



The Ash Manor Court, Northfield Road Horbury WF4 5DW



welcome to

The Ash Manor Court, Northfield Road Horbury

OPEN HOUSE: 25TH SEPTEMBER 3-4PM!! The Ash - An impressive SIX BEDROOM family home, balanced to provide ample ground floor accommodation for a large family set within a small and prestigious community complete with DOUBLE GARAGE and private garden. SALES ASSIST/PART EXCHANGE AVAILABLE



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 of the homes benefit from luxurious en-suite facilities, alongside beautifully appointed family bathrooms, providing both practicality and comfort for growing families.

Manor Court

Kitchen Specification

Bathroom Specification

Decoration Finish

Electrical Specification

Heating & Insulation

External Features

Garden Specification

Peace Of Mind Warranties

Flooring & Wardrobes

Tenure

Epc

Part Exchange & Sales Assist

Viewings

Digital Dressing

Agent Notes



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- Double Garage With Electric Doors
- Grand Entrance, Home Office, Formal Lounge and Family Dining Kitchen
- Six Bedrooms, Two Ensuities and House Bathroom and Guest WC
- Energy Rated B - Green Deal Mortgage Approved
- Ready For New Home Owners - Move In For Christmas!

Tenure: Freehold EPC Rating: Exempt

Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAK128047 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk