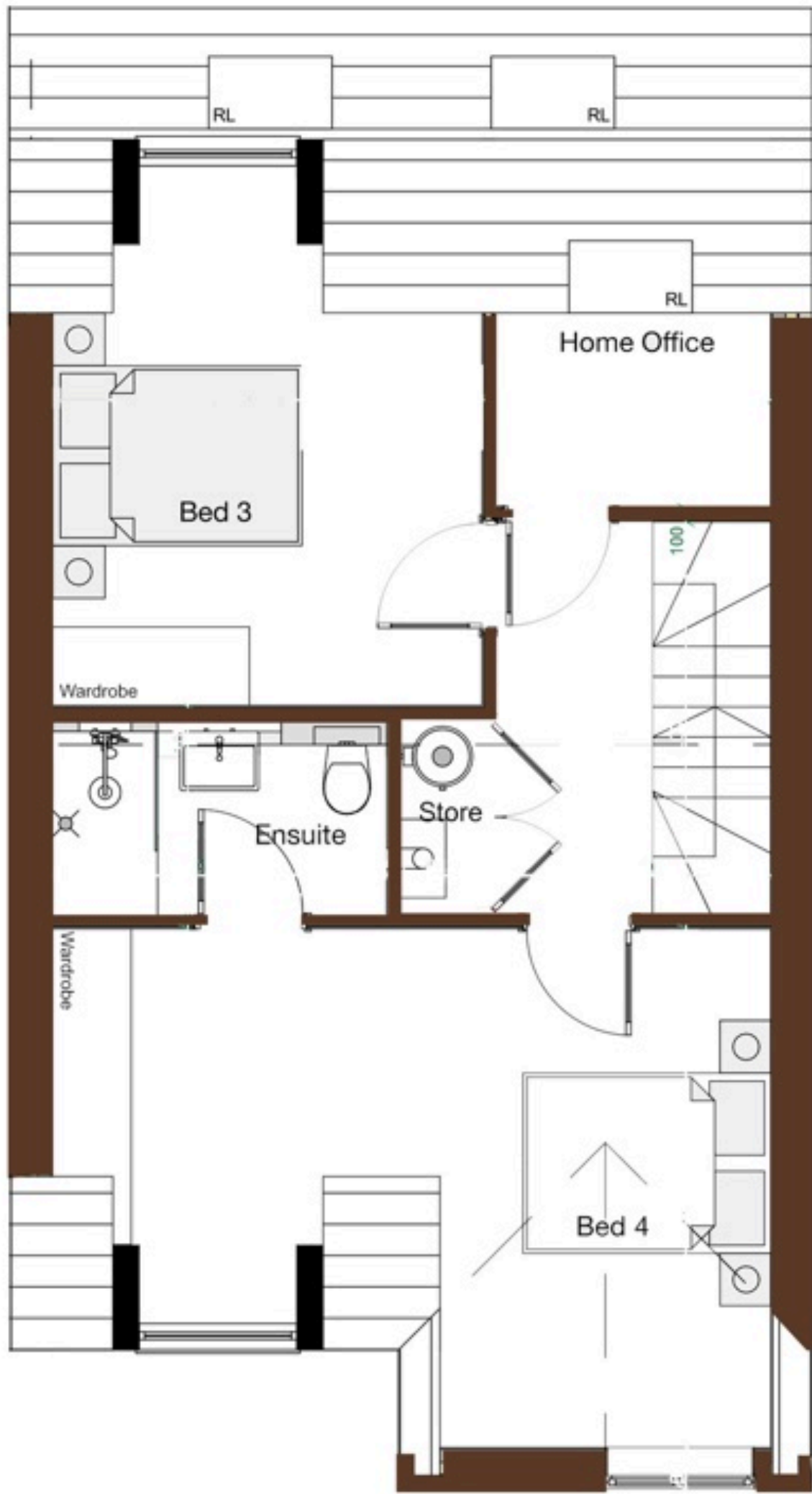
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR











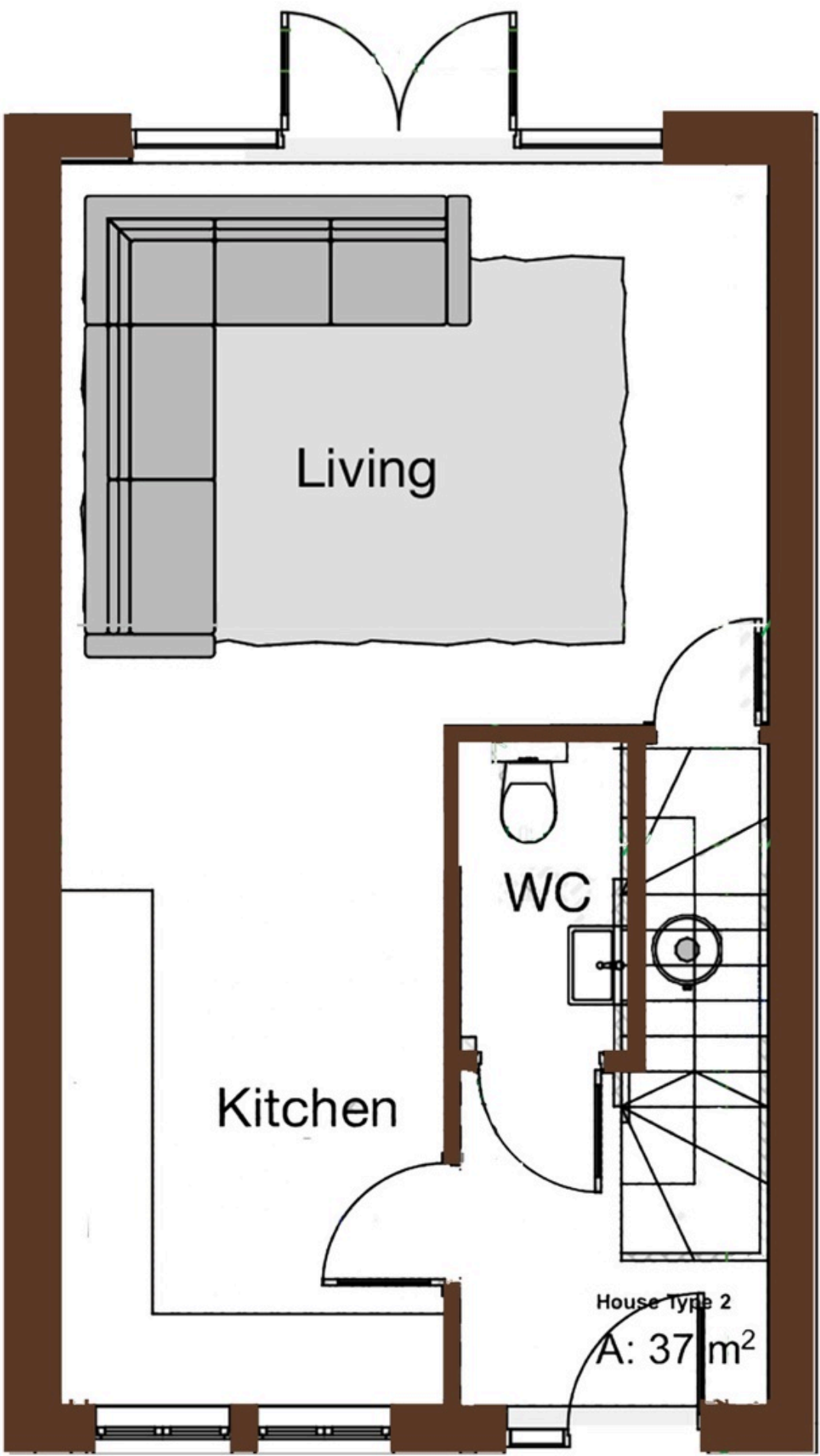
THE BIRCHES

3		2		1108sq ft
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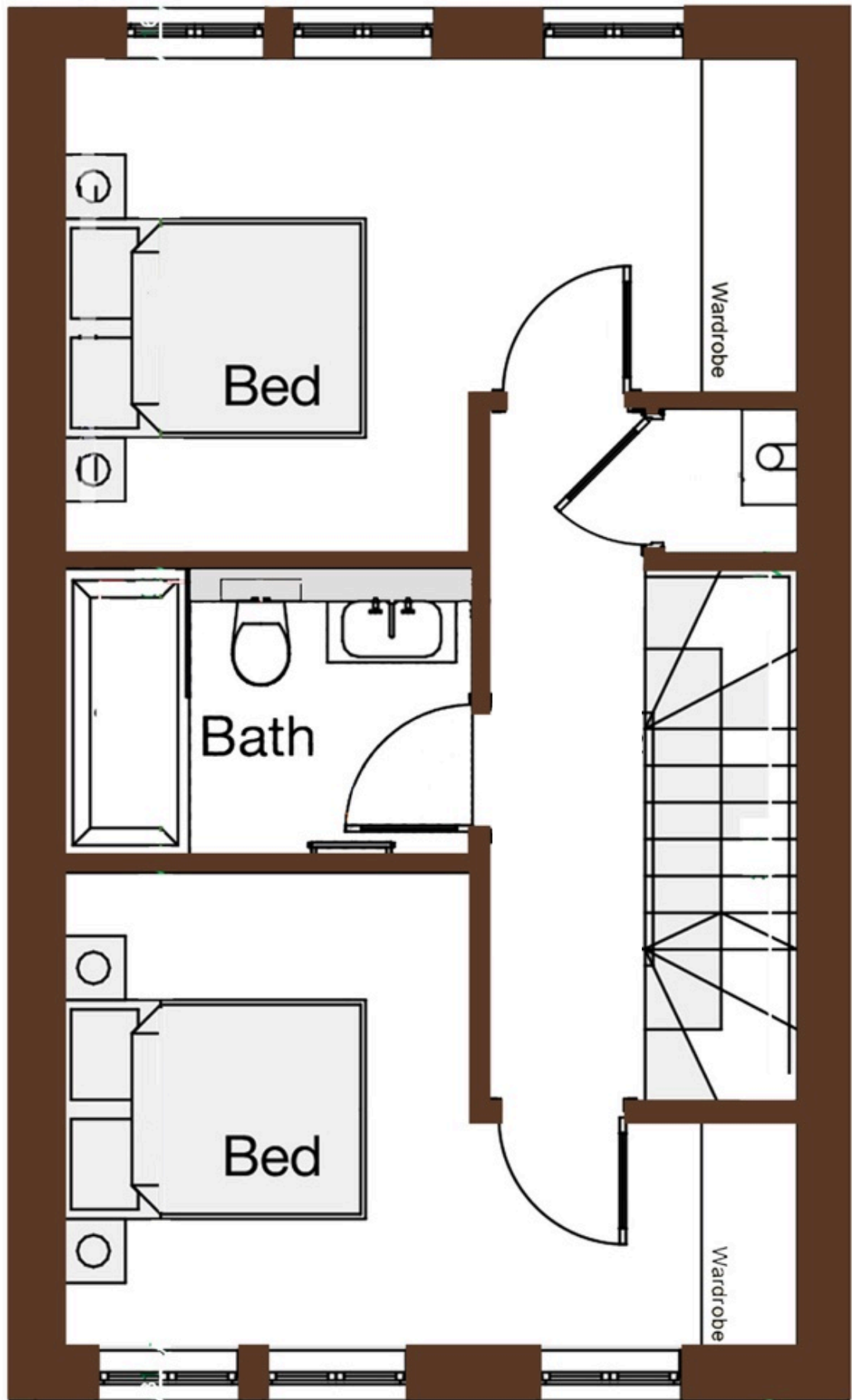
THE BIRCHES

3  2  1108sq ft

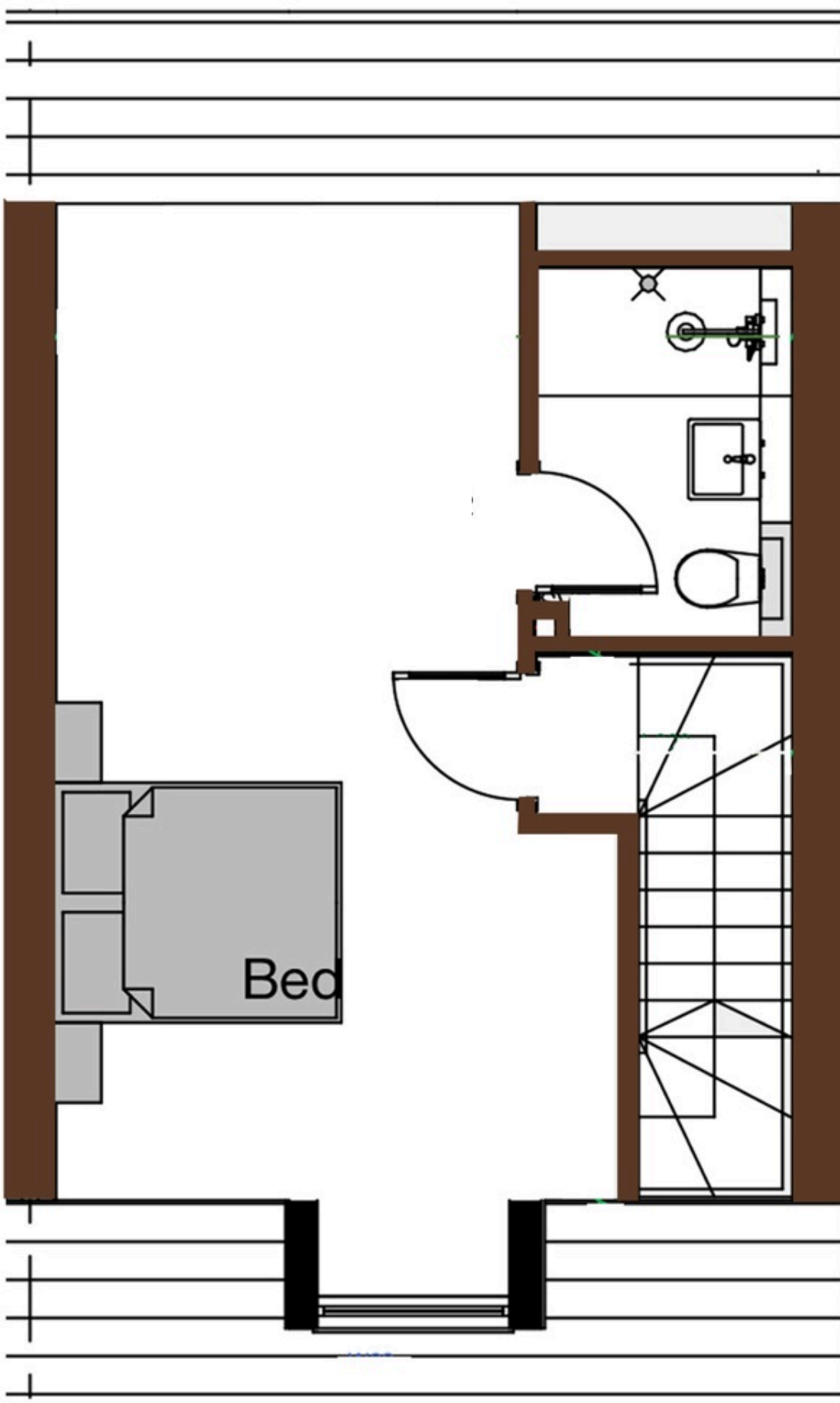
GROUND FLOOR



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 CO₂ 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



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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.

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Malik