

Moor End Road

Halifax HX2 0RH

| Plot No | House Type | Price | Sq. ft |
|---------|---------------------|----------|--------|
| 1 | 3 Bed Semi Detached | £325,000 | 1223 |
| 2 | 3 Bed Semi Detached | £325,000 | 1223 |
| 3 | 4 Bed Detached | £450,000 | 1491 |

A select development of stylish new homes at Moor End Road, Halifax, built by trusted local developer **Homes by Ellis**.

Offering a mix of **3-bedroom semi-detached homes with loft suites** and a **4-bedroom detached family home**, these properties combine modern design, energy efficiency and practical family living.

Completion anticipated late 2026 – early reservations now available.



WHY BUY HERE?

- **Award Winning Developer - Federation of Master Builders Awards for sustainability 2023.**
 - Air source heat pump – lower running costs
 - Fully electric homes – no gas, future proofed
 - Opportunity to personalise (subject to build stage)
 - Private gardens and off-street parking
 - Built by well-known local developer
 - Small, exclusive development

For more information and to arrange a viewing please contact Halifax on 01422 362845



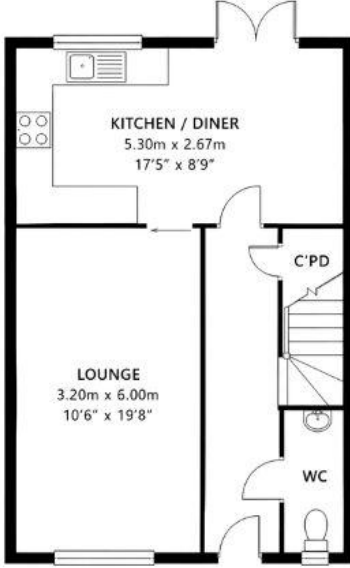
MOOR END ROAD

PLOT 1

3 BEDROOM
SEMI-DETACHED HOME
WITH LOFT SUITE

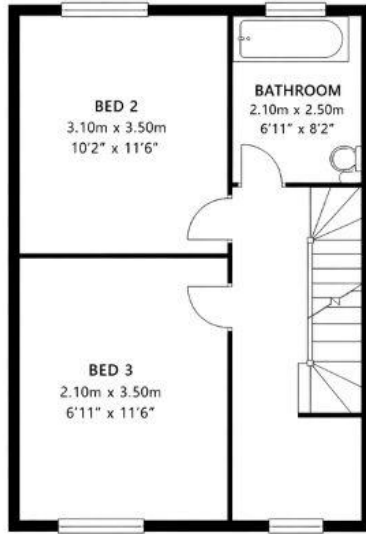
GROUND FLOOR

Approx. 37.9 sq m (408 sq ft)



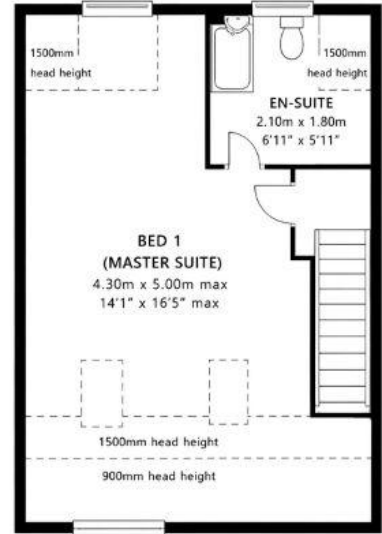
FIRST FLOOR

Approx. 37.9 sq m (408 sq ft)



SECOND FLOOR

Approx. 37.9 sq m (408 sq ft)



TOTAL APPROX. FLOOR AREA: 113.7 SQ M (1,223 SQ FT)

This floorplan is for illustrative purposes only. The measurements, layout and areas shown are approximate and should not be relied upon for any purpose. Plans are not to scale and may be subject to slight variation. Furniture and fixtures are for guidance only.



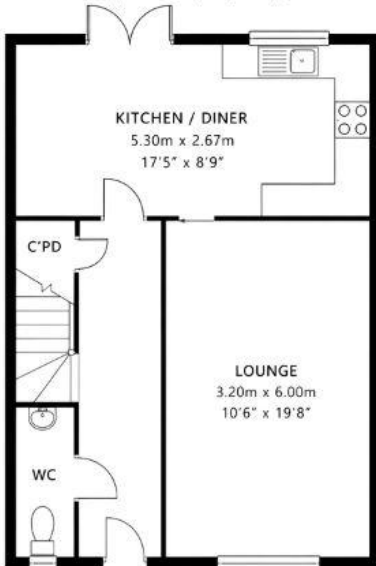
MOOR END ROAD

PLOT 2

3 BEDROOM
SEMI-DETACHED HOME
WITH LOFT SUITE

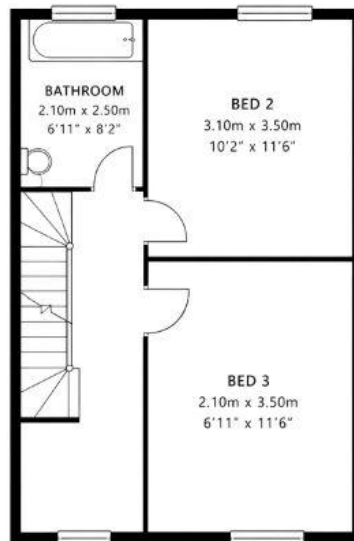
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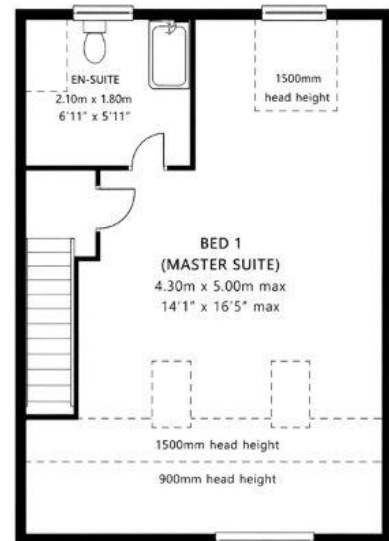
FIRST FLOOR

Approx. 37.9 sq m (408 sq ft)



SECOND FLOOR

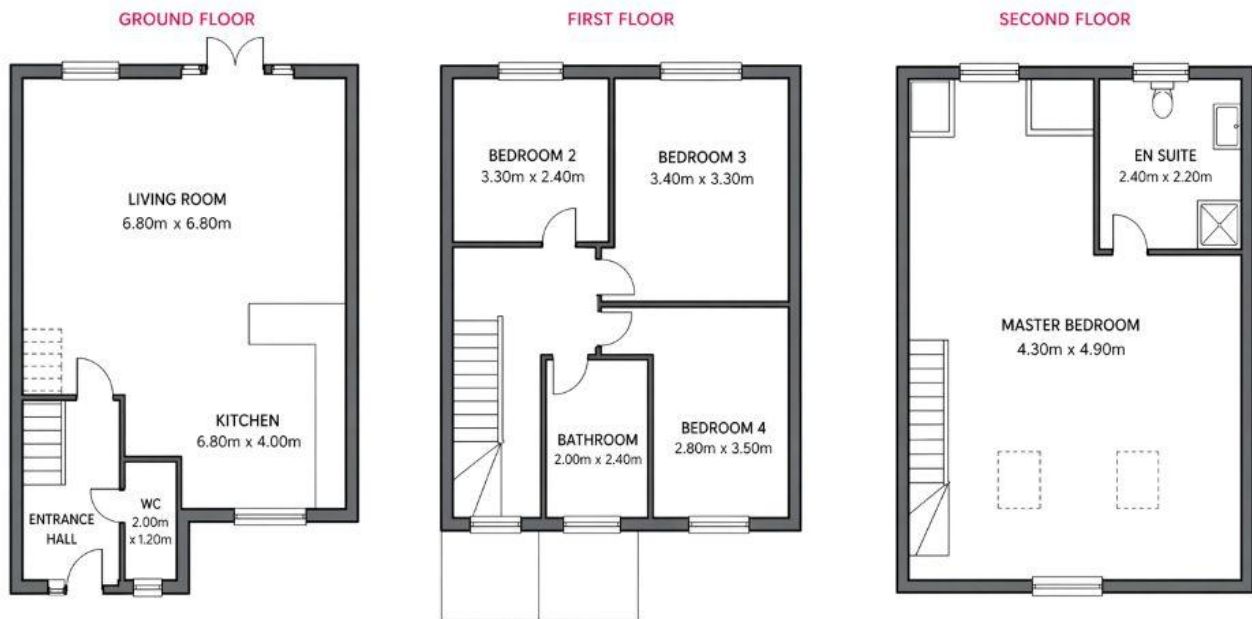
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TOTAL FLOOR AREA: APPROX. 1,491 SQ FT (138.5 SQ M)

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Dimensions are approximate and should be used as a guide only. Prospective purchasers are advised to verify all measurements.

BUY OFF PLAN

Buying early gives you the opportunity to:

- Secure your preferred plot
- Personalise internal finishes
- Benefit from a brand new, energy-efficient home

REGISTER YOUR INTEREST

This is a limited development and early demand is expected.

CGI Disclaimer:

Please note, CGI images are for illustrative purposes only and are intended to provide a visual representation of the finished development. External finishes, landscaping, boundaries, materials, window positions and individual plot details may vary during construction. Buyers should refer to the approved plans, specification and sales advisor for the most up-to-date information.

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Standard Specification

Tenure

Freehold
No maintenance charges
No gas to site

EPC

B - On completion.

Bathrooms

Part tiled en suites and bathroom walls.
Tiled floors (buyers' choice subject to build stage)
Vanity unit storage as standard to en suites and bathroom.
Contemporary white sanitary ware.
Chrome taps & fittings.
Chrome towel radiator.

Decoration Finish

Panelled doors with brushed chrome ironmongery.
White satin paint to woodwork.
Flat white finish to ceilings.
White emulsion to walls.

Electrical

White power points
TV sockets to all bedroom's wall mount position.
TV sockets to lounge & kitchen wall mount position.
BT fibre point
EV car charging point.

Garden

Rear garden fence and timber side gate.
Stone patio area & paths to the side and rear of the house.
Turf to the front & rear gardens
Front & rear lift external lights
Driveways finished in block paving
Unadopted road finished in tarmac

10 Year Warranty

All properties for peace of mind come with an 10 year architects certificate supplied by FMB (Federation Of Master Builder) as well as the standard builder and manufacturer's warranties for all appliances.

Please note that all particulars and images are for marketing and illustrative purposes only. Fixtures, fittings, and appliances inclusion many changes plot by plot. Advertising images may include upgrades as home specifications can vary. Please speak to the sales advisor for more information.

Kitchen

Fitted range of wall and base units
(buyers' choice subject to build stage)
Integral fridge freezer 70/30
Integral dishwasher
Integral eye level double oven
Ceramic 4 ring hob
Extractor Hood
Quartz worktops and upstands
Plumbed for a washing machine
Composite Sink

Heating & Insulation

A rated air source heat pump
Underfloor heating to ground floor
Radiators on 1st Floor
Loft insulation in line with building regulations.
Cavity wall insulation
White radiators

External features

Secure composite front door.
PVCu double glazed windows and patio doors.
Low maintenance PVCu fascias soffits.
Mains operated smoke detectors to hall and landing.

Choices

Once you have made an enquiry, viewed and reserved 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.

Reservation Process

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.

Reservation Fee

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what's included in the sale at the office. At this stage a reservation fee of £1000 is paid directly to the developer and this secures the plots for you for a period of 8 weeks.

Award Winning Developer

Read more about how this developer won a award in 2023 for there sustainable practice on a previous developer: [Look inside a sustainable home with award-winning eco credentials | FMB, Federation of Master Builders](#)

Consumer Code For Builders

William H Brown adhere to the Consumer Code For Builder regulations and you can see their terms and conditions here: <https://consumercode.co.uk>. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.

