

HILLYCROFT GARDENS



THREE STUNNING BESPOKE RESIDENCES IN GILDERSOME

WELCOME TO

HILLY CROFT GARDENS

Hilly Croft Gardens is a carefully considered development of just three individually designed family homes, created with a clear focus on quality, space and timeless design. Located within the heart of Gildersome, this select collection of detached residences offers a rare opportunity to enjoy contemporary living within a well-established village setting.

Each home has been thoughtfully designed to balance elegant architecture with practical family living. Generous proportions, well-planned layouts and high-quality materials run throughout, creating homes that feel both refined and welcoming. From expansive open-plan kitchen, dining and living spaces to beautifully appointed bedrooms and landscaped gardens, every detail has been approached with longevity and comfort in mind.

The development sits within the village of Gildersome, a popular West Yorkshire location known for its strong sense of community, surrounding countryside and excellent connectivity. Local amenities, schools and village pubs are close by, while Leeds city centre and wider West Yorkshire are easily accessible via well-connected road links.

Designed to sit comfortably within its surroundings, Hilly Croft Gardens benefits from considered landscaping and carefully chosen external materials, creating a sense of privacy and quality throughout. It is a development that brings together location, design and craftsmanship to offer an exceptional place to call home.



Important Information: Images shown are CGIs for illustrative purposes only and may differ from the completed properties. Layouts, finishes, and specifications are subject to change. Optional upgrades are time-sensitive, subject to availability and build stage. This brochure does not form part of any contract. Purchasers should rely on approved drawings and the terms of sale.

GILDERSOME: A WELL-CONNECTED VILLAGE SETTING

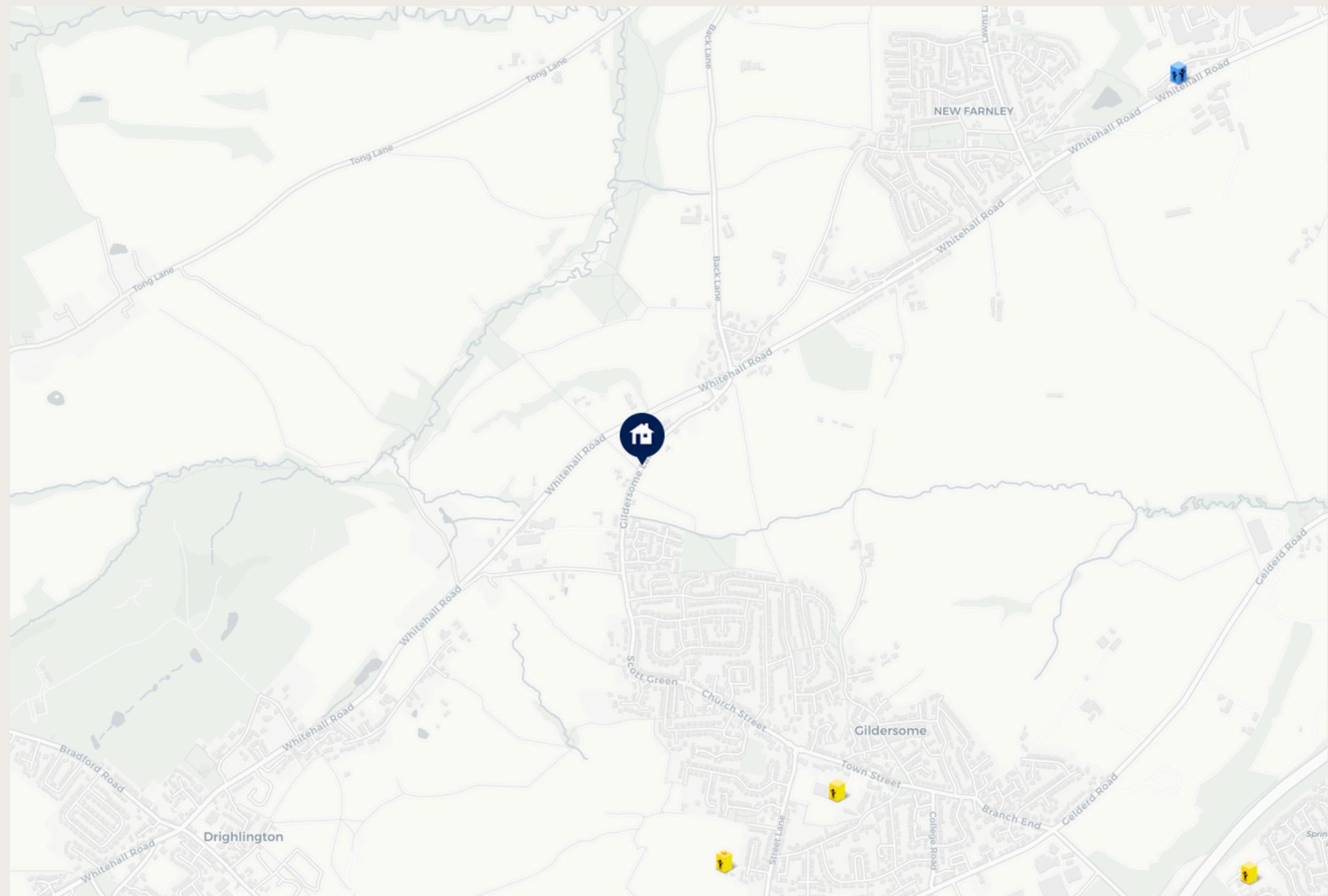
Hilly Croft Gardens is set within the heart of Gildersome, a well-established West Yorkshire village that offers a balance of countryside surroundings and everyday convenience. With a strong sense of community and a traditional village feel, Gildersome is a highly regarded location for families and professionals seeking space, calm and connectivity.

The village is surrounded by open green spaces and countryside, providing opportunities for walking and outdoor enjoyment, while still benefiting from a range of local amenities. Everyday essentials, village pubs and schools are close by, supporting relaxed day-to-day living without the need to travel far.

Gildersome is particularly well placed for commuters, with excellent road links connecting easily to Leeds city centre and the wider West Yorkshire region. This convenient positioning allows residents to enjoy the peace of village life while remaining well connected for work, leisure and travel.

Hilly Croft Gardens brings together the best of both worlds, a considered village setting, attractive surroundings and straightforward access to Leeds and beyond, making it an ideal location for modern family living.





EXTERIORS SPECIFICATION

Hilly Croft Gardens has been designed with careful attention to external detail, combining high-quality materials with thoughtful landscaping to create homes that sit comfortably within their surroundings and offer both privacy and kerb appeal.

External Features

- Shared secure gated residences
- External lighting to front and rear elevations
- Tegular blocked paved driveways
- Aluminium windows
- Aluminium bi-fold or sliding doors
- Timber or aluminium entrance doors
- Outside taps to front and rear
- Spacious patio areas with stone flagging
- Natural slate and stone slate roofs
- Natural treated timber cladding to carports and garages
- Electrically operated Hormann garage doors

Landscaping

- Turfed front and rear gardens, seeded to paddock areas
- Selection of ornamental shrub mixes
- Surrounded by new and existing trees



HEATING & SUSTAINABILITY

Homes at Hilly Croft Gardens have been designed with comfort, efficiency and future living in mind. The heating and sustainability features provide reliable performance alongside the flexibility to incorporate energy-efficient technologies as requirements evolve.

Heating

- Gas mains supply
- Underfloor heating to the ground floor
- Radiators to the first floor
- Zoned thermostats for efficient temperature control

Sustainability & Future-Ready Features

- Roof integrated, in-roof solar PV system
- 7kw electric car charging points, 3 phase supply available on request

These systems have been carefully selected to support year-round comfort while offering forward-thinking options for energy efficiency and low-carbon living.

All homes also benefit from:

- 10-year structural warranty guarantee
- All plots built to the latest Building Regulations 2022
- Energy efficient homes designed to meet modern standards



INTERIOR SPECIFICATION

The interior specification at Hilly Croft Gardens reflects a commitment to quality, functionality and modern living. From lighting and power to connectivity and security, each home is equipped to support everyday life with ease and confidence.

Lighting

- Downlighters throughout
- Dimmer switches to principal rooms
- Low voltage LED recessed feature lighting

Electrics & Connectivity

- Generous proportion of high quality brushed steel sockets and switches throughout, including telephone points, USB points and TV points, selection of colours available
- Internet connections to each TV location via CAT6 cabling, Virgin Broadband
- External power sockets to rear

Security & Technology Optional Upgrades

- Fully fitted intruder alarm system
- CCTV to front and rear elevations
- Sound system to lounge and kitchen/dining area



FIXTURES & FITTINGS

Fixtures and fittings at Hilly Croft Gardens have been carefully selected to ensure a consistent level of quality and finish throughout each home, enhancing both the look and longevity of the interiors.

- Fitted wardrobes to the principal bedroom and bedroom two
- High-quality solid internal doors
- High-quality ironmongery
- Large format porcelain floor tiles to kitchen, living areas, WCs, utility rooms, entrance halls and bathrooms
- Deep section skirting boards and architraves
- Deep moulded cornices to hall, stairs, landing and principal rooms
- Feature staircases
- White satin painted woodwork
- Walls finished in Farrow and Ball

This specification reflects a considered approach to interior detailing, creating cohesive and well-finished homes designed to stand the test of time.



KITCHENS

The kitchens at Hilly Croft Gardens have been thoughtfully designed to form the heart of each home, combining high-quality craftsmanship with contemporary functionality. Created to support both everyday living and entertaining, these spaces balance elegant design with practical features and premium finishes.

Kitchen Design & Finishes

- Custom built kitchens designed by Inspired Kitchens Morley
- Quartz worktops and upstands with undermount sink
- Central entertaining island, subject to design
- Large format porcelain floor tiles
- Low voltage LED recessed feature lighting
- Soft-motion drawers
- Quooker Fusion hot, cold and boiling water tap

Appliances

Neff / Siemens on show appliances to include:

- Induction hob
- Single oven
- Oven with microwave
- Warming drawer, subject to kitchen design

Neff / Siemens integrated appliances to include:

- Dishwasher
- Extractor hood
- Integrated fridge freezer



UTILITY

- Custom built utility
- Quartz worktops and upstands with undermount sink
- Mixer tap
- Plumbing for washing machine
- Space for dryer

This thoughtful approach ensures the utility areas remain practical yet refined, keeping household tasks discreetly organised without compromising on quality or finish.

BATHROOMS / ENSUITES

Bathrooms and en-suites at Hilly Croft Gardens have been designed to offer calm, contemporary spaces finished to a high standard, with a focus on quality, comfort and longevity.

- Contemporary fitted furniture to all bathrooms with white sanitaryware
- Walk-in showers
- Frameless glazed shower screens
- Dual-flush plate
- Mixer taps
- Fully tiled bathrooms with a selection of large format ceramic wall tiles and large format porcelain floor tiles
- Programmable electric underfloor heating
- Low voltage LED recessed feature lighting
- Heated towel rails

This specification delivers elegant, practical bathrooms that feel refined and well considered, perfectly suited to modern family living.



PLOT	TYPE	BEDS	BATHS	SQFT	ASKING PRICE
The Coach House	Detached	4	3	2131 sqft	£950,000
The Smithy	Detached	5	4	2238sqft	£995,000
The Mill	RESERVED				

DEVELOPMENT OVERVIEW

THE COACH HOUSE

The Coach House is an elegant four bedroom detached home offering 2,131 sqft of beautifully proportioned accommodation, designed for modern family living and entertaining.

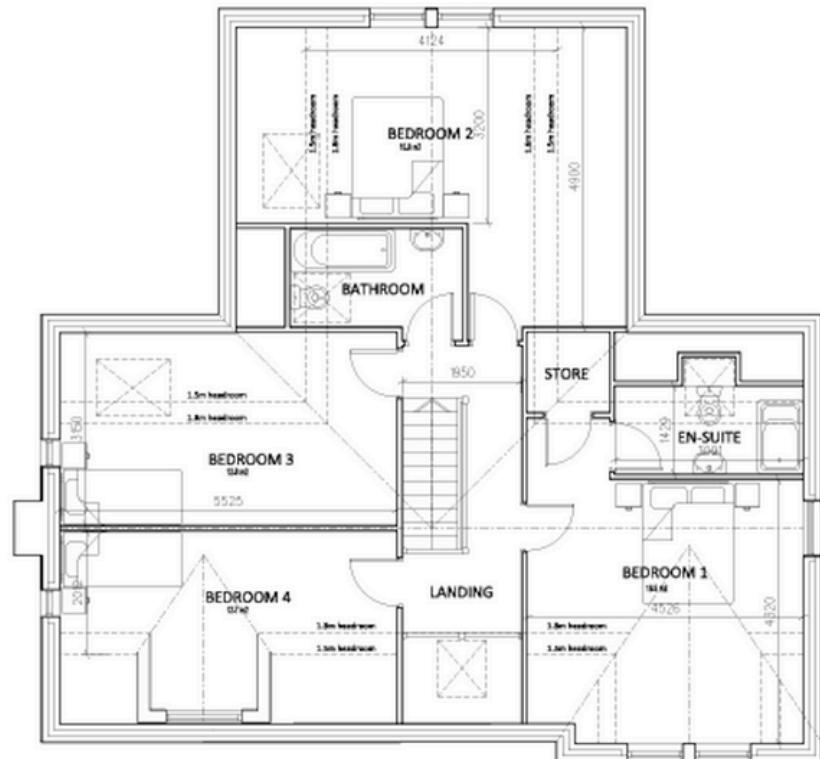
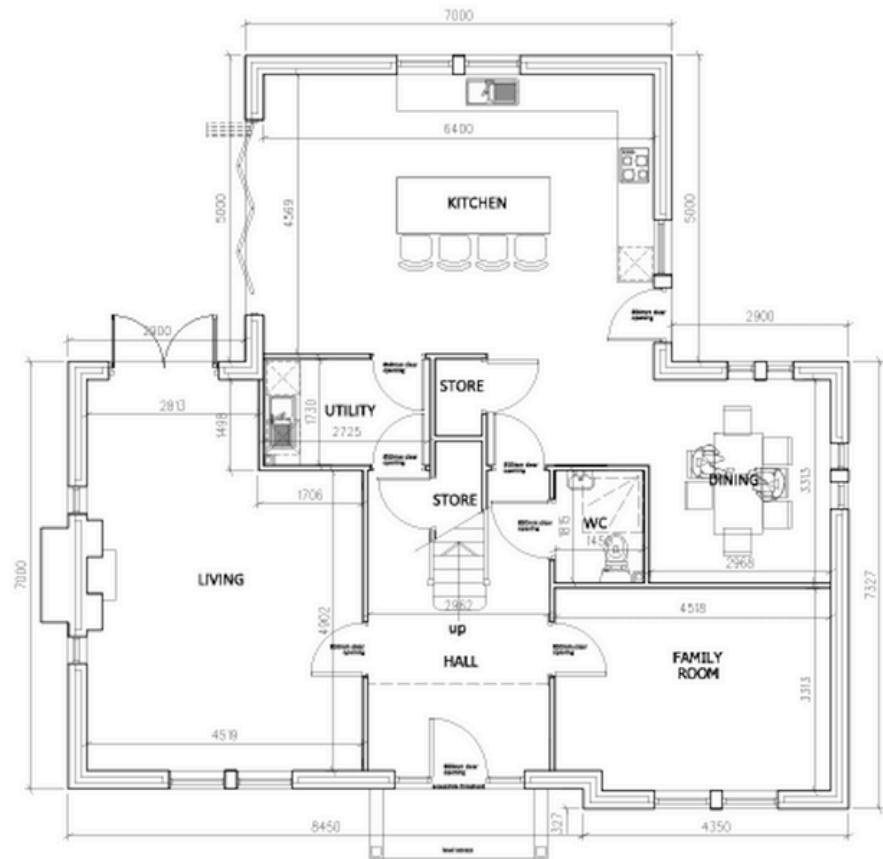
A generous entrance hallway sets the tone, leading to a light-filled home office and an impressive living room featuring a bay window, aluminium bi-fold doors to the garden and a central fireplace.

To the rear, the spacious kitchen and dining area is designed as the heart of the home, with direct garden access, an additional pantry for storage and an adjoining garden room providing a calm retreat overlooking the garden.

The first floor offers four well-proportioned bedrooms, including a principal bedroom with en-suite, a family bathroom positioned off a striking double-height atrium, and a rear-facing bedroom with walk-in wardrobe.

The Coach House combines generous internal space, thoughtful layout and refined detailing to create a distinctive and well-balanced family home.





THE COACH HOUSE

THE SMITHY

The Smithy is an elegant five bedroom detached home offering 2,238 sqft of flexible accommodation, set on a substantial plot with open green belt views.

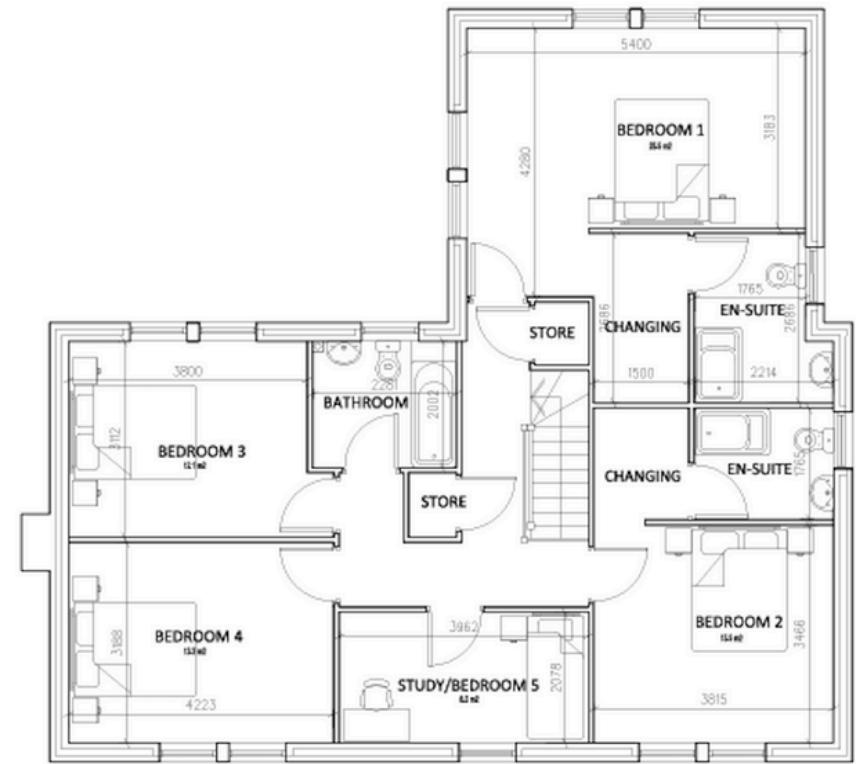
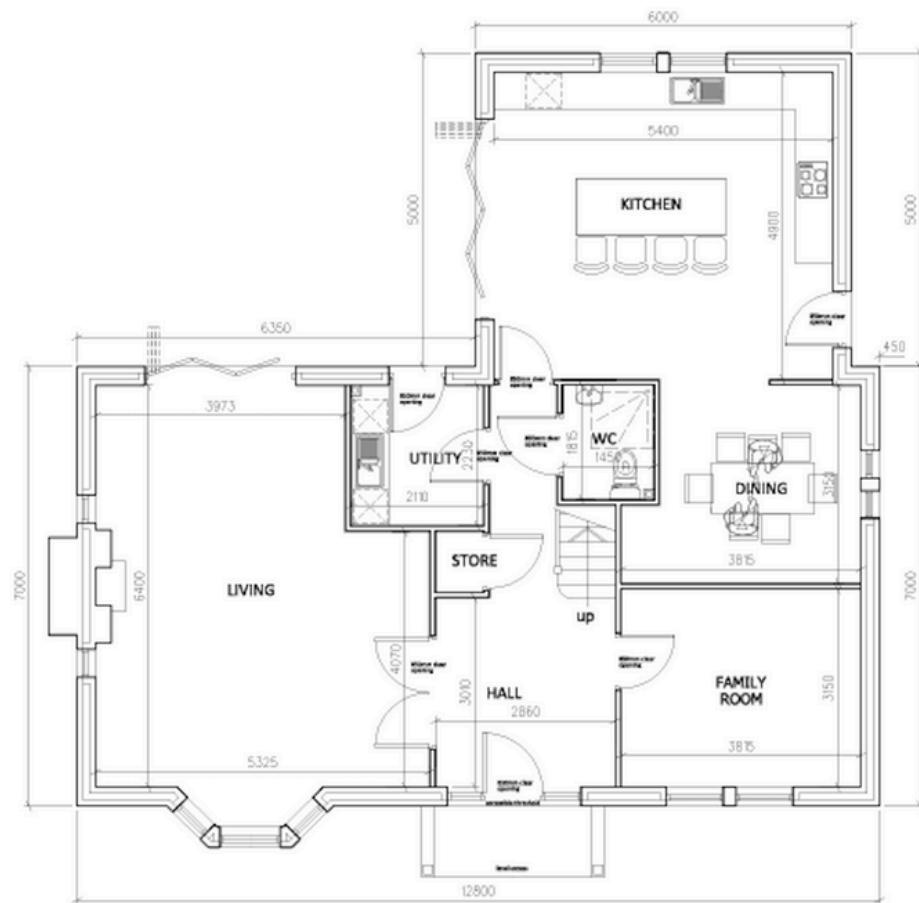
The ground floor features a welcoming entrance hallway, a light-filled home office, and an impressive formal living room with a bay window, aluminium bi-fold doors to the garden and a statement fireplace. A ground-floor shower room and separate utility room add everyday practicality.

To the rear, the open-plan kitchen and dining area forms the heart of the home, designed for family living and entertaining, with generous natural light from bi-fold doors and garden-facing windows. An adjoining garden room provides a peaceful space to relax and enjoy the garden outlook.

The first floor offers five well-proportioned bedrooms, including two with private en-suite bathrooms, providing flexibility for family living, guests or a principal suite, alongside a luxurious family bathroom.

The Smithy is a substantial and well-balanced family home, combining generous space, thoughtful layout and standout views.





THE SMITHY

MAKE YOURSELF AT HOME

Register your interest today.

To find out more about Hilly Croft Gardens or to book your one-to-one consultation, please get in touch with the Land & New Homes team at Monroe.

Early interest is encouraged, as we know these stunning homes will not be around to reserve for long.

 landandnewhomes@monroeestateagents.com

 0113 350 1444

 1-3 The Avenue, Alwoodley, LS17 7BD

 www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES



HILLYCROFT GARDENS

