

HARRAP MEADOWS

Flanshaw Way, Wakefield, West Yorkshire WF2 9FT

2 bedroom houses with parking

SHARED OWNERSHIP



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Harrap Meadows is a development of new two, three and four bedroom semi-detached and detached homes on the outskirts of the beautiful cathedral city of Wakefield. Forty five homes are available for shared ownership; 20 on a rent-to-buy basis. Each home comes with allocated off-road parking and a ready-turfed rear garden. Additionally, every home is gas-free, with environmentally sustainable Air-Source heat pumps being used for the heating.

Harrap Meadows is located off Flanshaw Way, to the west of Wakefield City centre. Local amenities within easy walking distance include the Silkwood Farm Dining & Carvery, a family-friendly pub which serves food all day and has a kids' play area. The Eagle, a popular local pub which welcomes dogs, is a short walk in the other direction.

Everything Wakefield has to offer is just over two miles away. Noted for its beautiful historic cathedral which boasts Yorkshire's tallest spire, the city is today a bustling, cosmopolitan destination. A wide selection of pubs, bars and restaurants serving food from around the globe can be found in the city centre, which also has an active night-time economy with a number of clubs and music venues.

A wide variety of shops can be found in the city's two shopping malls: The Ridings and Trinity Walk. The former is home to more than 80 stores, many of them high street names, laid out across three floors; the latter boasts 65 stores, restaurants, cafes, hair salons, a supermarket and a gym. Wakefield is also famous for its open air market which is held on Thursdays, Fridays and Saturdays in the Cathedral Precinct. Wakefield's historic Theatre Royal was opened in 1894 and is the smallest designed by legendary Victorian theatre architect Frank Matcham. Today the theatre boasts two stages and offers a varied programme including music, comedy, plays and much more. Located on the banks of the River Calder in the recently regenerated Wakefield Waterside is The Hepworth, an award-winning art gallery which showcases a large collection of British art and sculpture.

Harrap Meadows is close to lots of countryside including a large area of open green space surrounding Alvethorpe Beck, a part river navigation with banks that are popular with joggers and dog walkers. Outdoor and indoor sports are also well catered for, with a number of football and cricket pitches and gyms nearby as well as one of Yorkshire's oldest private members golf clubs, the Wakefield Golf Club which was established in 1891.

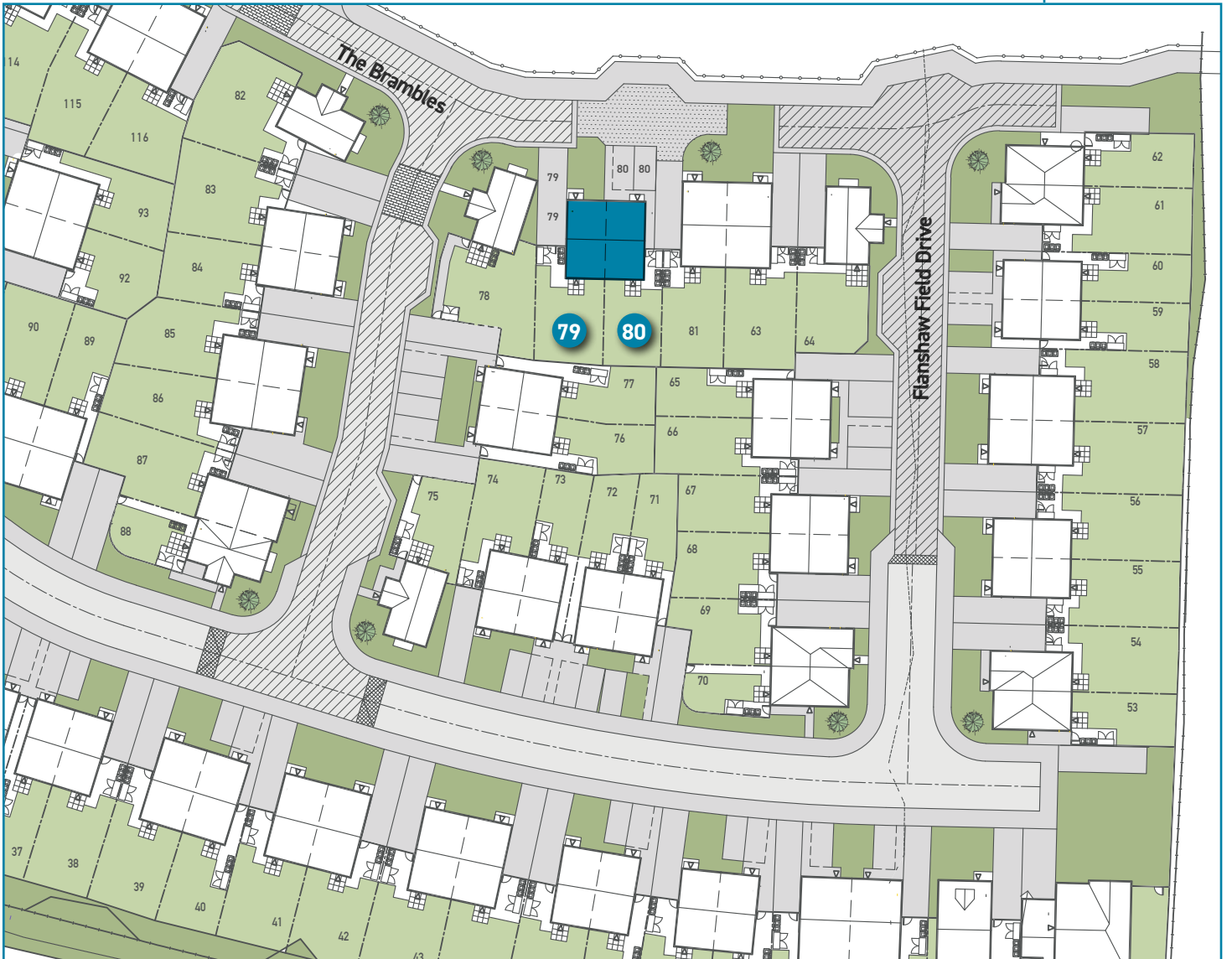
Schools in the vicinity are plentiful and include Flanshaw Junior and Infants School, rated 'Good' by Ofsted, St Michael's CofE Academy, also rated 'Good', Wakefield Girls High School, and independent with a sixth form for girls ages seven to 18-years-old, and Wakefield College, a Higher and Further Education Institute offering A levels, T levels, vocational courses, university level courses, apprenticeships and adult learning.

The development is benefits from excellent transport links being less than a mile from Junction 40 of the M1 motorway. From here Leeds and Bradford are approximately 23 minutes and 34 minutes away respectively whilst Huddersfield is around 37 minutes away via the A642. Wakefield is served by two train stations: Wakefield Westgate and Wakefield Kirkgate. The latter serves local stations on the Hallam, Pontefract and Huddersfield lines. Wakefield Westgate is on the Main East Coast Line, and offers direct services into London Kings Cross of just over two hours travelling time. For travel further afield, Leeds-Bradford Airport is approximately 19 miles or 42 minutes away by car.



• Silkwood Farm Dining & Carvery	0.4 miles	• The Ridings shopping mall	2.2 miles
• The Eagle Pub	0.4 miles	• The Hepworth	2.4 miles
• St Michaels' CofE Academy	0.9 miles	• Wakefield Golf Club	4.2 miles
• Theatre Royal Wakefield	1.8 miles	• Leeds City centre	11.6 miles
• Wakefield Westgate rail station	1.8 miles	• Leeds-Bradford Airport	19.5 miles

SITE PLAN



PLOT 79

15 The Brambles, Wakefield, West Yorkshire WF2 9GA



2 bedroom semi-detached house

Off-road parking
Turfed garden

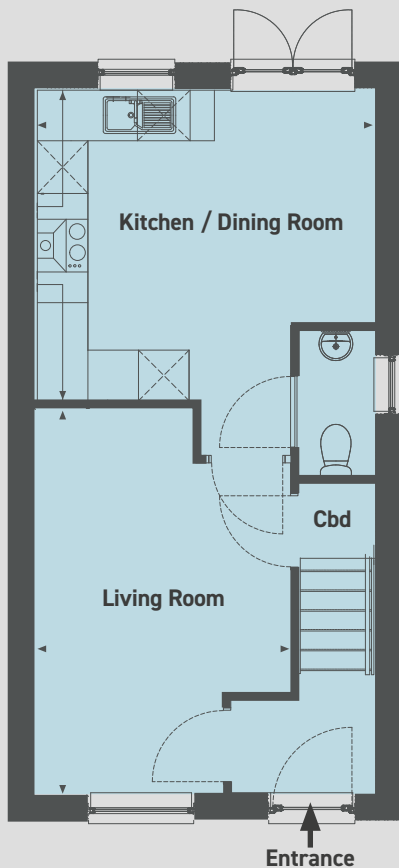
£87,000 for a 40% share

Open Market Value: **£217,500**

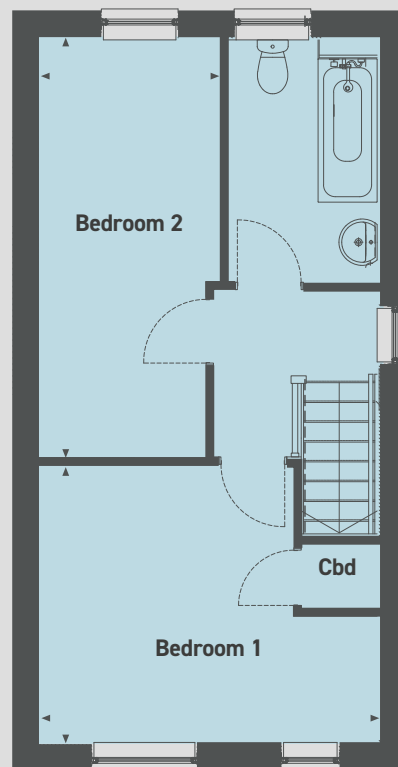
Monthly Rent: **£299.06**

Service Charge: **£24.50**

Ground floor



First floor



Ground floor

Kitchen / Dining Room
4.04m x 3.73m (13'2" x 12'2")

Living Room
4.58m x 3.04m (15'0" x 9'9")

First floor

Bedroom 1
4.04m x 3.25m (13'2" x 10'6")

Bedroom 2
5.07m x 2.17m (16'6" x 7'11")

PLOT 80

16 The Brambles, Wakefield, West Yorkshire WF2 9GA



2 bedroom semi-detached house

Off-road parking
Turfed garden

£87,000 for a 40% share

Open Market Value: **£217,500**

Monthly Rent: **£299.06**

Service Charge: **£24.50**

This property is outside of its end-of-defects period and is sold as seen. Customers are advised to view and inspect before reserving.



Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

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