

Stylish new homes brought to you by

OrionHomes^o

Four decades of quality
house-building in Yorkshire

Development Layout

A beautiful development of 2, 3, and 4 bedroom homes in Grange Moor, Wakefield

-  **The Edinburgh**
2 bedroom home
-  **The Bamburgh**
3 bedroom home
-  **The Falmouth**
3 bedroom home
-  **The Gosford**
4 bedroom home
-  **The Wentworth**
4 bedroom home
-  **The Tewkesbury**
4 bedroom home
-  **The Cheltenham**
4 bedroom home
-  *** First Homes**
-  **● Discounted Market Sale**



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Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements on this literature, which is not a contract. The Company also reserves the right to alter specifications without notice.

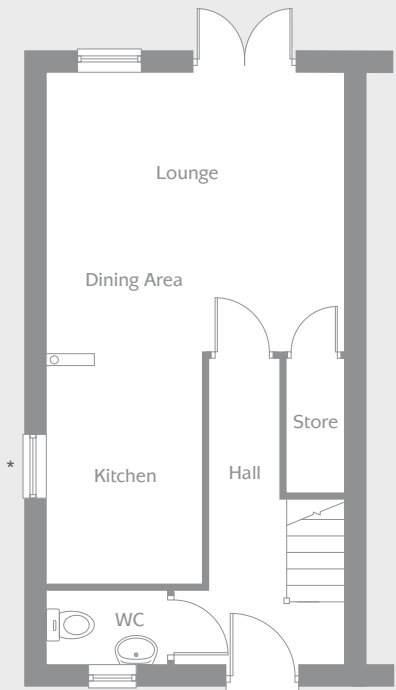
The Edinburgh

2 bedroom home



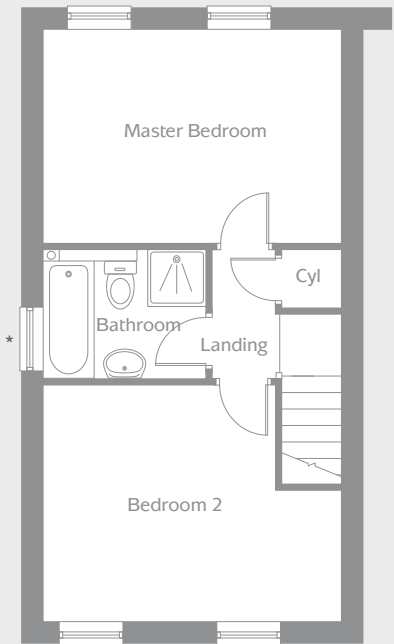
The Edinburgh is a modern two bedroom home ideal for couples or young families

- Open plan kitchen with dining area and lounge with French doors to the garden
- Two generous bedrooms
- Stylish family bathroom



GROUND FLOOR

Lounge/Dining Area	4.34m x 4.02m	14'2" x 13'1"
Kitchen	2.24m x 3.13m	7'3" x 10'2"
WC	1.76m x 1.14m	5'7" x 3'7"



FIRST FLOOR

Master Bedroom	4.34m x 3.10m	14'2" x 10'1"
Bedroom 2	4.34m x 3.40m	14'2" x 11'1"
Bathroom	2.30m x 1.88m	7'5" x 6'1"

Note:
 *Plot specific. Windows only fitted to end properties - See our Sales Advisor for details.

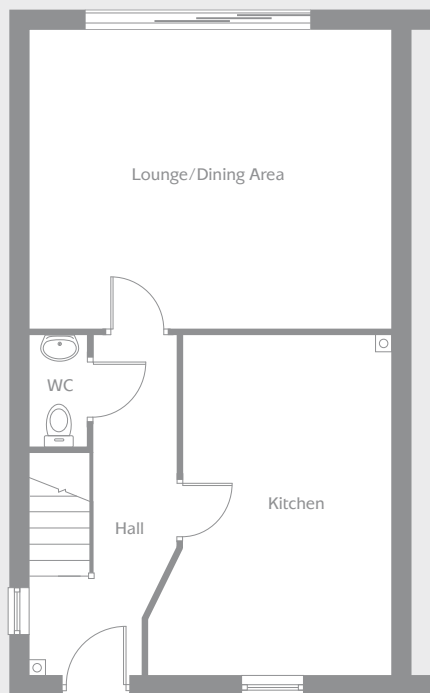
The Bamburgh

3 bedroom home

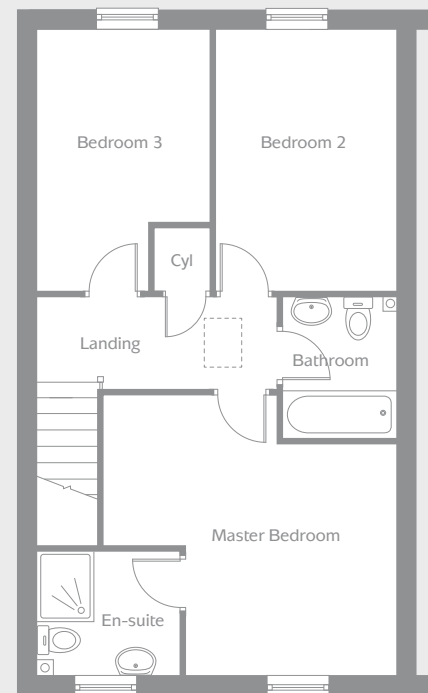


The Bamburgh is a spacious three bedroom home ideal for growing families

- Lounge with dining area and tri-sliding doors to the garden
- Generous kitchen overlooking the front of the home
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge/Dining Area	5.24m x 4.35m	17'1" x 14'2"
Kitchen	3.02m x 4.95m	9'9" x 16'2"
WC	0.89m x 1.68m	2'9" x 5'5"

Master Bedroom	4.30m x 3.35m	14'1" x 10'9"
En-suite	2.10m x 1.81m	6'8" x 5'9"
Bedroom 2	2.67m x 3.83m	8'7" x 12'5"
Bedroom 3	2.52m x 3.83m	8'3" x 12'5"
Bathroom	1.73m x 2.12m	5'6" x 6'9"

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SO GOOD TO COME HOME TO

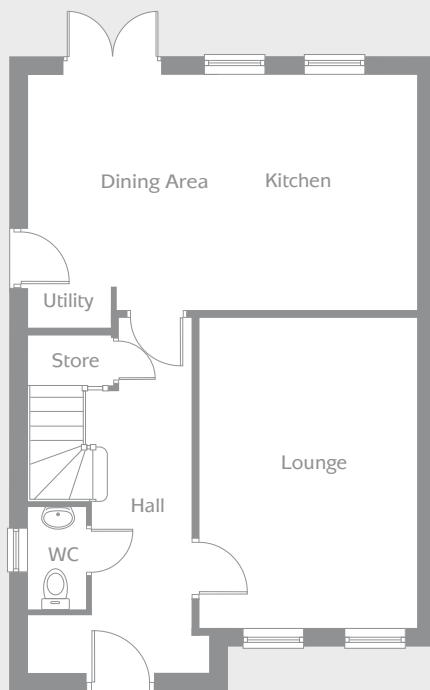
The Falmouth

3 bedroom home



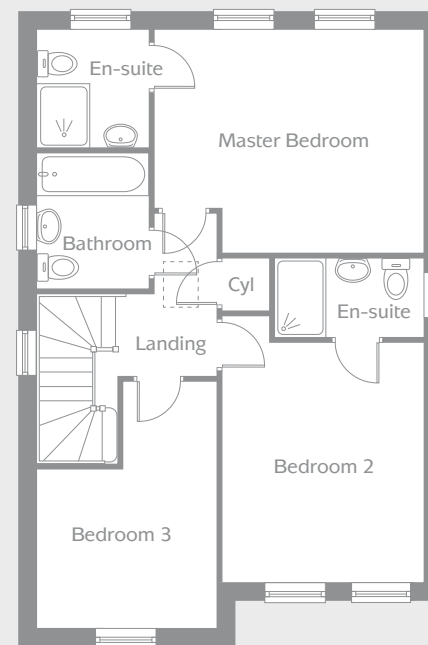
The Falmouth is a spacious three bedroom home perfect for young families.

- Open plan kitchen, dining area with French doors to the rear garden
- Generous lounge overlooking the front of the home
- Master bedroom and second bedroom with en-suite shower rooms
- A further bedroom
- Stylish family bathroom



GROUND FLOOR

Kitchen/Dining Area & Utility	6.03m x 3.98m	19'7" x 13'0"
Lounge	4.94m x 3.38m	16'2" x 11'0"



FIRST FLOOR

Master Bedroom	4.24m x 3.50m	13'9" x 11'4"
En-suite	1.74m x 1.85m	5'7" x 6'0"
Bedroom 2	3.19m x 3.83m	10'4" x 12'5"
En-suite	2.35m x 1.28m	7'7" x 4'1"
Bedroom 3	2.77m x 3.92m	9'0" x 12'8"
Bathroom	1.74m x 2.11m	5'7" x 6'9"

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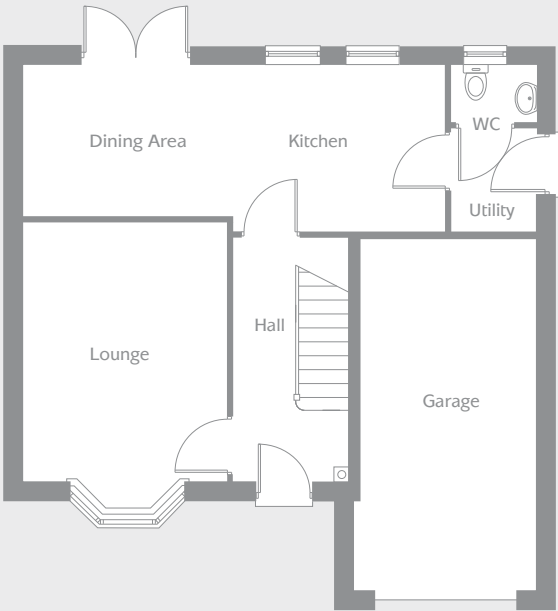
The Gosford

4 bedroom home



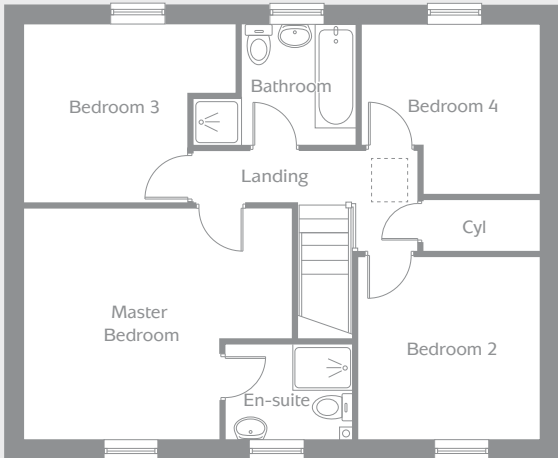
The Gosford is a contemporary four bedroom home perfect for family life.

- Open plan kitchen with dining area, French doors to the garden and a utility room
- Light and airy lounge with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom
- Integral single garage



GROUND FLOOR

Kitchen/Dining Area	7.18m x 2.48m	23'5" x 8'1"
Lounge	3.49m x 4.46m	11'4" x 14'6"
Utility	1.45m x 0.72m	4'7" x 2'3"
WC	1.45m x 1.00m	4'7" x 3'2"



FIRST FLOOR

Master Bedroom	4.55m x 3.91m	14'9" x 12'8"
En-suite	2.17m x 1.61m	7'1" x 5'2"
Bedroom 2 (max)	3.14m x 3.15m	10'3" x 10'3"
Bedroom 3 (max)	3.64m x 3.08m	11'9" x 10'1"
Bedroom 4	3.04m x 2.91m	9'9" x 9'5"
Bathroom	1.95m x 2.10m	6'3" x 6'8"

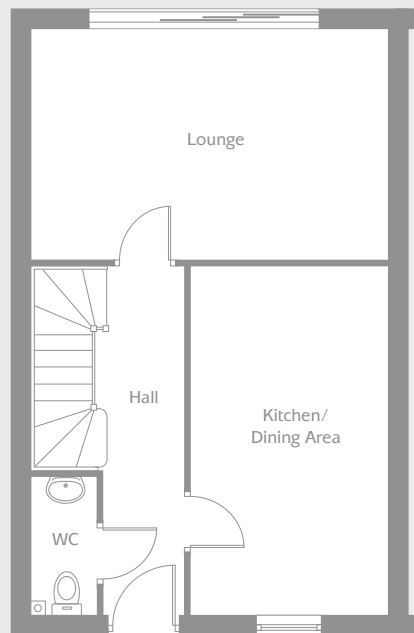
The Wentworth

4 bedroom home



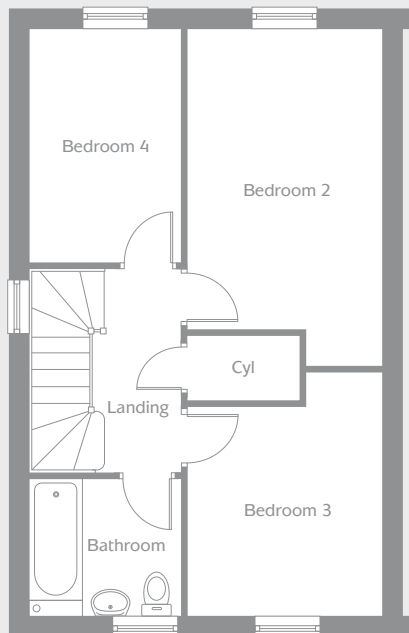
The Wentworth is a contemporary four bedroom home with a practical layout for family life.

- Spacious kitchen and dining area
- Stunning lounge with tri-slide doors out to the rear garden
- Private master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom



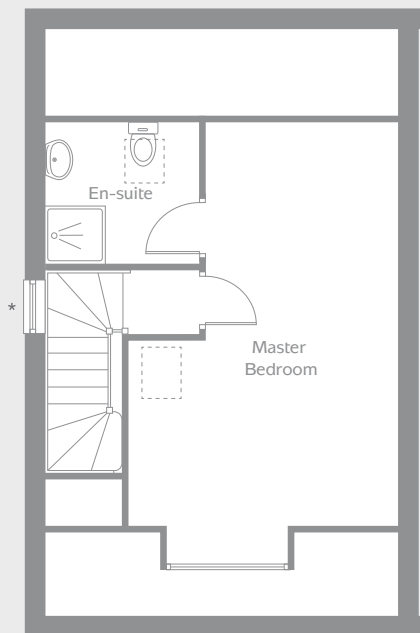
GROUND FLOOR

Kitchen/Dining Area	2.83m x 4.91m	9'2" x 16'1"
Lounge	5.13m x 3.27m	16'8" x 10'7"
WC	0.95m x 1.85m	3'1" x 6'0"



FIRST FLOOR

Bedroom 2	2.88m x 4.78m	9'4" x 15'6"
Bedroom 3	2.88m x 3.45m	9'4" x 11'3"
Bedroom 4	2.19m x 3.30m	7'1" x 10'8"
Bathroom	1.32m x 1.95m	4'3" x 6'3"



SECOND FLOOR

Master Bedroom (max)	4.01m x 5.80m	13'1" x 19'0"
En-suite	2.19m x 2.07m	7'1" x 6'7"

*Plot specific windows only fitted to end or semi-detached properties – See our Sales Advisor for details.

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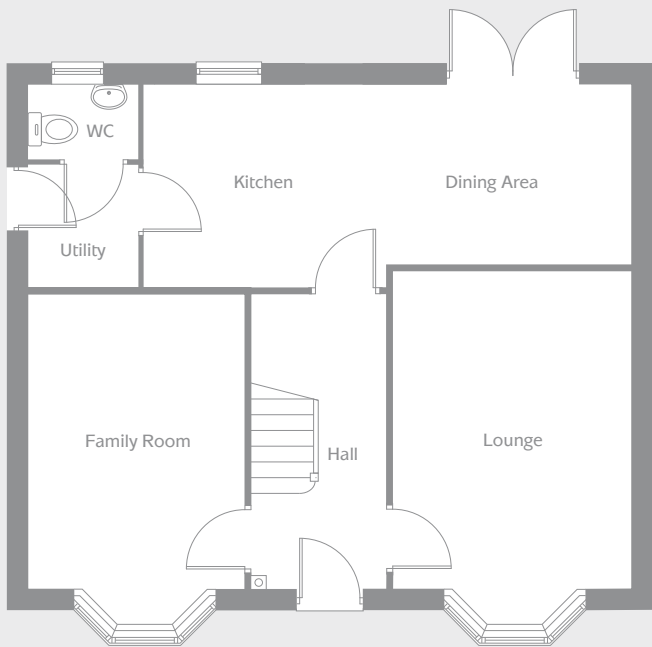
The Tewkesbury

4 bedroom home



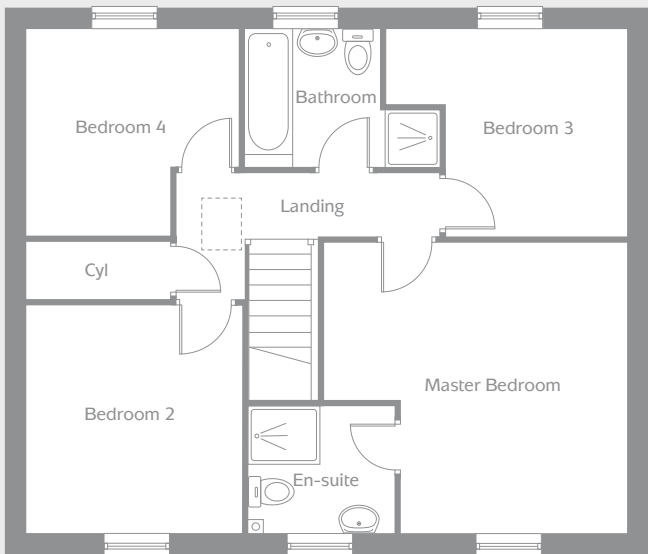
The Tewkesbury is a contemporary four bedroom home perfect for family life.

- Open plan kitchen with dining area, French doors to the garden and a utility room
- Spacious lounge with bay window
- Separate family room also with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom



GROUND FLOOR

Kitchen/Dining Area	6.80m x 2.48m	22'3" x 8'0"
Lounge	3.39m x 4.46m	11'1" x 14'6"
Utility	1.53m x 1.72m	5'0" x 5'6"
Family Room	3.02m x 4.14m	9'9" x 13'5"



FIRST FLOOR

Master Bedroom	4.29m x 4.10m	14'0" x 13'4"
En-suite	2.12m x 1.76m	6'9" x 5'7"
Bedroom 2	2.90m x 3.08m	9'5" x 10'10"
Bedroom 3	3.44m x 2.88m	11'2" x 9'4"
Bedroom 4	2.91m x 2.99m	9'5" x 9'8"
Bathroom	1.97m x 1.83m	6'4" x 6'0"

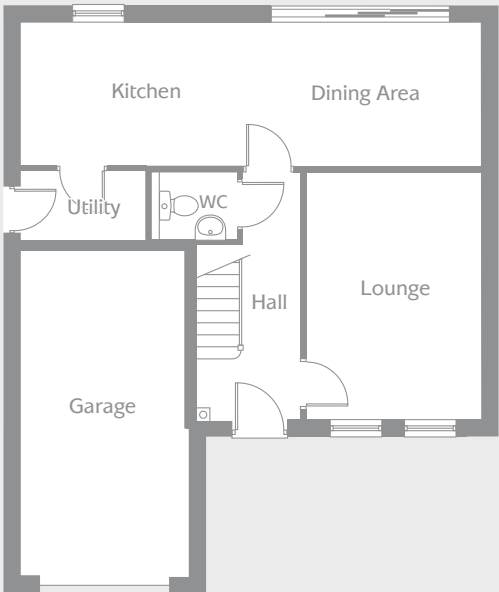
The Cheltenham

4 bedroom home

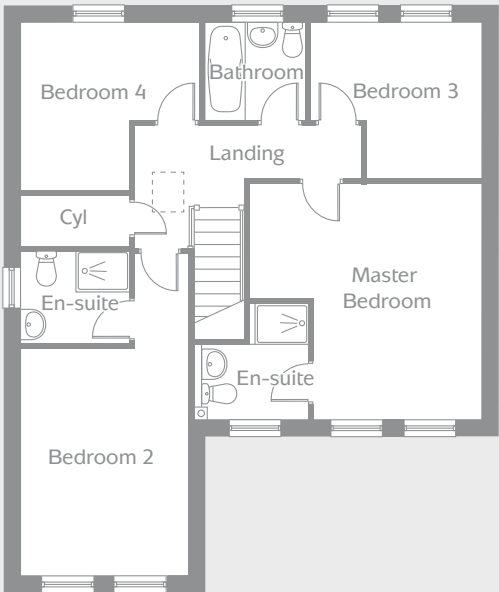


The Cheltenham is a stylish four bedroom home well suited to families.

- Open plan kitchen with dining area, tri-slide doors to the garden and a utility room
- Spacious lounge overlooking the front of the home
- Two double bedrooms with en-suite shower rooms
- Two further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



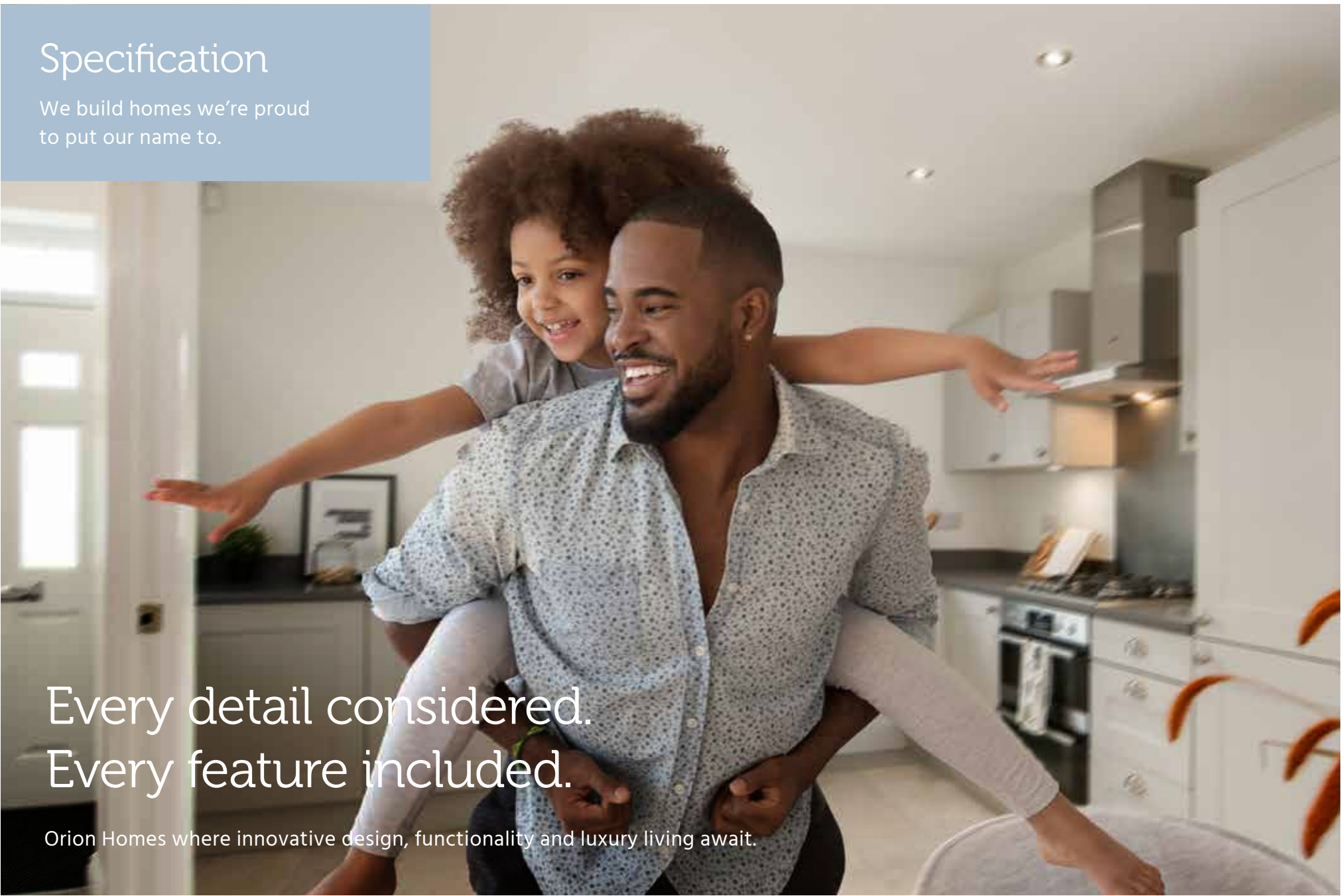
FIRST FLOOR

Kitchen/Dining Area	8.50m x 2.67m	27'8" x 8'7"
Lounge	3.21m x 4.60m	10'5" x 15'0"
Utility	2.30m x 1.35m	7'5" x 4'4"

Master Bedroom	4.25m x 4.39m	13'9" x 14'4"
En-suite	2.17m x 2.16m	7'1" x 7'0"
Bedroom 2	3.10m x 4.17m	10'1" x 13'6"
En-suite	2.04m x 1.84m	6'6" x 6'0"
Bedroom 3	3.15m x 2.93m	10'3" x 9'6"
Bedroom 4	3.35m x 3.16m	10'9" x 10'3"
Bathroom	1.90m x 1.86m	6'2" x 6'1"

Specification

We build homes we're proud to put our name to.

A photograph of a man with a beard and short hair, wearing a light blue patterned shirt, carrying a young child with curly hair on his shoulders. They are both smiling and looking towards the right. The background shows a modern kitchen with white cabinets, a stainless steel oven, and a range hood. The lighting is warm and natural, suggesting a bright day.

Every detail considered.
Every feature included.

Orion Homes where innovative design, functionality and luxury living await.

Kitchen

- Base and wall units in a range of traditional and contemporary styled doors with a choice of handles
- A range of worktops with matching upstand*
- Stainless steel 1½ bowl and chrome mixer tap
- Glass splashback in a choice of colours
- LED feature lighting to underside of wall cupboards
- LED white downlights
- Bosch oven, hob and extractor hood
- Bosch integrated fridge freezer and dishwasher*

Utility*

- A range of wall units in a variety of traditional and contemporary styled doors with a choice of handles*
- A range of worktops with matching upstand*
- Space for washing machine and tumble dryer including plumbing for washing machine
- LED white downlights



Bathroom* & En-suites*

- Ideal Standard Concept Air Cube sanitaryware in white
- Hansgrohe basin and bath mixer taps in chrome
- Hansgrohe Crometta Vario thermostatically controlled shower in chrome
- Mira Flight low profile shower tray
- Mira Elevate shower enclosure
- LED white downlights
- Heated towel rail in white
- Shaver socket to master en-suite
- Extractor fan to bathroom and en-suites





hansgrohe

mira
SHOWERS

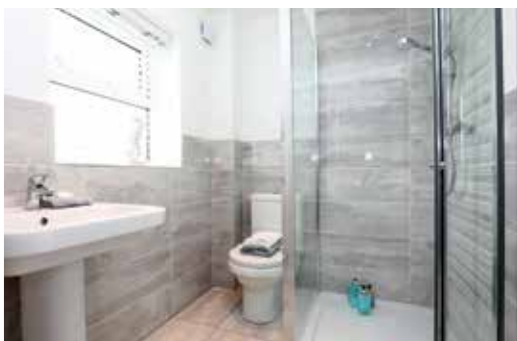
Interior Features

- Crown off white matt emulsion to all walls and ceilings
- Vertically boarded Cottage style internal doors, painted white with chrome ironmongery
- Staircase painted white with oak stained handrail and newel post cap
- Skirting board and architrave painted white

Roof Space

- 500mm insulation

CROWN



Flooring

- Flooring in a choice of ranges to kitchen, dining, utility, WC, family bathroom and en-suites*

Tiling

- Half tiling to most walls and full height tiling to shower cubicles in a choice of ranges to family bathroom and en-suites

Plumbing and Heating

- Ideal Standard Boiler and Cylinder or Combi Boiler Dual Zone Heating to allow different heat and timer settings for living areas and bedrooms
- White enamelled radiators and electric towel rails to bathroom and en-suites



Electrical

- Security alarm with PIR sensors
- Low energy light bulbs throughout
- USB sockets to kitchen, lounge, study and all bedrooms*
- Mains operated smoke alarms with battery backup
- White light switches and sockets
- TV point fitted to lounge and master bedroom

Exterior Features

- Insulation to all external walls, ground floors and roof space
- PVCu windows in white with argon-filled low E glass
- PVCu fascias and rainwater goods in black
- 6 panel front door with opaque glazing in anthracite grey with chrome letter box, handle with multi point locking system and house numbers
- Single garage with door in anthracite grey*
- Double garage with electric door in anthracite grey*
- Tarmac to driveway
- PVCu Tri-slide doors in grey*
- PVCu French doors in white*
- Front and rear lights fitted with low energy bulbs and PIR sensor
- External tap
- 1800mm boundary fencing including gate to rear garden
- Turf to front and rear garden
- Electric car charging point - smart app enabled
- Solar panels - able to microgenerate electricity and export unused electricity to the grid

Warranty

- 10 year guarantee on every home



How to find us

Denby Lane, Grange Moor,
Wakefield, WF4 4EF

DIRECTIONS FROM DEWSBURY:

From Dewsbury, take the A638 (Halifax Road) heading west. After approximately 2 miles, turn left onto the A637 towards Grange Moor. Continue for about 3 miles, passing through Flockton Moor. On entering Grange Moor, turn left onto Denby Lane and follow this to reach Hawthorn Rise.

DIRECTIONS FROM HUDDERSFIELD:

Leave Huddersfield via the A642 heading east toward Lepton / Wakefield. Continue for approximately 5 miles, passing through Lepton and Grange Moor. In Grange Moor, turn right onto Denby Lane and follow this to reach Hawthorn Rise.

DIRECTIONS FROM WAKEFIELD:

Take the A636 toward Denby Dale / West Bretton. Continue for approximately 6 miles, passing Craggstone and West Bretton. At the roundabout with the A637, take the 2nd exit towards Grange Moor. After about 1.5 miles, turn right onto Denby Lane and follow this to reach Hawthorn Rise.



About the area

This exclusive development offers just 21 new homes combining the beauty of the countryside with modern living. Hawthorn Rise gives you a range of 2, 3 & 4 bedroom designs to choose from, so you're sure to find your perfect home here in Grange Moor.

Nestled between Wakefield, Huddersfield and Dewsbury, the location offers the perfect balance of rural charm and excellent connectivity. The peaceful village enjoys a scenic setting with open countryside, while remaining just minutes from major road links including the A637, A642, A636, and M1.

Within the local community, residents can enjoy essential amenities and a variety of local businesses including traditional pubs and cosy cafés. Families benefit from Grange Moor Primary School, rated Good by Ofsted, along with additional reputable schools also nearby. Family days out are catered for with being so close to Yorkshire Sculpture Park, Castle Hill, the National Coal Mining Museum and Cannon Hall Farm.

It is a haven that is perfect for those who appreciate the great outdoors and stunning views along with stylish new homes of the very highest quality.