



MANOR COURT



Arncliffe

Scholes • Leeds



MANOR COURT

Manor Court offers an increasingly rare opportunity to acquire a brand new detached family home in a select and self-contained village development, backing on to green belt yet within easy reach of Leeds City Centre and the local motorway networks.

The development comprises just ten 4 and 5 bedroomed detached properties in 6 individual styles, each offering well-proportioned and highly specified living accommodation. All are traditionally designed and constructed with energy efficiency and ease of maintenance in mind.

The well-regarded village of Scholles is located just off the A64 York Road, only a short distance from the Leeds City boundary. It affords easy access to the Ring Road, the City Centre, the A1(M) & M1 motorways and Leeds/Bradford Airport making this an ideal location for those who need to be close to facilities and/or major transport links but want to 'get away from it all' at the end of the day.

Manor Court could hardly be better located from a leisure point of view. A multitude of recreational and sporting facilities are close at hand, including some of the best golf courses in Yorkshire, and for keen walkers and cyclists the Yorkshire Dales and North York Moors beckon. For those who prefer City Centre activities, Leeds is a shopper's paradise and a hard day 'around town' can be rounded-off with a visit to one of the City's numerous restaurants, bars and clubs.






SITE PLAN

 **The Newbury**
Plots 1 & 6

 **The Kingsbury**
Plots 3, 4 & 7

 **The Belmont**
Plots 8 & 9

 **The Chatsworth**
Plot 2

 **The Stratton**
Plot 5

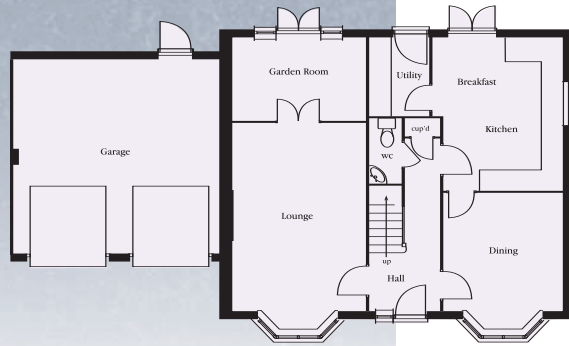
 **The Claremont**
Plot 10



THE NEWBURY

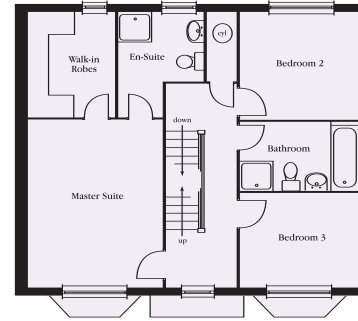


Plots 1 & 6



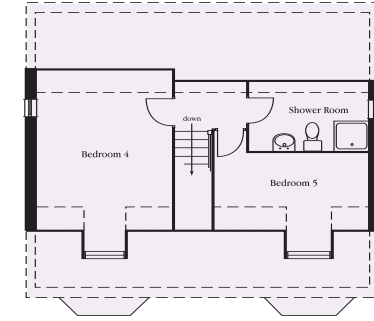
Ground Floor

| | | |
|------------------|-------------------------|---------------------------|
| LOUNGE | 3.75 x 5.70m (incl bay) | 12'3" x 18'8" (incl bay) |
| GARDEN ROOM | 3.75 x 2.23m | 12'3" x 7'4" |
| KITCHEN / B'FAST | 3.60 (max) x 4.18m | 11'10" (max) x 13'8" |
| DINING | 3.30 x 3.75m (incl bay) | 10'10" x 12'4" (incl bay) |
| UTILITY | 1.65 x 2.10m | 5'5" x 6'11" |



First Floor

| | | |
|--------------|--------------------------|-------------------------|
| MASTER SUITE | 3.78 x 4.55m | 12'5" x 14'11" |
| ROBES | 2.45 x 2.88m | 8'0" x 9'5" |
| EN-SUITE | 2.38 (max) x 2.88m (max) | 7'9" (max) x 9'5" (max) |
| BEDROOM 2 | 3.30 x 2.93m | 10'10" x 9'7" |
| BEDROOM 3 | 3.30 x 2.58m | 10'10" x 8'5" |
| BATHROOM | 3.30 x 1.85m | 10'10" x 6'1" |



Second Floor

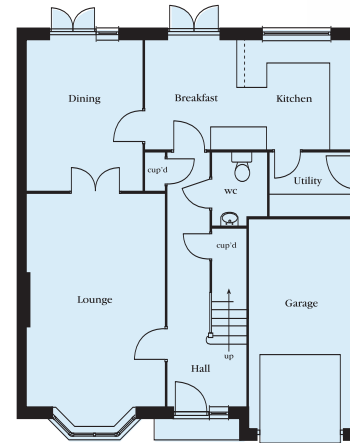
| | | |
|-------------|--------------|---------------|
| BEDROOM 4 | 3.78 x 4.30m | 12'5" x 14'1" |
| BEDROOM 5 | 4.28 x 2.08m | 14'0" x 6'10" |
| SHOWER ROOM | 3.30 x 1.85m | 10'10" x 6'1" |





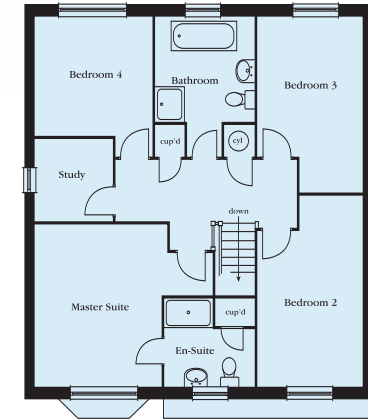
Plot 2

THE CHATSWORTH



Ground Floor

| | | |
|------------------|-------------------------|--------------------------|
| LOUNGE | 3.65 x 6.10m (incl bay) | 12'0" x 20'0" (incl bay) |
| DINING | 3.05 x 4.00m | 10'0" x 13'1" |
| KITCHEN / B'FAST | 5.45 x 2.88m | 17'10" x 9'5" |
| UTILITY | 2.15 x 1.68m | 7'1" x 5'6" |



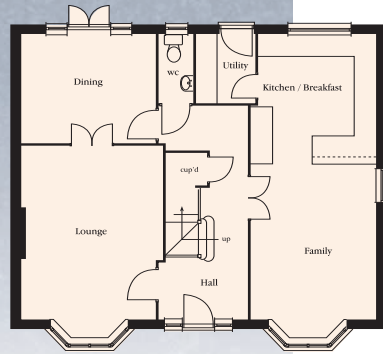
First Floor

| | | |
|-------------------|--------------------|---------------------|
| MASTER SUITE | 3.35 x 4.30m (max) | 11'0" x 14'1" (max) |
| EN-SUITE | 2.38 x 2.35m (max) | 7'9" x 7'8" (max) |
| BEDROOM 2 | 2.73 x 5.06m (max) | 8'11" x 16'7" (max) |
| BEDROOM 3 | 2.75 x 4.56m (max) | 9'0" x 15'0" (max) |
| BEDROOM 4 | 3.08 x 3.13m | 10'1" x 10'3" |
| STUDY / BEDROOM 5 | 2.05 x 2.13m | 6'8" x 6'11" |
| BATHROOM | 2.63 x 2.75m | 8'7" x 9'0" |

THE KINGSBURY

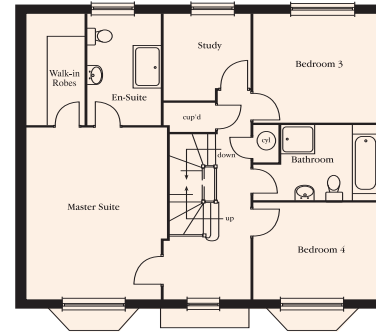


Plots
3, 4 & 7



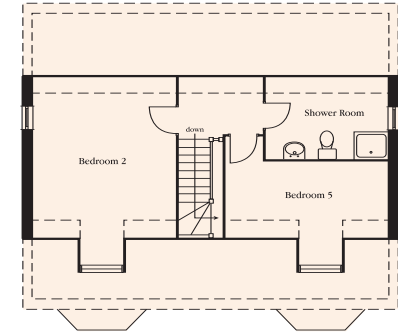
Ground Floor

| | | |
|------------------------------|-------------------------|---------------------------|
| LOUNGE | 4.00 x 5.35m (incl bay) | 13'1" x 17'6" (incl bay) |
| DINING | 3.80 x 3.08m | 12'6" x 10'1" |
| KITCHEN / B'FAST / FAMILY | 3.50 x 8.50m (incl bay) | 11'6" x 27'10" (incl bay) |
| UTILITY | 1.65 x 1.95m | 5'5" x 6'5" |



First Floor

| | | |
|--------------|--------------------|----------------------|
| MASTER SUITE | 4.00 (max) x 4.85m | 13'1" (max) x 15'11" |
| ROBES | 1.68 x 3.08m | 5'6" x 10'1" |
| EN-SUITE | 2.05 x 3.08m | 6'8" x 10'1" |
| BEDROOM 3 | 3.55 x 3.03m | 11'7" x 9'11" |
| BEDROOM 4 | 3.55 x 2.70m | 11'7" x 8'10" |
| STUDY | 2.48 x 2.38m (max) | 8'1" x 7'9" (max) |
| BATHROOM | 3.55 (max) x 2.13m | 11'8" (max) x 6'11" |



Second Floor

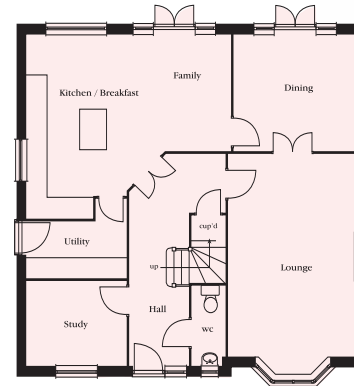
| | | |
|-------------|--------------|----------------|
| BEDROOM 2 | 4.03 x 4.55m | 13'2" x 14'11" |
| BEDROOM 5 | 4.60 x 2.15m | 15'1" x 7'1" |
| SHOWER ROOM | 3.45 x 2.33m | 11'4" x 7'7" |





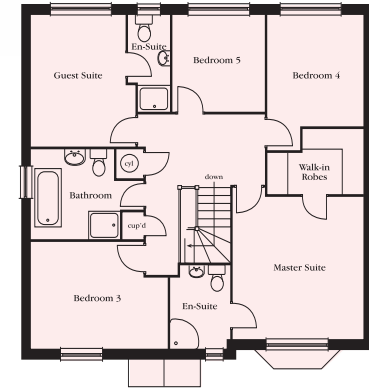
Plot 5

THE STRATTON



Ground Floor

| | | |
|---------------------------|--------------------------|---------------------------|
| LOUNGE | 6.40 (incl bay) x 3.78m | 21'0" (incl bay) x 12'4" |
| DINING | 3.40 x 3.65m | 11'2" x 12'0" |
| KITCHEN / B'FAST / FAMILY | 5.35 (max) x 5.95m (max) | 17'7" (max) x 19'6" (max) |
| UTILITY | 1.65 x 2.95m | 5'5" x 9'8" |
| STUDY | 2.55 x 2.95m | 8'4" x 9'8" |



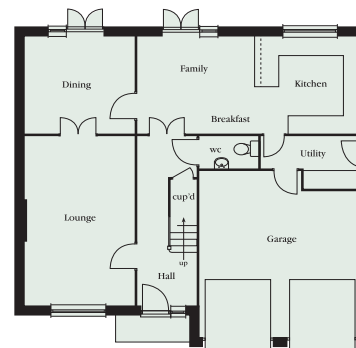
First Floor

| | | |
|--------------|--------------------------|--------------------------|
| MASTER SUITE | 4.08 x 3.80m | 13'4" x 12'5" |
| ROBES | 1.93 (max) x 2.78m (max) | 6'4" (max) x 9'1" (max) |
| EN-SUITE | 2.40 (max) x 1.77m (max) | 7'10" (max) x 5'9" (max) |
| GUEST SUITE | 3.85 x 2.75m | 12'7" x 9'0" |
| EN-SUITE | 2.80 (max) x 1.24m | 9'2" (max) x 4'1" |
| BEDROOM 3 | 3.08 x 3.98m (max) | 10'1" x 13'1" (max) |
| BEDROOM 4 | 3.25 x 2.78m | 10'8" x 9'1" |
| BEDROOM 5 | 2.83 x 2.71m | 9'3" x 8'10" |
| BATHROOM | 2.63 x 2.60m | 8'7" x 8'6" |

THE BELMONT

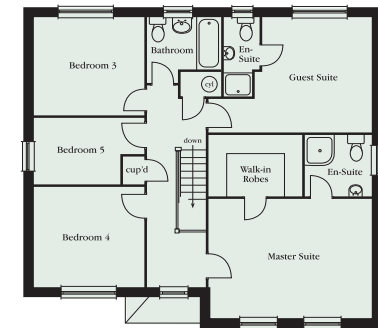


Plots 8 & 9



Ground Floor

| | | |
|------------------|--------------------------|---------------------------|
| LOUNGE | 3.65 x 5.58m | 12'0" x 18'3" |
| DINING | 3.65 x 3.15m | 12'0" x 10'4" |
| KITCHEN / FAMILY | 7.35 x 3.13m | 24'1" x 10'3" |
| UTILITY | 3.32 (max) x 1.70m (max) | 10'11" (max) x 5'7" (max) |



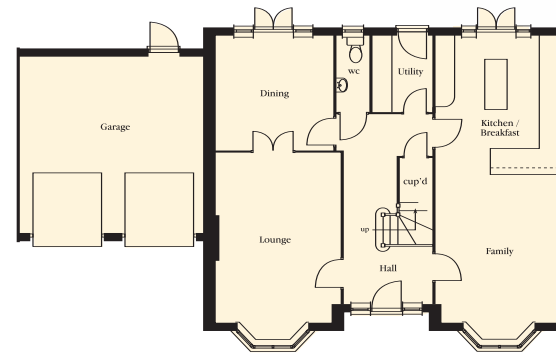
First Floor

| | | |
|--------------|--------------------|---------------------|
| MASTER SUITE | 5.35 x 3.90m | 17'6" x 12'9" |
| ROBES | 3.07 x 1.95m | 10'1" x 6'5" |
| EN-SUITE | 2.20 x 1.95m | 7'3" x 6'5" |
| GUEST SUITE | 5.35 (max) x 3.80m | 17'6" (max) x 12'6" |
| EN-SUITE | 1.20 (max) x 2.60m | 3'11" (max) x 8'6" |
| BEDROOM 3 | 3.65 x 3.25m | 12'0" x 10'8" |
| BEDROOM 4 | 3.65 x 3.25m | 12'0" x 10'8" |
| BEDROOM 5 | 3.65 (max) x 2.15m | 12'0" (max) x 7'1" |
| BATHROOM | 2.40 x 2.15m (max) | 7'10" x 7'1" (max) |



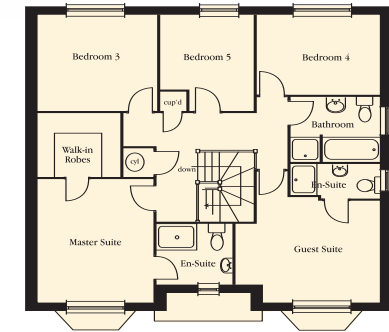
Plot 10

THE CLAREMONT



Ground Floor


| | | |
|---------------------------|-------------------------|--------------------------|
| LOUNGE | 3.90 x 5.70m (incl bay) | 12'9" x 18'8" (incl bay) |
| DINING | 3.65 x 3.43m | 12'0" x 11'3" |
| KITCHEN / B'FAST / FAMILY | 3.80 x 9.20m (incl bay) | 12'6" x 30'2" (incl bay) |
| UTILITY | 1.85 x 2.23m | 6'1" x 7'4" |



First Floor

| | | |
|--------------|--------------------------|-------------------------|
| MASTER SUITE | 3.65 x 3.65m | 12'0" x 12'0" |
| ROBES | 2.63 x 1.95m | 8'7" x 6'4" |
| EN-SUITE | 2.48 x 1.78m | 8'2" x 5'10" |
| GUEST SUITE | 4.33 (max) x 2.90m | 14'2" (max) x 9'6" |
| EN-SUITE | 2.75 (max) x 1.05m | 9'0" (max) x 3'5" |
| BEDROOM 3 | 3.73 x 2.95m | 12'3" x 9'7" |
| BEDROOM 4 | 3.83 x 2.40m | 12'6" x 7'10" |
| BEDROOM 5 | 2.90 (max) x 2.95m (max) | 9'6" (max) x 9'8" (max) |
| BATHROOM | 2.75 x 2.13m | 9'0" x 6'11" |

SPECIFICATION

| | The Newbury | The Chatsworth | The Kingsbury | The Stratton | The Belmont | The Claremont |
|-----------------------------------------------------------------------------------------------------|-------------|----------------|---------------|--------------|-------------|---------------|
| Traditional construction in brick, with artstone features, to high insulation standards. | • | • | • | • | • | • |
| PVCu double-glazed window frames. | • | • | • | • | • | • |
| White Sottini sanitaryware. | • | • | • | • | • | • |
| Ceramic wall tiles from specified ranges. | • | • | • | • | • | • |
| Choice of fitted kitchen furniture from specified ranges, with granite worktops and upstands. | • | • | • | • | • | • |
| Stainless steel integrated double oven with ceramic or gas hob and cooker hood. | • | • | • | • | • | • |
| Gas fired central-heating system with highly efficient condensing boiler. | • | • | • | • | • | • |
| Plaster coving to all rooms other than kitchen/utility, cloaks, bathroom and en-suite. | • | • | • | • | • | • |
| Brushed chrome electrical switches & sockets. | • | • | • | • | • | • |
| Pre-wiring for satellite tv to lounge & master bedroom. | • | • | • | • | • | • |
| Security alarm system. | • | • | • | • | • | • |
| Mains operated smoke detectors on each floor. | • | • | • | • | • | • |
| Detached double garage. | - | - | • | • | - | - |
| Attached double garage. | • | - | - | - | - | • |
| Integral double garage. | - | - | - | - | • | - |
| Integral single garage. | - | • | - | - | - | - |
| Front garden turfed. rear garden turfed/rotavated and seeded. | • | • | • | • | • | • |
| 10-YR.  WARRANTY | • | • | • | • | • | • |

Arncliffe Homes Limited support and abide by the Consumer Code for Home Builders.



The purpose of the code is to ensure that Home Buyers:

- Are treated fairly;
- Know what service levels to expect;
- Are given reliable information upon which to make their decision;
- Know how to access speedy, low cost dispute resolution arrangements if they are dissatisfied.

A copy of The Code is available on request or can be downloaded from:
www.consumercodeforhomebuilders.com

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. The Company reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.

WAYS IN WHICH ARNCLIFFE CAN HELP YOU MAKE YOUR MOVE

Once you have chosen the new Arncliffe home you would like, there are a range of facilities we can offer to make your purchase that much easier.

If you do not yet have a buyer for your existing house, why not consider our highly successful Part Exchange scheme?

Hundreds of purchasers have taken advantage of this facility, which has enabled them to plan their move with certainty, without the worry of finding a buyer at the right price or the hassle of appointing Estate Agents and negotiating with potential buyers.

Simply complete our no-obligation application form and we will arrange a mutually convenient time to inspect your property, following which we will confirm its eligibility for part exchange and discuss our valuation with you. Once we have agreed figures, your purchase can proceed without delay and you could be moving into your brand new home in weeks.

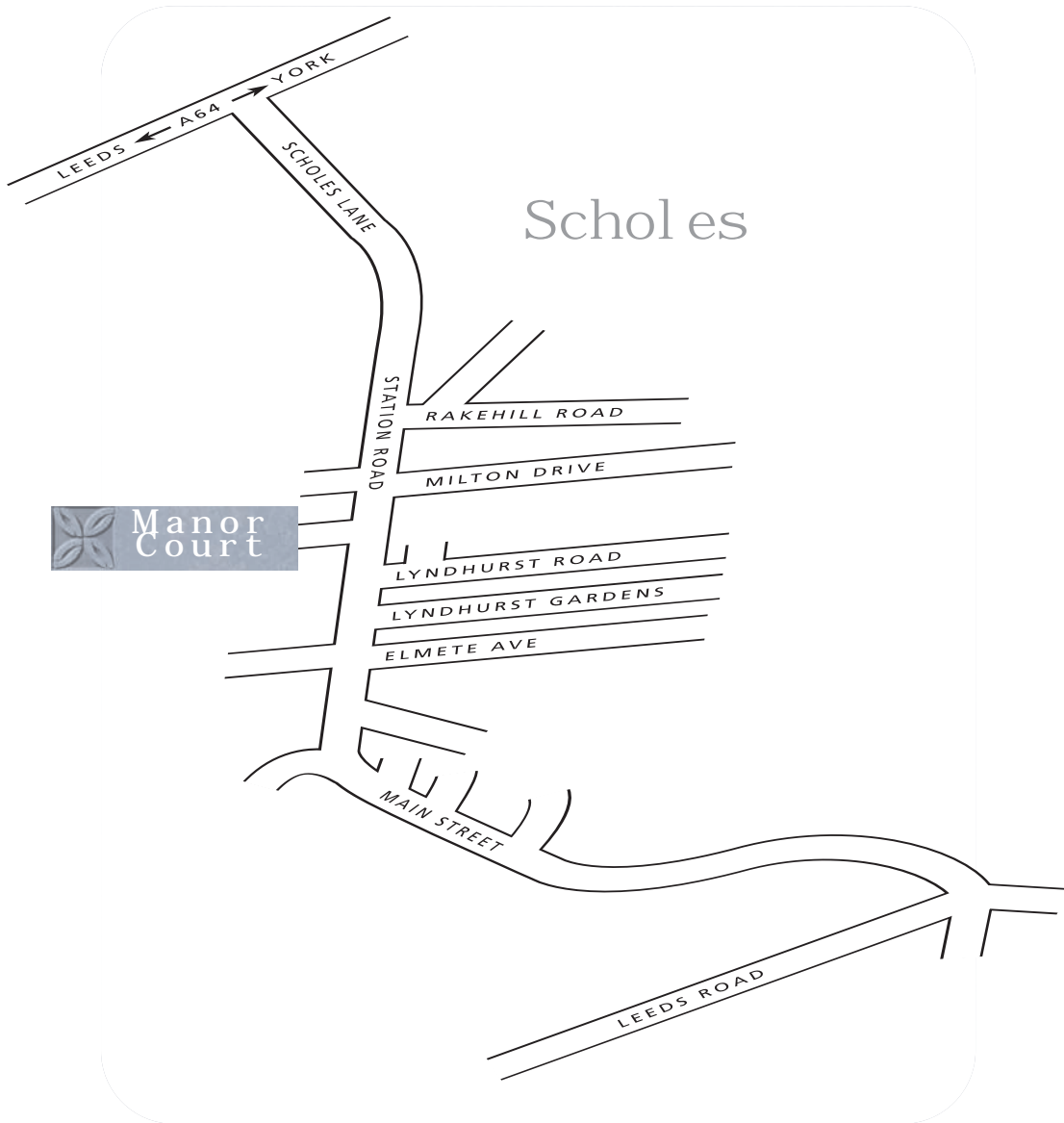
Our part exchange facility is entirely without obligation and in the event that you decide not to proceed with our offer, you will face no charges.

Part exchange may not be appropriate in all cases, for example if your existing house is of a similar or greater value than the new house you wish to purchase. We therefore offer a Sales Assistance scheme whereby we appoint a local estate agent to market your property at a mutually agreeable figure but with the benefit of the facilities we offer on our new homes; for example part exchange, mortgage assistance, etc.

The mortgage market is constantly changing and it is difficult to stay abreast of the latest products. We therefore offer the services of an independent firm of financial advisers who have access to all major lenders and can give impartial advice on the best deals around at any given time.

These advisers will meet you at a mutually convenient time and place (at home if you wish) and talk through the options with you, on a no obligation basis. If you decide to proceed with one of their suggestions, they will guide you through the paperwork and monitor progress of your application through to the time a mortgage offer is issued.

Once again, this facility is completely free of charge and entirely without obligation.

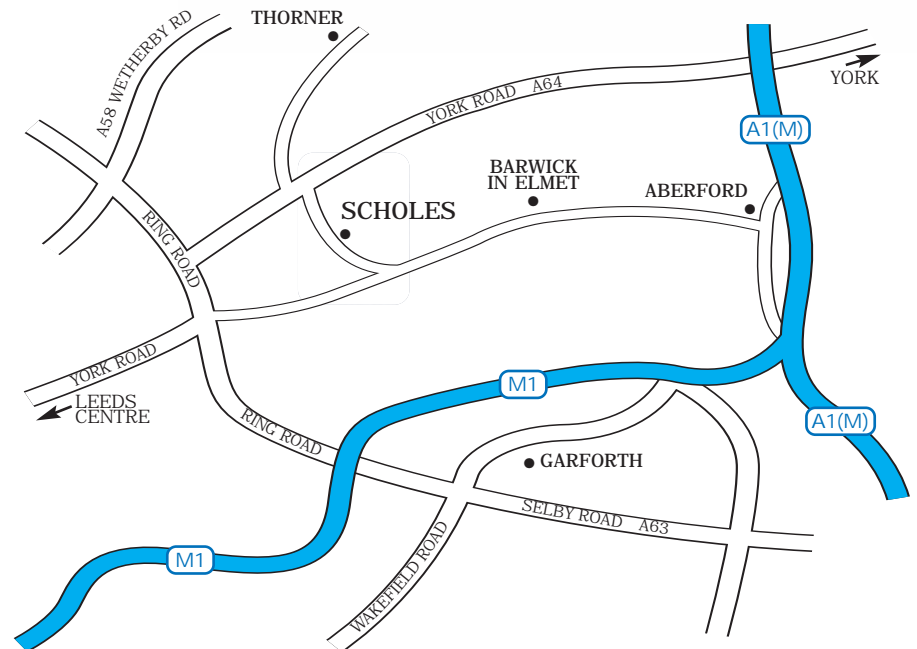


Scholes

Manor Court



MANOR COURT LOCATION



Arncliffe

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