

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.

Taylor
Wimpey

Contents



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.



Halifax town centre



Grounds of the Bankfield Museum



Shibden Hall



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Our homes

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The Canford

2 BEDROOM HOME, TOTAL 689 sq ft / 64.01m²



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"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWY 72570 / APRIL 2023.

The Flatford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.45m²



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, TOTAL 866 sq ft / 80.45m²



GROUND FLOOR

Lounge max.

3.69m × 4.26m

12'1" × 14'0"

Kitchen/Dining

4.72m × 2.87m

15'6" × 9'5"



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 × 3.55m

6'7" × 11'8"

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The Kingdale

3 BEDROOM HOME, TOTAL 1,040 sq ft / 96.61m²



GROUND FLOOR

Lounge

3.07m × 5.41m 10'1" × 17'9"

Kitchen/ Dining max.

3.35m × 5.41m 11'0" × 17'9"



FIRST FLOOR

Bedroom 1

3.09m × 4.15m 10'2" × 13'7"

Bedroom 2

3.33m × 2.95m 10'11" × 9'8"

Bedroom 3 max.

3.41m × 2.37m 11'2" × 7'9"

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The Braxton

3 BEDROOM HOME, TOTAL 1,092sq ft / 101.45m²



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 Lydford

4 BEDROOM HOME, TOTAL 1,099 sq ft / 102.10m²



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 Midford

4 BEDROOM DETACHED HOME, TOTAL 1,170 sq ft / 108.69m²



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 Coltham

4 BEDROOM DETACHED HOME, TOTAL 1,259 sq ft / 116.96m²



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 Manford

4 BEDROOM DETACHED HOME, TOTAL 1,385 sq ft / 128.67m²



GROUND FLOOR

Lounge

3.88m × 4.74m 12'9" × 15'7"

Kitchen/Dining

8.11m × 2.88m 26'7" × 9'6"

Study

2.10m × 2.61m 6'11" × 8'7"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.71m 12'9" × 12'2"

Bedroom 2 max.

3.09m × 4.02m 10'2" × 13'2"

Bedroom 3 max.

3.03m × 3.66m 10'0" × 12'0"

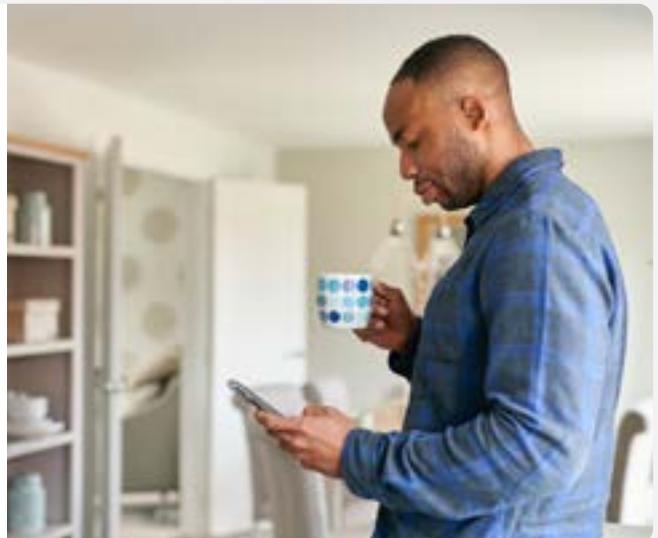
Bedroom 4 max.

2.75m × 3.97m 9'0" × 13'0"

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Ways to buy

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.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01926 351 024**.



Find out how we can get you moving with our buying schemes.



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CONTACT US ON 01484 503 471

Taylor Wimpey