



An exclusive development of 9 luxury apartments

Jenkin House, Horbury

Occupying a commanding position, with beautiful views across to Emley Moor, Jenkin House is located in a quite area of Horbury with excellent access to Wakefield and the M1.

The development offers a collection of nine one and two bedroom apartments, including a Penthouse apartment, within this fusion of Georgian, Victorian and more modern architecture. Combining the building's unique history with contemporary modern interiors, Jenkin House is a stunning opportunity for those wanting the grandeur of such an imposing building with the convenience of living on one level.

Each apartment benefits from an individually designed kitchen to create the perfect space to live, enjoy, entertain and impress. The bespoke kitchens includes features such as sleek, laser edged door panels in contemporary colours, glass splash backs, soft close doors and handmade, feature solid walnut breakfast bars; all with attention to detail. With Franke stainless steel sinks and integrated appliances, kitchens will also have high quality flooring. The majority of apartments have two bedrooms with an ensuite facility and all wet areas will receive Kohler sanitary ware in white with chrome fittings. Where baths are fitted, a shower attachment will be provided with tiling as per the sales specification on Page 8. Carpeting to all bedrooms, halls and lounge areas, plus floor tiling to all kitchens, bathrooms, en suites and cloakrooms is included.

Each apartment will have gas central heating and sympathetic lighting. An audio entry system will allow automatic entrance to guests and designated parking, accessed via an electric gate off Jenkin Road, offering good security for all residents.

The development is further enhanced with feature landscaping including a Parterre garden to the front Georgian elevation plus seated communal areas for all residents to enjoy. Apartment 3 has added storage space in the cellar rooms and Apartment 9 the Penthouse suite, offers a very spacious environment ideal for modern living.

All properties will benefit from a 10 year Advantage warranty.

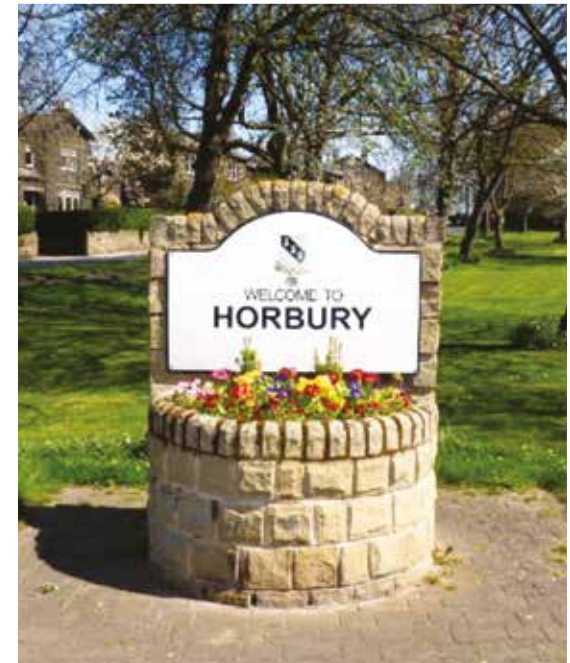
Horbury and its environs



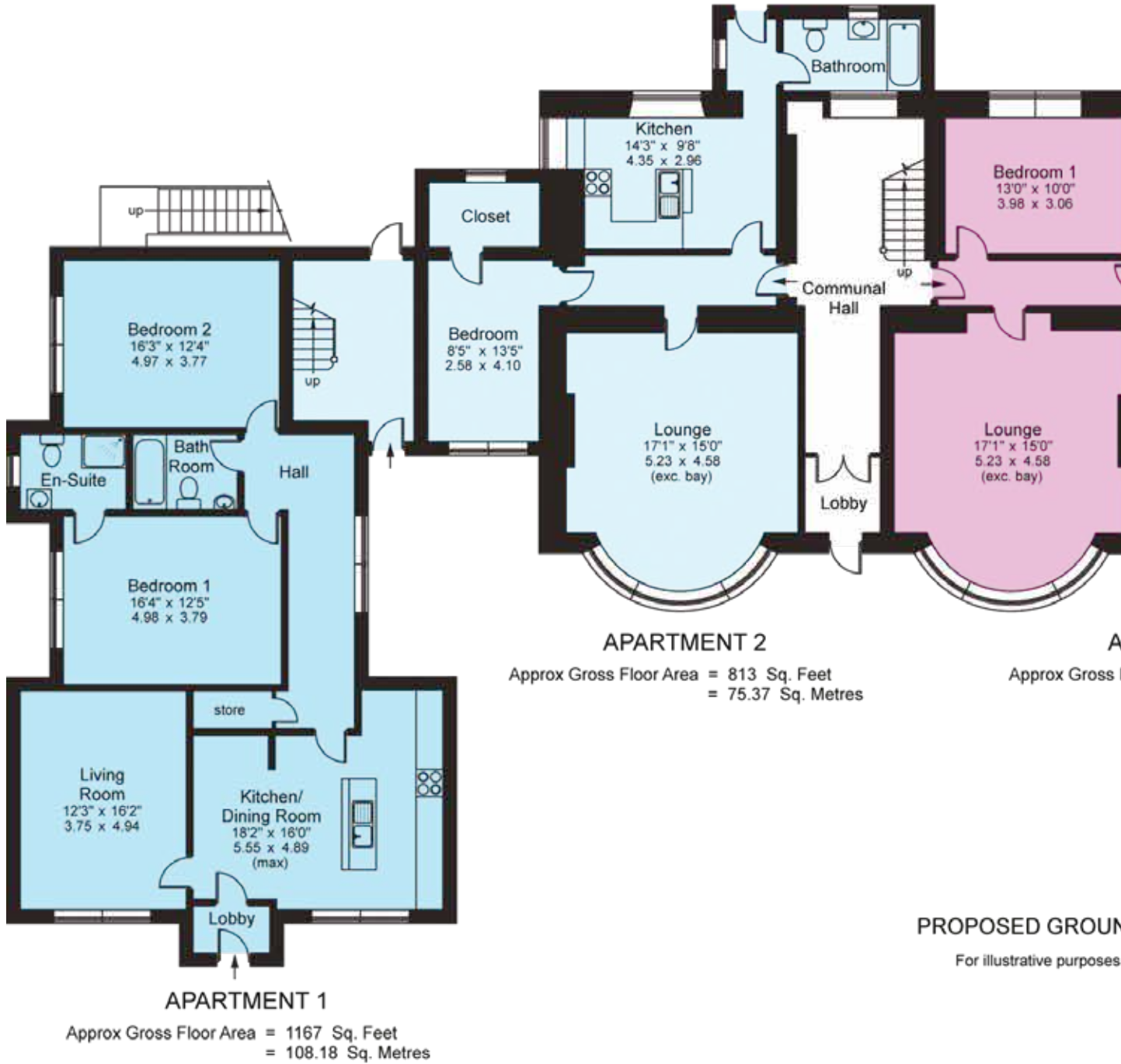
Located in the heart of West Yorkshire, Horbury lies to the South West of Wakefield, set on the hill overlooking the valley of the River Calder. Horbury still regards itself as a village as opposed to a small town but enjoys the benefits of both.

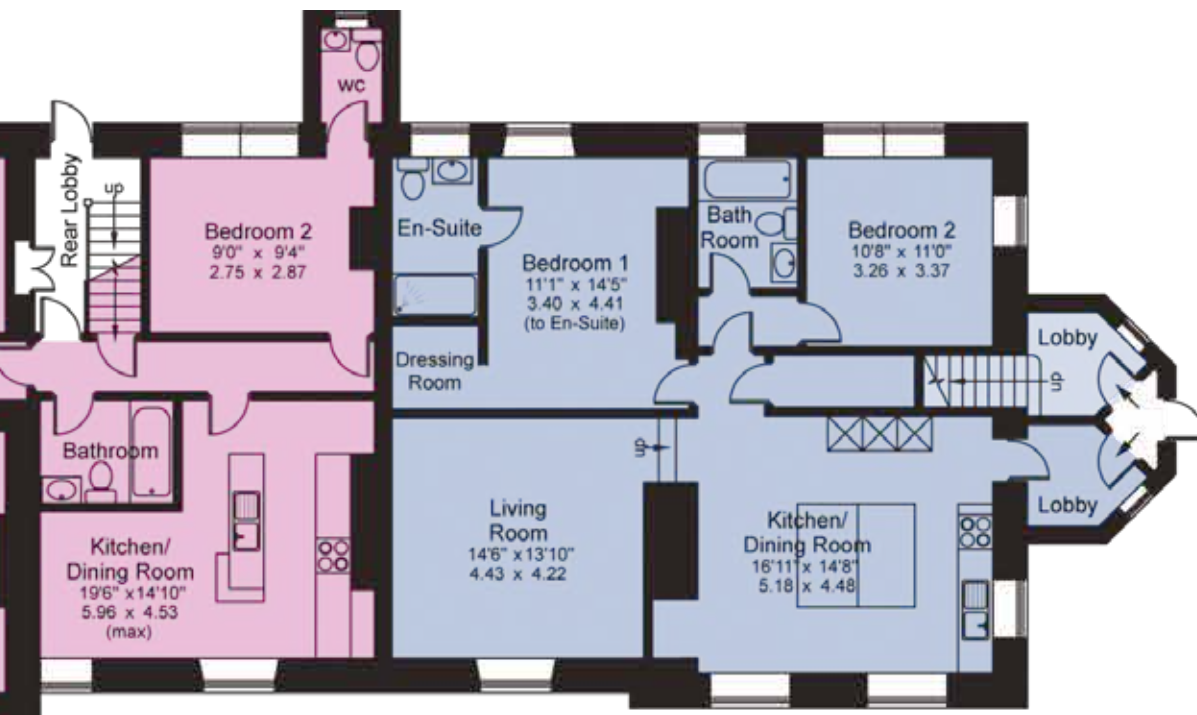
Recorded in the Domesday book, Horbury has a fascinating history and boasts some fine Georgian and industrial architecture indicative of its past. With a thriving town centre offering an array of shops, pubs and restaurants, stunning views over the Calder Valley and walks along the Calder and Hebble Canal, Horbury has much to offer.

Situated three miles to the South West of Wakefield and approximately two miles to the South of neighbouring Ossett; Horbury enjoys an excellent location being only 2 miles from the M1 Motorway at Junction 41. With only a 10 minute drive to Wakefield Westgate mainline railway station, Horbury is convenient for the commuter or day-tripper.



Ground Floor





*Please note:

All dimensions are maximum unless otherwise stated. Dimensions should not be used for furniture, flooring, or ordering any other personal fittings. Images used are for illustrative purposes only typical of specifications at Jenkin House. Please refer to our sales team for further information. Plots reserved off plan are subject to external and internal layout changes. Completion dates are not given when purchasing off plan.

APARTMENT 3

Floor Area = 1038 Sq. Feet
= 96.22 Sq. Metres

APARTMENT 4

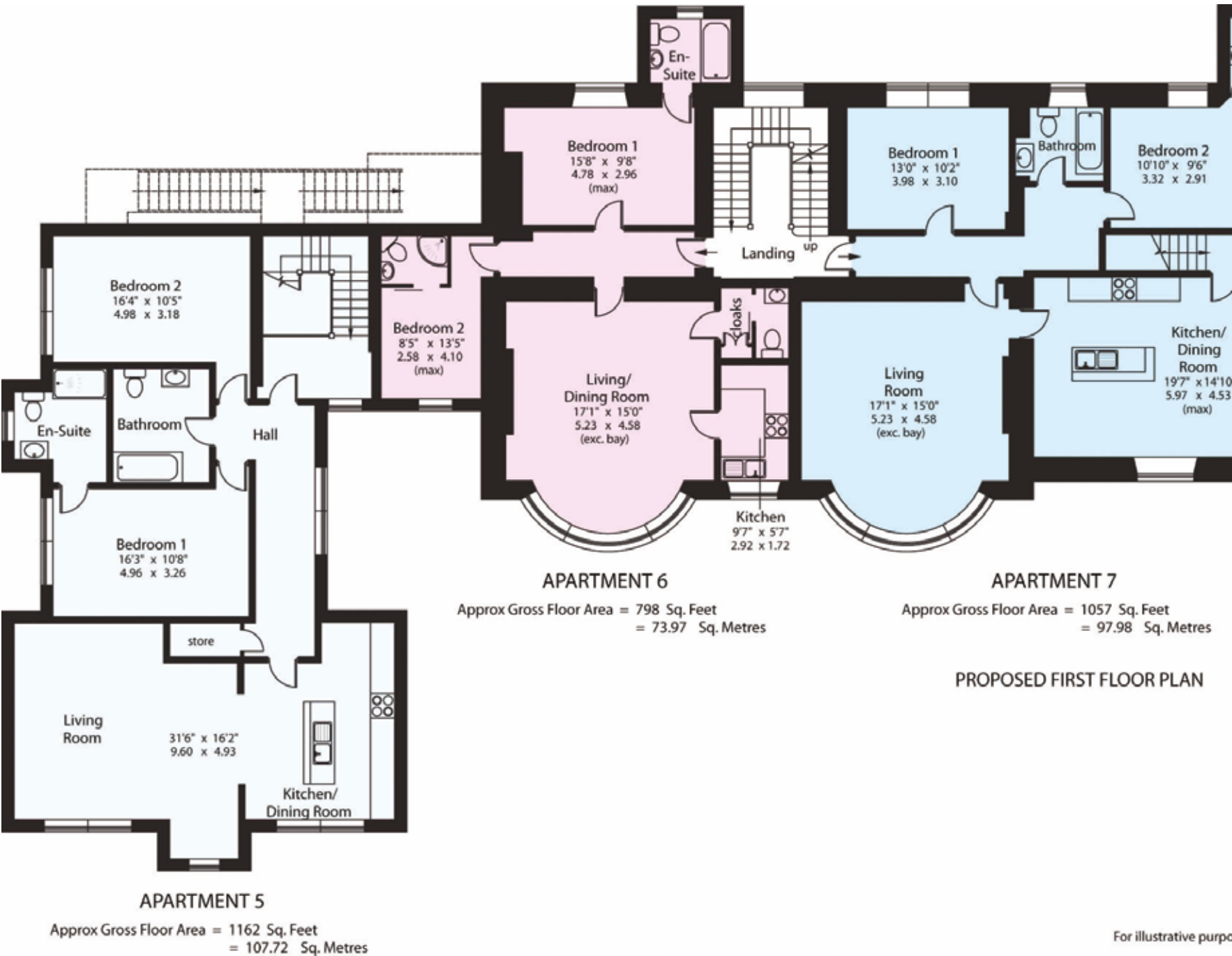
Approx Gross Floor Area = 1033 Sq. Feet
= 95.76 Sq. Metres

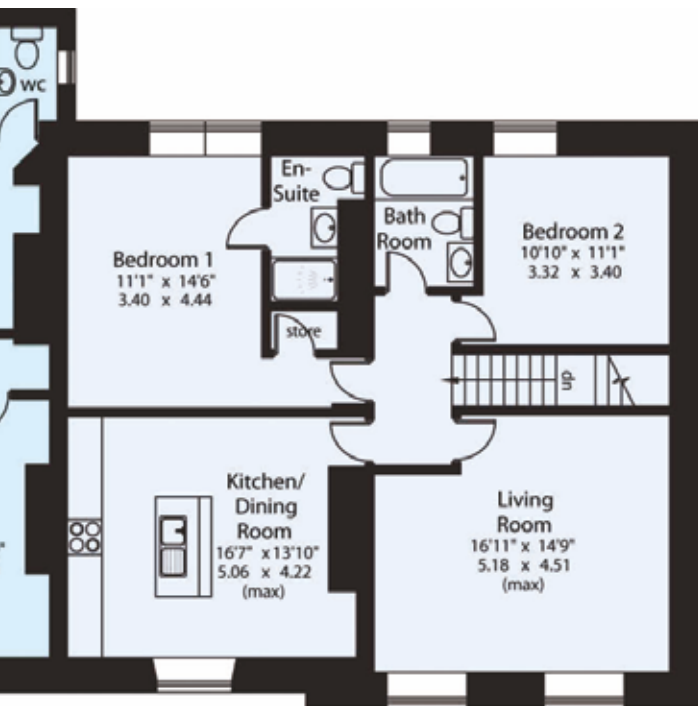
GROUND FLOOR PLAN

only. Not to scale.



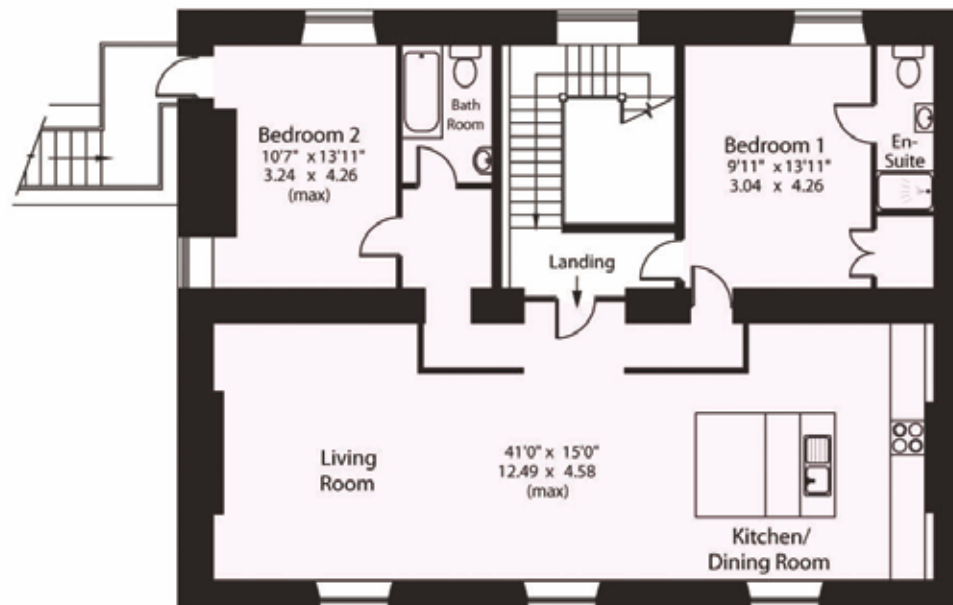
First Floor





APARTMENT 8

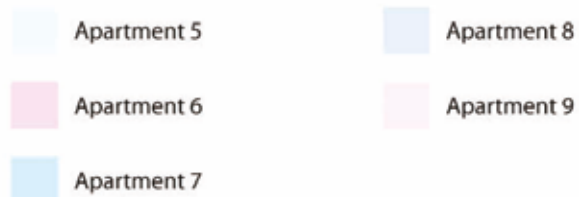
Approx Gross Floor Area = 999 Sq. Feet
= 92.60 Sq. Metres



APARTMENT 9

Approx Gross Floor Area = 1131 Sq. Feet
= 104.84 Sq. Metres

PROPOSED SECOND FLOOR PLAN





Specification

EXTERNAL

- Grade 2 Listed Georgian period property with Natural Yorkshire Ashlar fronted solid stone. Sympathetic Victorian and more modern wings also in Natural Yorkshire stone.
- Natural Yorkshire stone mullions and window surrounds.
- Natural Yorkshire stone roof slates.
- Cast iron guttering and fall pipes.
- Traditional style external doors with secured by design locking.
- Period Apartments retain refurbished timber vertical sliding sash windows and market leading secondary double glazing (5 year warranty). This excludes Apartments 1 & 5 and bedrooms to Apartment 2 & 6 which will have new timber double glazing (30 year guarantee).

KITCHEN

- Bespoke high quality kitchens with colour matching carcassing and gloss doors.
- Integrated appliances including dishwasher, washing machine and fridge freezer (2 year warranty).
- Bosch stainless steel gas double oven, extractor and electric induction hob.
- Franke Sirius sink and tap.
- Under cabinet lights.
- Glass splash backs.

BATHROOMS AND EN-SUITES

- Kohler bathroom sanitary ware.
- Contemporary Mira shower trays, showers and enclosures.
- Half tiled walls; fully tiled where bath is located.
- Stelrad towel rail.
- Electric extractor fan.

HEATING

- Gas Central heating - ERP boiler with 7 years manufacturers warranty.
- Stelrad radiators with thermostatic valves.

INTERNAL

- Carpets to living rooms and bedrooms.
- High quality flooring to kitchens and bathrooms.
- Internal doors - 6 panel period colour doors.
- Voice audio Intercom .
- Multiple TV/Sky Aerial & telephone points .
- Alarm and smoke detectors.

GENERAL/COMMUNAL

- 10 year Advantage Insurance Guarantee.
- Designated bin store.
- Security and Period lighting scheme.
- Electrical vehicular entrance gate gives access to allocated private parking spaces (1 per bedroom).
- Pedestrian entrance gate.
- Secure boundary fencing/wall.
- Communal maintain gardens including Parterre garden to front of Georgian building.

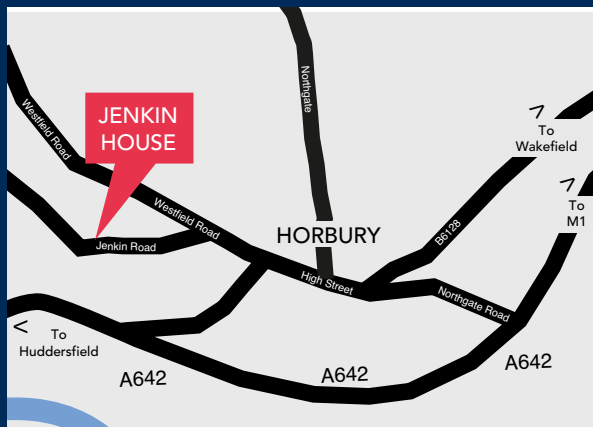
AGENTS NOTES:

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Site Layout







LINLEY &
SIMPSON



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