





SPRING MEADOW WAKEFIELD ROAD

BRADFORD, BD11 1AF

£475,000

FREEHOLD

Introducing Spring Meadow - a superb collection of stylish, three and four bedroom passive homes... These homes boast high specification, open-plan living and impressive near zero energy bills! Get in touch to arrange a viewing of the show home and find out about wider availability. Viewings are available by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

SPRING MEADOW WAKEFIELD

• Brand new, four bedroom home • 3 Parking Spaces Included • Stamp Duty Contributions Offered • Energy Saving Passivhaus Principles • 10 minute drive to Leeds City Centre • Solar Panels & Triple Glazing • EV Charging





These beautifully finished properties are now ready for immediate occupation, offering the perfect opportunity to move in without delay. A choice of flooring options is available, allowing you to personalise your new home to suit your style and preferences.

Monroe Land & New Homes is delighted to present Spring Meadow – a collection of energy-efficient homes designed with cutting-edge sustainability and modern living in mind.

These exceptional new homes are built using Passivhaus principles, requiring minimal heating while maximizing comfort. Featuring triple-glazed windows, an advanced air purification system, and a smart renewable hot water and electrical supply, every home at Spring Meadow is a true investment in the future of sustainable living.

As you enter, you are welcomed by a light and airy hallway that leads to a convenient W.C. The heart of the home is the impressive open-plan kitchen, and dining area, designed for both relaxation and entertaining. With two sets of doors opening onto the decking, this space seamlessly connects indoor and outdoor living, allowing for plenty of natural light and fresh air.

The first floor is home to a living room boasting exceptional natural lighting and views over the communal garden. A landing nook provides the perfect space for a home office or study area, making working from home effortless. The primary bedroom is a true retreat, featuring a stylish en-suite shower room, while a well-appointed house bathroom serves the additional bedrooms.

On the top floor, you'll find two further spacious bedrooms, ideal for growing families or additional guest accommodation. A second house bathroom ensures convenience, while the addition of a dedicated laundry room provides practicality and ease of living.

This thoughtfully designed home maximizes space and functionality across all three floors, making it a fantastic choice for modern family life.

THE DESIGN

Each home at Spring Meadow has been meticulously crafted to blend contemporary elegance with eco-conscious design. The open-plan ground floor is flooded with natural light, offering seamless garden views from the kitchen, dining, and living areas—perfect for those who appreciate indoor-outdoor living.

The designer kitchens are a true showstopper, featuring high-quality, sustainably sourced units and worktops, a highly energy-efficient induction hob with a recirculating filter and oven, and state-of-the-art appliances. Every detail has been chosen for both functionality and sustainability.

ENERGY & TECHNOLOGY

Spring Meadow homes are equipped with industry-leading energy systems, including:

Solar panels for renewable energy generation

DC/AC inverter for optimized energy use

Electric vehicle charger for sustainable transport solutions

Renewable hot water system for maximum efficiency

Advanced water management technology to reduce consumption

Exceptional new home

The airtight design eliminates draughts, while a high-performance ventilation system retains over 90% of the heat typically lost in a standard home, providing fresh, filtered air throughout.

SHOWSTOPPERS

- Ultra-energy-efficient Passive House design
- Triple-glazed solar heating windows
- High-performance air purification system
- Smart renewable hot water & electrical supply
- Advanced water-saving technology
- Ability to sell excess energy back to the grid
- Designer kitchen with premium induction hob & recirculating filter
- Seamless indoor-outdoor living with garden views

EXTERIOR & FINISHES

Designed for durability and sustainability, the rainshield exterior protects the home from the elements while reducing the carbon footprint. The triple-glazed windows & doors, complete with triple air lock seals, provide 50% better insulation than even the best double-glazed alternatives.

ENVIRONMENT

Situated in a highly desirable location, Spring Meadow offers easy access to excellent schools, local amenities, and scenic countryside. With strong transport links to key urban hubs, it’s the perfect balance between eco-conscious living and modern convenience.

SERVICES

We are advised that the property has mains water, electricity, and drainage.

TENURE

Freehold. Vacant possession will be granted upon legal completion.

SPRING MEADOW: LIVING GREEN MADE EASY.

SPRING MEADOW WAKEFIELD









Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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