



# The Moorings

ABERFORD ROAD, WOODLESFORD  
LEEDS LS26



HOMES BY

**CHARTFORD**

*The Difference is the Detail*



# The Difference

**We are place creators and home makers, developing inspiring new neighbourhoods where people love to live.**

We'll make your home purchasing experience truly special, from reliably excellent customer service to next-level craftsmanship throughout our builds. We're about the detailing at every stage.



# is the Detail

## WELL ESTABLISHED



Our foundations are built on rich expertise and knowledge of the latest trends, allowing us to create stylish and practical modern builds.

## IN THE DETAIL



You decide the details – and we'll make sure your home is crafted to the highest quality.

## BUILDING RELATIONSHIPS



We are committed to delivering excellent customer service to you and ensuring your satisfaction during and after purchasing your new home.





# discover

## THE MOORINGS



Our new collection of two, three and four bedroom homes at The Moorings are specially designed to bring you contemporary living in a delightful canal side setting, a perfect location to relax and watch the boats go by. This idyllic development overlooking the Aire and Calder Navigation is just a stroll away from Woodlesford's many amenities, including shops, supermarket, pharmacy, post office, railway station and primary school. The park in the village enjoys a children's play area and a football pitch and nearby, Rothwell Country Park is a popular open green space with ponds and meadows to enjoy and it is home to a wide array of wildlife.







### WOODLESFORD VILLAGE

Woodlesford is a picturesque suburban village, located just 6 miles from Leeds and 9 miles from Wakefield city centre. Ideally placed for commuting, Woodlesford is conveniently placed for the M1, M62 and A1(M) motorways linking you to the North, South, East and West of the country. The benefit of schools, local amenities and the many opportunities for walking, cycling and generally enjoying the outdoors make it a desirable place to live for families. Woodlesford Lock is a popular choice to enjoy country walks, it is also the start of the route for pleasure boats going to the vibrant waterfront area in Leeds.

For shopping, there is a fantastic array of options in Leeds and Wakefield city centres and just 10 minutes by car is The Springs, a vibrant new retail and leisure destination which as well as shops includes a cinema, a gym and eateries. White Rose Shopping Centre is also a short drive away as is Junction 32 Shopping Outlet and Xscape Yorkshire which has fun-fuelled activities.



### LOCAL SCHOOLS

Woodlesford Primary School describes itself as a successful and happy school with a fun, happy and vibrant atmosphere where children thrive in a supportive and collaborative environment. Nearby, Oulton Primary School, says its enthusiasm for learning is encouraged through an exciting and relevant curriculum.

For children aged 11 to 16 the nearby secondary schools are Oulton Academy and Rodillian Academy. Brigshaw High School, secondary school and sixth form is located in the village of Allerton Bywater.





CRAFTED FOR  
*Life*



**MODERN LIVING**

The homes at The Moorings have been designed with modern living in mind, where generous light-filled spaces provide flexible rooms for living and entertaining, or even working from home.

Each home has been crafted and considered with you in mind. Classic style meets contemporary clean lines to create the perfect setting suited to your lifestyle, with quality in every detail.

## 2 BEDROOM SEMI DETACHED OR INNER MEWS

Plots 47, 50, 53, 54, 57, 58, 61, 66

# THE CAMELLIA



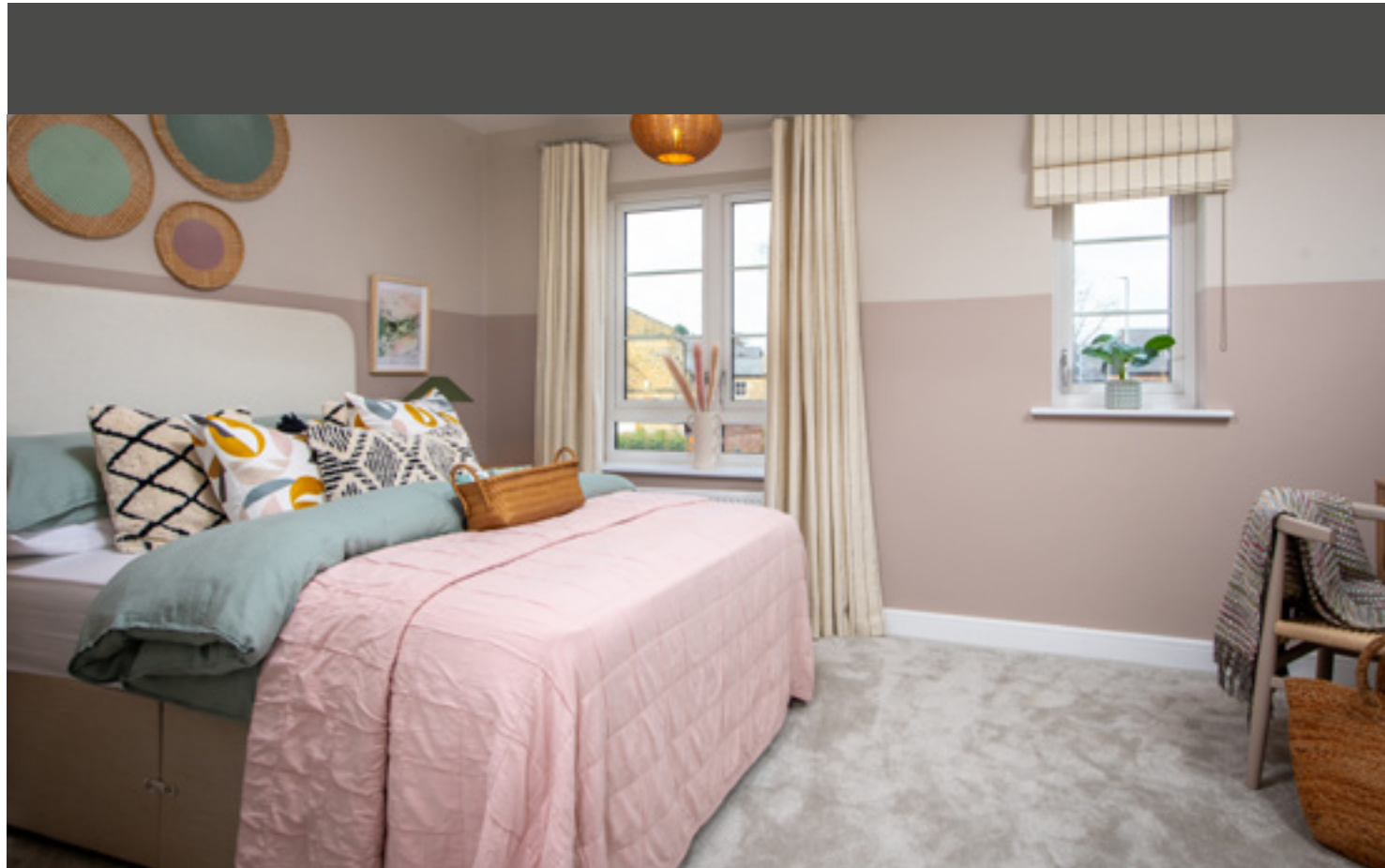
Image of plot 58

The Camellia house type is a charming two-bedroom semi-detached or inner mews home. Built with the same attention to detail as our larger homes The Camellia shows how great design can make a space feel stylish. The high specification fittings and build quality is designed for modern lifestyles and family wellbeing.

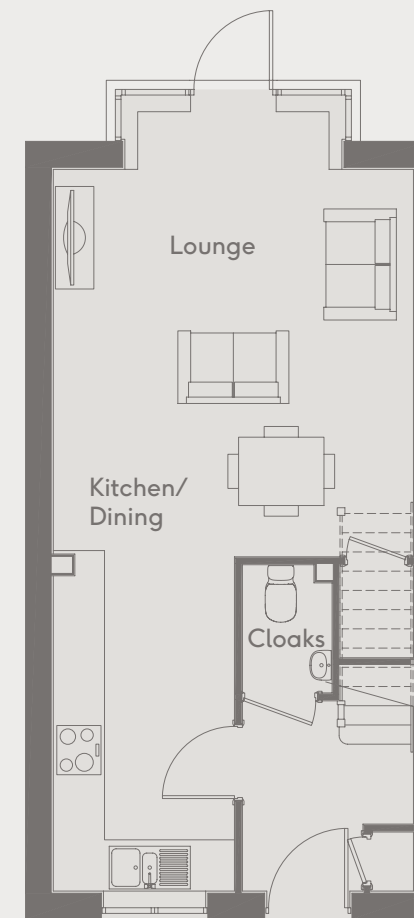
The entrance hallway of The Camellia leads onto the open plan kitchen this in turn flows through to the dining area and lounge, giving an option of a connected social space but also a cosy retreat. A full height glazed door opens from the lounge onto the patio and lawned garden beyond. Also, off the hallway is a useful downstairs cloakroom.

Upstairs, to the first floor, there are two bedrooms and a separate house bathroom completes the space.

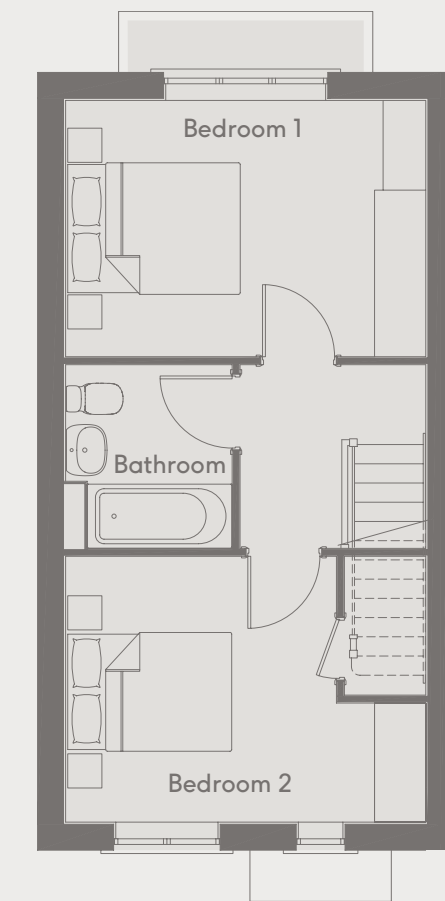




GROUND



FIRST



2 BEDROOM SEMI DETACHED OR INNER MEWS

## THE CAMELLIA

<b>GROUND</b>	Kitchen / Dining / Lounge	8.45 max x 4.22m max	27'8" max x 13'10" max
	Cloaks	1.50 x 1.05m	4'11" x 3'5"
<b>FIRST</b>	Bedroom 1	4.22 x 3.00m	13'10" x 9'10"
	Bedroom 2	4.22 max x 3.17m max	13'10" max x 10'4" max
	Bathroom	2.15 x 1.95m	7'0" x 6'4"



### 3 BEDROOM SEMI DETACHED OR END MEWS

Plots 46, 49, 52, 55, 56, 59, 60, 62, 65, 67

## THE MAGNOLIA



Image of plot 56

The Magnolia house type offers a choice of a semi-detached and an end mews home. This impressive three-bedroom home incorporates beautiful and modern living across two floors. The high specification fittings, attention to detail and build quality make this a home to be proud of.

The entrance hallway of this home leads onto the open plan kitchen and dining area, perfect for socialising with a full height glazed door that leads onto the outdoor patio and lawned garden beyond. Also, off the hallway is a separate lounge and a useful downstairs cloakroom.

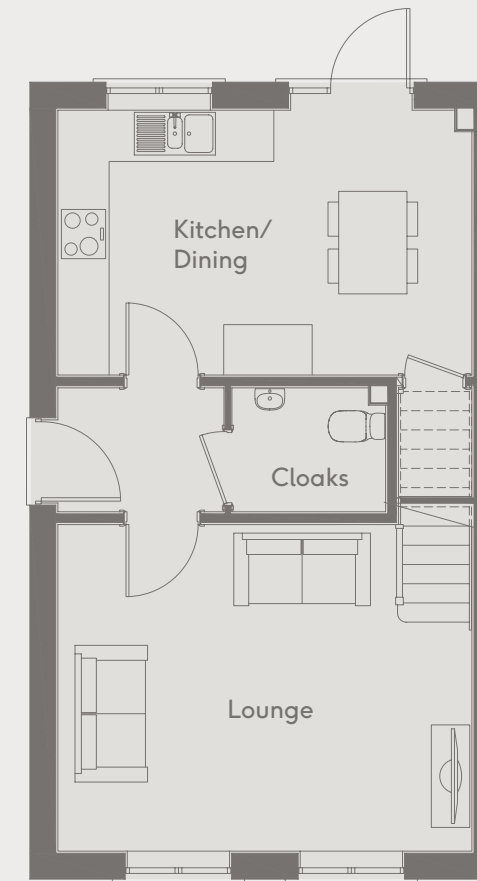
Upstairs, to the first floor, there is a main bedroom, two further bedrooms and the house bathroom completes the space.



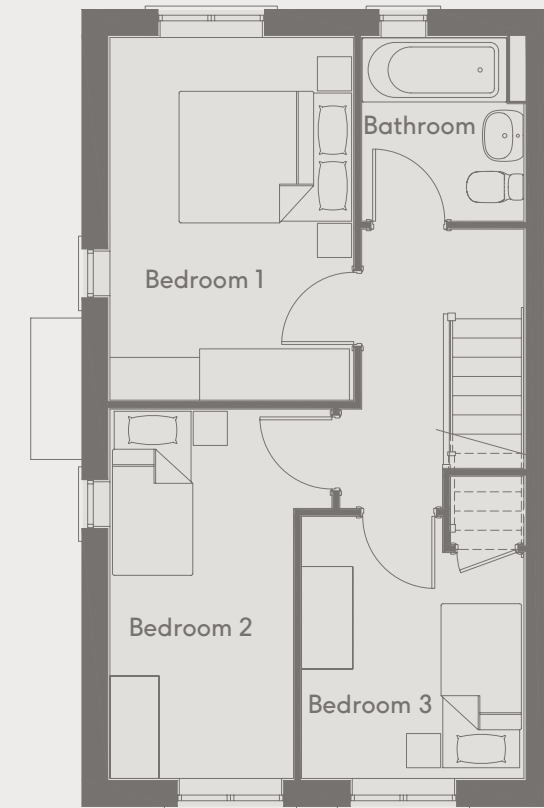
# THE MAGNOLIA

<b>GROUND</b>	Kitchen / Dining	4.85 x 3.10m	15'10" x 10'2"
	Lounge	4.85 x 3.82m	15'10" x 12'6"
	Cloaks	1.74 x 1.45m	5'8" x 4'9"
<b>FIRST</b>	Bedroom 1	4.26 x 2.85m	13'11" x 9'4"
	Bedroom 2	4.32 max x 2.60m max	14'2" max x 8'6" max
	Bedroom 3	3.07 max x 2.60m max	10'0" max x 8'6" max
	Bathroom	2.15 x 1.90m	7'0" x 6'2"

GROUND



FIRST



3 BEDROOM SEMI DETACHED OR END MEWS





3 BEDROOM SEMI DETACHED  
Plots 17, 18, 21, 22, 25, 26, 29, 30, 33, 34, 37, 38

## THE JUNIPER



Image of plot 30

The Juniper house type is a welcoming home, full of style and functionality over three floors. This impressive three-bedroom home incorporates beautiful and modern living and the high specification fittings and build quality is designed for modern lifestyles and family wellbeing.

The entrance hallway leads onto the open plan kitchen and dining area that enjoys full height glazed doors that lead onto the outdoor patio and lawned garden beyond. Also, off the hallway is a study and a useful downstairs cloakroom.

To the first floor, there is an impressive lounge with glazed doors which lead onto a balcony. There is also a bedroom and a house bathroom.

To the second floor, you will find the main bedroom that boasts a Juliette balcony and an ensuite shower room. A further bedroom completes the space.

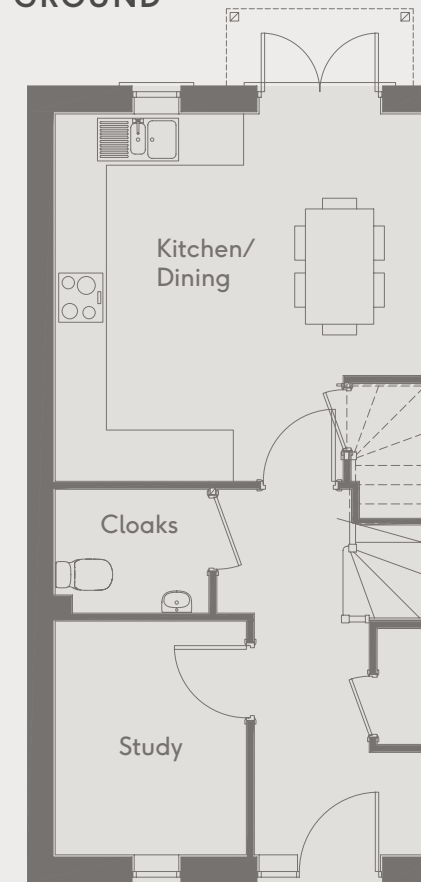




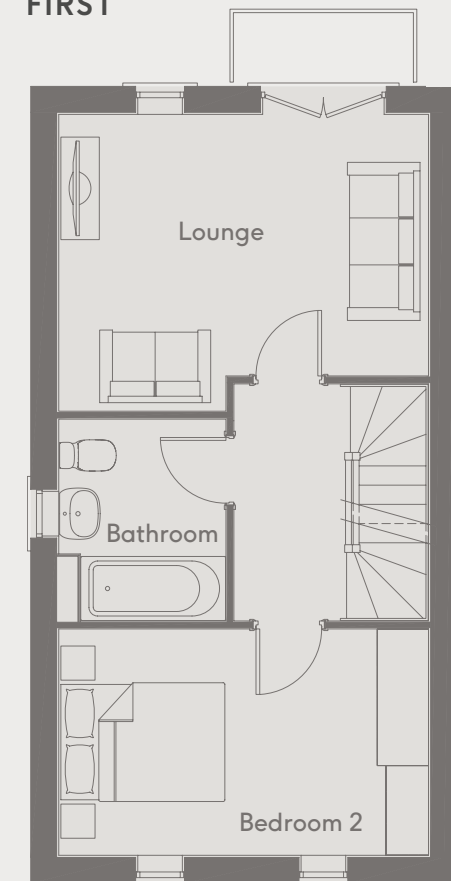
## THE JUNIPER

<b>GROUND</b>	Kitchen / Dining	4.33 max x 4.30m max	14'2" max x 14'1" max
	Study	2.74 x 2.24m	8'11" x 7'4"
	Cloaks	1.80 x 1.44m	5'10" x 4'8"
<b>FIRST</b>	Lounge	4.33 max x 3.47m max	14'2" max x 11'4" max
	Bedroom 2	4.33 x 2.65m	14'2" x 8'8"
	Bathroom	2.35 x 1.96m	7'8" x 6'5"
<b>SECOND</b>	Bedroom 1	4.33 max x 3.47m max	14'2" max x 11'4" max
	Bed 1 En-suite	2.35 max x 2.13m max	7'8" max x 6'11" max
	Bedroom 3	4.33 x 2.65m	14'2" x 8'8"

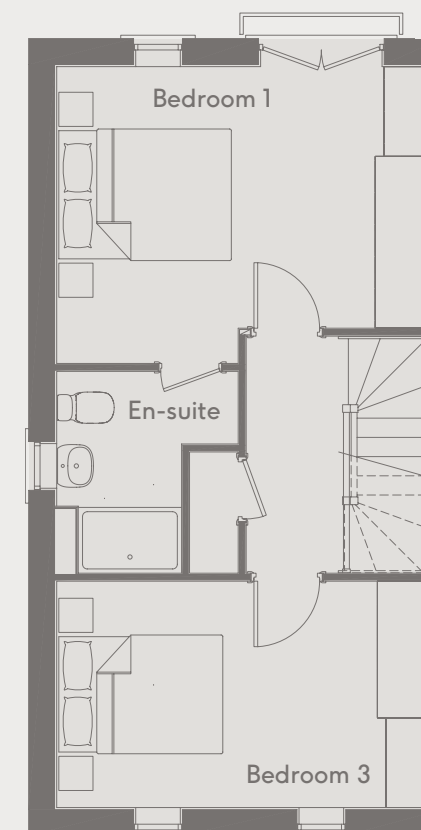
GROUND



FIRST



SECOND



3 BEDROOM SEMI DETACHED



4 BEDROOM SEMI DETACHED  
Plots 16, 19, 20, 23, 24, 27, 28, 31, 32, 35, 36, 39

## THE MULBERRY



The design of The Mulberry house type incorporates both beautiful and functional features across three floors. This impressive four-bedroom family home is complete with high specification fittings and the attention to detail and build quality you expect from a Chartford home.

The central entrance hallway of this home leads onto the modern open plan kitchen and dining area, perfect for socialising. Also, off the hallway is a separate lounge with bi-folding doors that lead onto the outdoor patio and lawned garden beyond. A useful downstairs cloakroom completes the space.

To the first floor, you will find the impressive main bedroom that boasts an ensuite shower room and bi-folding doors that lead onto a balcony. There is also a second bedroom with an ensuite shower room.

The upper floor benefits from two further bedrooms, one enjoys a Juliette balcony and a separate bathroom completes the space.

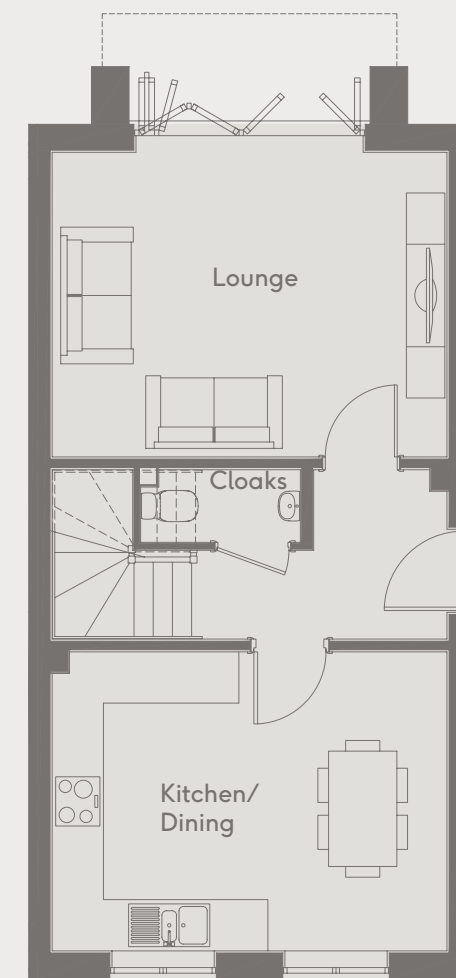




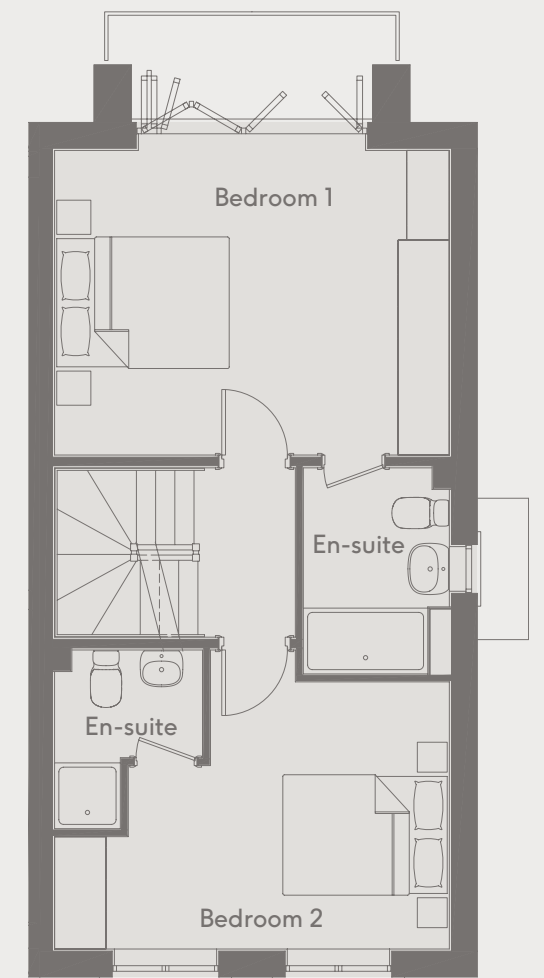
## THE MULBERRY

<b>GROUND</b>	Kitchen / Dining	4.62 x 3.60m	15'1" x 11'9"
	Lounge	4.62 x 3.56m	15'1" x 11'8"
<b>FIRST</b>	Bedroom 1	4.62 x 3.56m	15'1" x 11'8"
	Bed 1 En-suite	2.41 max x 1.71m max	7'10" max x 5'7" max
	Bedroom 2	4.62 max x 3.13m max	15'1" max x 10'3" max
	Bed 2 En-suite	2.09 max x 1.73m max	6'10" max x 5'8" max
<b>SECOND</b>	Bedroom 3	4.62 x 3.56m	15'1" x 11'8"
	Bedroom 4	4.62 max x 3.12m max	15'1" max x 10'2" max
	Bathroom	2.41 x 1.71m	7'10" x 5'7"

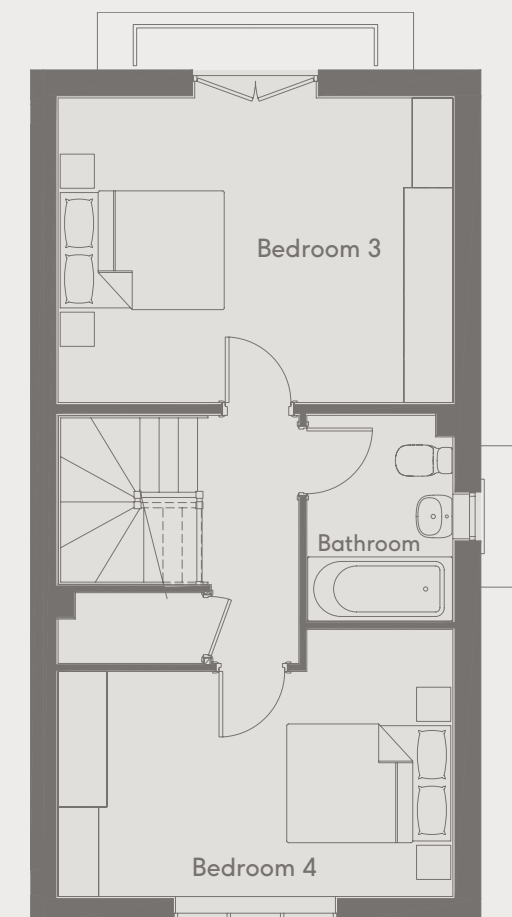
GROUND



FIRST



SECOND



4 BEDROOM SEMI DETACHED

2 BEDROOM APARTMENT  
Plots 7, 8, 9

## THE ROSEWOOD



Image of plots 1-9

The Rosewood is an inviting two-bedroom apartment. This welcoming home shows how great design can make a space feel stylish. The high specification fittings and build quality is designed for modern lifestyles and wellbeing.

The entrance hallway leads onto the kitchen, dining area and lounge, giving an option of a connected social space but also a cosy retreat. Also, off the hallway is the main bedroom which benefits from an ensuite shower room, a second bedroom and the house bathroom completes the space.



# THE ROSEWOOD

Lounge / Kitchen / Dining	7.32 max x 4.26m max	24'0" max x 13'11" max
Bedroom 1	5.08 x 2.85m	16'8" x 9'4"
Bed 1 Ensuite	2.25 x 1.47m	7'4" x 4'9"
Bedroom 2	3.00 x 2.50m	9'10" x 8'2"
Bathroom	2.20 x 2.20m	7'2" x 7'2"

## TYPICAL FLOOR PLAN



2 BEDROOM APARTMENT



## 2 BEDROOM APARTMENT

Plots 10, 11, 12, 13, 14, 15, 40, 41, 42, 43, 44, 45

# THE WILLOW

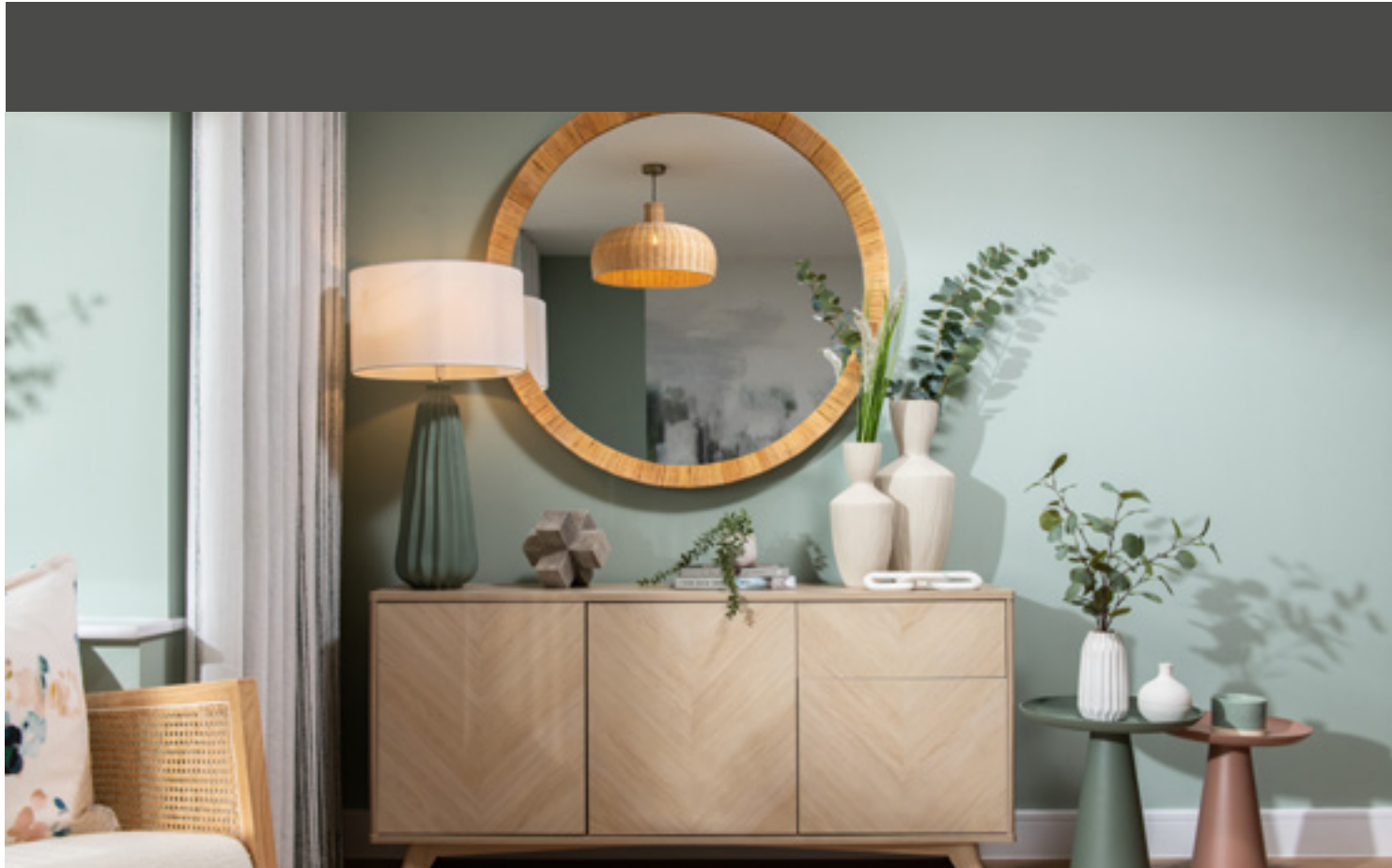


Image of plots 10-15

The Willow is an inviting two-bedroom apartment. This welcoming home shows how great design can make a space feel stylish. The high specification fittings and build quality is designed for modern lifestyles and wellbeing.

The entrance hallway leads onto the kitchen, dining area and lounge, giving an option of a connected social space but also a cosy retreat. Also, off the hallway is the main bedroom which benefits from an ensuite shower room, a second bedroom and the house bathroom completes the space.

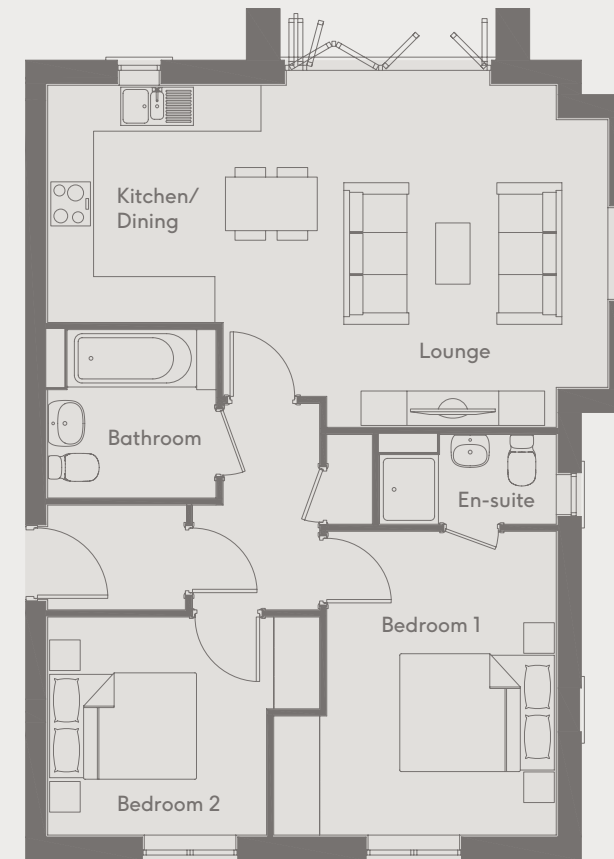




## THE WILLOW

Lounge / Kitchen / Dining	7.32 max x 4.47m max	24'0" max x 147" max
Bedroom 1	3.96 x 3.69m max	12'11" x 12'1" max
Bed 1 Ensuite	2.31 x 1.17m	7'6" x 3'10"
Bedroom 2	3.55 max x 2.85m	11'7" max x 9'4"
Bathroom	2.20 x 2.20m	7'2" x 7'2"

## TYPICAL FLOOR PLAN



## 2 BEDROOM APARTMENT



TO BE

*specific*

### FIXTURES & FITTINGS

- PVCu double-glazed windows with slim section, externals finished in anthracite grey and internals finished in white
- Composite front door finished in charcoal, with chrome letter plate & spy hole
- PVCu external rear glazed door(s), externals finished in anthracite grey and internals finished in white (on selected plots only)
- Powder coated aluminium bi-folding doors, externals finished in anthracite grey and internals finished in white (on selected plots only)
- Internal doors finished in white gloss with stylish polished chrome ironmongery
- Quality skirting boards and architraves finished in white gloss
- Bespoke fitted wardrobes to bedroom one

### BATHROOM & EN-SUITE

- Contemporary Ideal sanitaryware in white
- Chrome sanitary fittings
- Thermostatic mixer shower over bath
- Rainfall shower head to ceiling of shower enclosure

### KITCHEN

- Custom designed quality kitchen, featuring soft close doors and drawers
- 1 ½ bowl stainless steel sink
- Feature extractor hood
- Integrated appliances include:
  - Single oven
  - Combination microwave oven
  - 4 Ring ceramic electric or gas hob
  - 50/50 fridge freezer
  - Dishwasher
  - Washer dryer

### TILING

- Full height wall tiling to the wet areas only to the bathroom and ensuite
- Full height wall tiling to the basin wall in the cloaks
- Ceramic floor tiling to the kitchen/dining room, bathroom, ensuite and cloaks

### HEATING

- Gas central heating with thermostatically controlled radiators to 1st, 2nd and 3rd floors, where applicable
- Multi rail chrome heated towel rail to house bathroom and ensuite, where applicable

### SECURITY

- Internal security system with alarm
- External light to front and rear doors

- Motion activated security light to rear garden
- Panic button to bedroom one

### ELECTRICAL

- TV points to lounge, bedroom one and dining area, where applicable
- BT points to lounge
- Double socket with USB to living area, kitchen and all bedrooms
- White LED downlights to kitchen and bathrooms
- White sockets and light switches
- Shaver points to house bathroom and ensuite, where applicable
- Solar panels on selected plots, speak to your Sales Executive for more information
- Electric vehicle charging point
- Doorbell

### EXTERNAL

- Turf to front and rear gardens, where applicable
- Paving to pathway and patio
- Block paving to driveway
- 6ft fencing or boundary hedging to selected plot boundaries
- Allocated parking space to apartments
- Outside tap to house gardens
- Shed to house gardens

### WARRANTY

- Premier Guarantee 10 Year New Homes Warranty





A SOUGHT-AFTER

# village

LOCATION



## A VILLAGE WELL CONNECTED

The village is well connected to major roads including the M1, M62 and A1(M). From Woodlesford railway station there are regular rail links to Leeds, Wakefield, Barnsley, Sheffield, and Goole and in the summer months the Scarborough Spa Express train which connects the village with the east coast.

## DRIVE TIMES

Leeds City Centre	5.8 miles / 20 mins
Wakefield City Centre	9 miles / 19 mins
Leeds Bradford Airport	15.6 miles / 40 mins

All times and distances are taken from [www.theaa.com](http://www.theaa.com)





HOMES BY

# CHARTFORD

Chartford Homes have been designing and building high quality homes for 20 years. The principles of excellent architectural design influence everything we do. Our materials, fixtures and fittings are chosen for their quality, strength, reliability and value, making desirable contemporary living within your reach.

All of our properties comply fully with the latest guidance on energy efficiency, are supplied with an energy rating, installed with effective insulation and are backed by a 10 year building guarantee. Quite simply, we create homes that are as practical to live in as they are beautiful to look at.



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Neither do these details constitute in whole or in part any offer or contract. All descriptions, dimensions, layouts, imagery and references are given in good faith and are believed to be correct. Interior photographs are of a typical Chartford Homes show home. Prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Please also note that some of the information has been extracted from architect's drawings and as such may be liable to variation during the actual process of construction. Chartford Developments Ltd reserves, therefore, the rights to amend the layout and specification as may prove necessary without notice. April 2024.



● The Magnolia

● The Camellia

● The Juniper

● The Mulberry

● The Rosewood

● The Willow

● Affordable Housing





- The Magnolia

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- The Camellia

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- The Juniper

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- The Mulberry

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- Affordable Housing







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