

# Manor Court

Northfield Lane, Horbury, Wakefield, WF4 5DW

Combining an exclusive setting, generous family accommodation and a highly desirable village location, this development presents a superb opportunity to secure a beautifully designed new home within a small and prestigious community.

Complete with off street parking, private gardens and garages.

Plot No	House Name	House Type	Price	SQ FT
1	The Beech	Five bedrooms, two ensuites, home office, three formal reception rooms and separate kitchen & single garage	Reserved	
2	The Willow	Five double bedroom + home office, two ensuites, house bathroom, guest shower room, formal reception room, spacious family kitchen/diner & Double garage	Reserved	
3	The Oak	Five bedroom detached family home with double garage, three reception rooms and three en suites	Reserved	
4	The Elm	Five double bedroom + home office, two ensuites, house bathroom, guest shower room, formal reception room, spacious family kitchen/diner & Double garage	£825,000	2870
5	The Ash	Six bedrooms with grand entrance, two ensuites, home office, formal lounge, dining/kitchen/living and double garage (Kitchen Choices Available)	£795,000	2350

Tucked away within the highly regarded village of Horbury, near Wakefield, this exclusive development comprises just five individually designed detached family homes, thoughtfully arranged around a private cul-de-sac to create a peaceful and prestigious setting. With only a few plots now remaining, this is a rare opportunity to secure a bespoke executive home in one of the area's most desirable residential locations.

Designed with modern family living in mind, each property offers generous proportions throughout, featuring spacious bedrooms, elegant formal reception rooms and impressive open-plan family kitchens, ideal for both everyday living and entertaining. All the homes benefit from luxurious en-suite facilities, alongside beautifully appointed family bathrooms, providing both practicality and comfort for growing families.

The developer takes great pride in delivering high-quality executive homes, combining thoughtful design with excellent craftsmanship. Having successfully completed a number of developments locally, they have built a strong reputation for quality, attention to detail and customer satisfaction.

Horbury itself is a highly sought-after village location, offering a charming blend of independent shops, cafés, restaurants and traditional pubs, together with scenic countryside walks along the nearby canal and surrounding green spaces. The area is particularly popular with families due to its selection of well-regarded local schools, including Horbury Primary Academy, Horbury Academy and a number of highly regarded secondary schools within the wider Wakefield area.

For commuters, the location provides excellent transport links. Wakefield city centre is only a short drive away and offers access to Wakefield Westgate railway station, where direct services reach Leeds in around 15 minutes, York in approximately 30 minutes, and London King's Cross in around 1 hour 50 minutes. The development also enjoys convenient access to the M1 and M62 motorway networks, making travel across Yorkshire and further afield straightforward.

For more information, please contact William H Brown Wakefield on 01924 381381

[Wakefield@Williambrown.co.uk](mailto:Wakefield@Williambrown.co.uk)



## Site Plan



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# Standard Specification

## Tenure

Freehold

## EPC

B – Green deal mortgage approved

## Kitchen

High gloss quality fitted kitchen

Integral 70/30 fridge freezer

Integral wine fridge

Integral dishwasher

Integral double oven

Induction hob

Designer extractor

Integral washer dryer

Quartz worktops & splashbacks

Floor tiled

Under cabinet lights

## Bathrooms & Ensuites

Fully tiled walls to ensuites

Half tiling to bathrooms walls

Floating vanity unit storage

Contemporary white sanitary ware

Chrome fittings to bathrooms

Chrome/anthracite fittings to ensuites

Matching heated towel radiator

Modern WC

Walk in showers to en suites

Contemporary double ended bath to house bathroom

LED mirrors

Part tiled walls to WC

## Heating & Insulation

A rated gas boiler with digitally controlled gas central heating

Underfloor heating to the ground floor

White radiators to all other levels

Loft insulation in line with building regulations

Cavity wall insulation

## External Features

Secure composite front door

Grey external finish (white internal)

windows & doors

Low maintenance anthracite PVCu fascia's & soffits

Tumbled natural stone, stone heads, cills & quoin

## Decoration Finish

Oak style doors with chrome hardware

Oak Handrail

Timber 5" skirting boards with white gloss/matt paint to woodwork

Neutral Magnolia finish to walls

White to ceilings

## Electrical

Brushed Chrome power points unless specified

Recess LED spots to all rooms

Data cables to lounge, study, living area and all bedrooms

Fibre broadband to all plots

EV car charging point

External double Socket

Electric garage doors

Burglar alarm system

Fire Alarm System

Owned outright solar panels and battery storage

## Garden

Rear garden and 6ft fence and timber side gate

Flag patio area 6m wide and 3.5 m deep

Paths to the side and rear of the house

Turf to front & rear garden

Front & rear external light

Rear Outside Tap

Driveways finished in stamped concrete.

## Advantage 10-year Structural Build Warranty

All properties for peace of mind come with a 10-year Build Zone structural build warranty as well as the standard builder and manufacturer's warranties for all appliances. There is also a build warranty that covers the house for first 2 years from your completion date.

## Flooring & Wardrobes

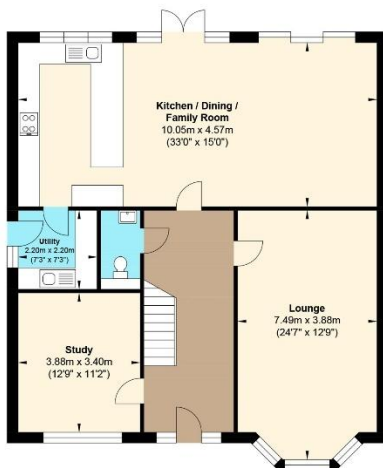
No wardrobes or flooring covers other than tiles where specifically mentioned

Digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look. Please contact the sales team for more information on plot specific fixtures and fittings.

## Internal Examples



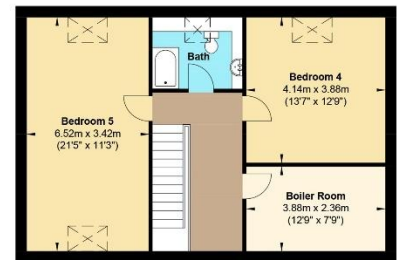
## The Willow



Ground Floor



First Floor



Second Floor

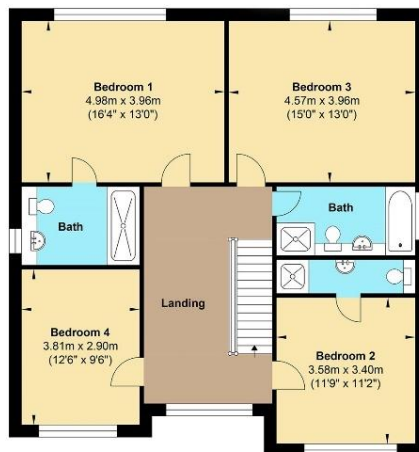
Gross Internal Floor Area : 266.66 m2 ... 2870.30 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

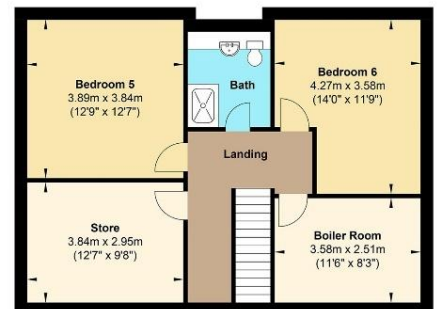
## The Ash



**Ground Floor**



**First Floor**



**Second Floor**

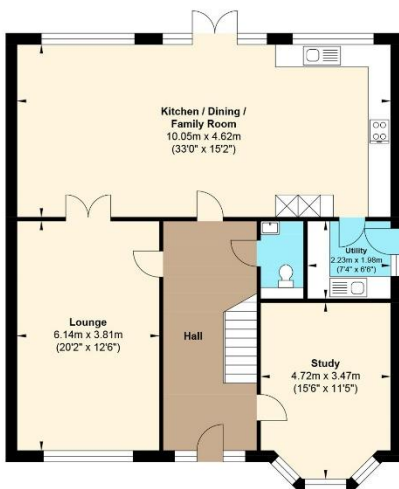
Gross Internal Floor Area : 259.33 m2 ... 2791.40 ft2

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## The Elm



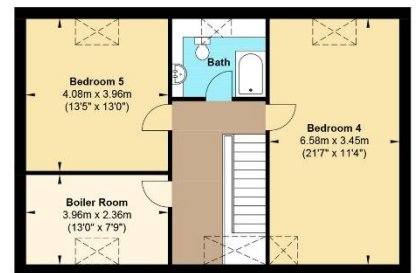
\*\*Example of finish



Ground Floor



First Floor



Second Floor

Gross Internal Floor Area : 269 m2 ... 2898 ft2

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## Reservation Process

Once you have made an enquiry, we will introduce you directly to the developer who will guide you through the exciting opportunity to personalise your new home. The developer takes great pride in offering a bespoke and personalised service to every purchaser, placing strong emphasis on customer satisfaction and attention to detail. Having successfully delivered several developments locally, they have built an excellent reputation for constructing high-quality executive homes that combine thoughtful design with superior craftsmanship. Subject to the stage of construction, buyers may be able to select from a range of kitchens, bathrooms, finishes and internal details to create a home tailored to their own tastes and lifestyle.

### Part Exchange and Sales Assist

We can offer you a part exchange or sales assist option on selected plots where you can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

### Finances

We will need to confirm your financial position. If you have already sourced a mortgage, we will just need to confirm the details and will also require your mortgages advisors' name and contact number.

If you have not yet sourced a mortgage deal, our mortgage consultant will be happy to speak to you about the best options for your circumstances. There are no obligations off the back of your initial conversation with them, and they have access to specialist lenders who deal with new builds properties. Please note, there are specific terms and conditions when purchasing a new build property, and not all lenders/products will be suitable.

These properties are also eligible for **GREEN DEAL MORTGAGES** which may save you money on the rates associated with new build energy efficient homes. Please ask the sales advisor for more information.

**Any fees payable will be explained in your initial no-obligation appointment before you choose whether to use our Mortgage Services.**

### Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If exchange does not happen within this timeframe, you will be at risk of losing the property. You are under no obligation to use our recommended solicitor.

### ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone or you can come into branch to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

### Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process.

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