

Middleway Meadows



A select development
of three and four
bedroom family homes



Middeyway Meadows

Local housebuilder, Snell Developments Ltd, is delighted to introduce Middleway Meadows, a stunning new development in Silsden which brings an outstanding selection of superior three and four bedroom homes to a beautiful location within tranquil rural surroundings.

Featuring 26 properties, Middleway Meadows offers a range of two storey family homes, predominantly semi-detached, which provide spacious yet easy-to-manage living for today's busy lifestyles. Ideally located near to the amenities of the town centre, the development combines traditional materials and external detailing, with contemporary interior design incorporating a superior specification. Built to the high levels of craftsmanship which discerning homebuyers have come to expect from Snell Developments Ltd, all homes enjoy a garage or designated private parking and a comprehensive range of appointments and appliances. The site has long distance views down the valley.



Site Layout

- The Malhamdale**
4 bedroom detached with 2 en-suite's and garage
- The Littfordale**
4 bedroom semi-detached/detached with en-suite and garage
- The Airedale**
3 bedroom semi-detached with garage
- The Wharfedale**
3 bedroom townhouses/semi-detached with parking



Carefully planned around a secluded cul-de-sac, Middleway Meadows courtyard is attractively landscaped throughout and includes ample driveways and private parking. Most properties benefit from stone boundary walls to front gardens and all enjoy well proportioned gardens to the rear.

"This site plan is an indicative illustration for plot identification purposes only. Not to scale. All boundaries and rights of way are to be confirmed by solicitors by reference to a conveyancing plan. Landscaping - subject to confirmation."

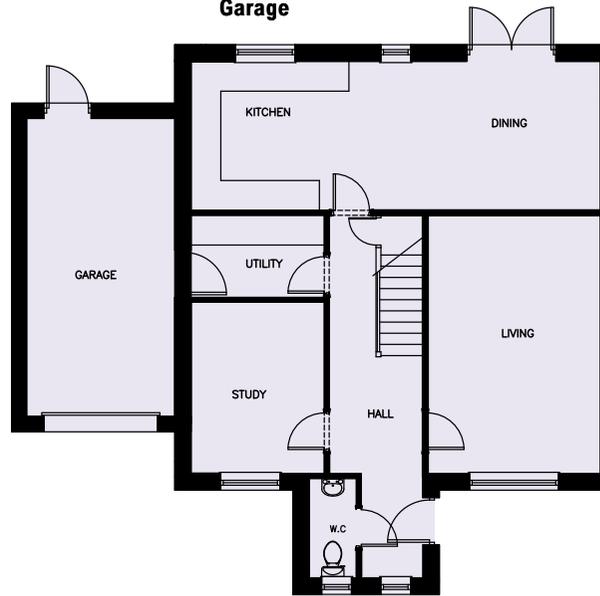
The Malhamdale



Ground Floor

Kitchen/Dining	2.95m x 8.25m	9 ft 8" x 27ft
Lounge	3.45m x 5.15m	11ft 4" x 16 ft 11"
Study	3.4m x 2.65m	11ft 2" x 8ft 8"
Utility		
Wc		

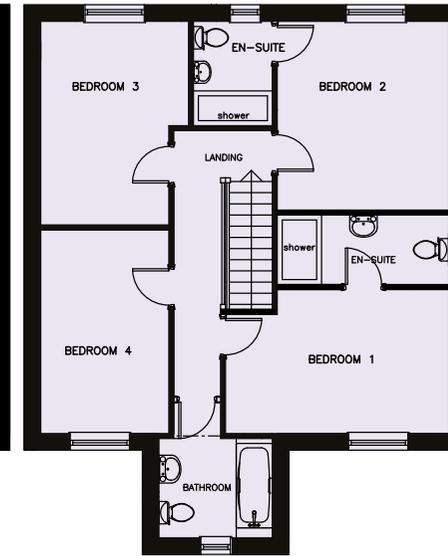
Garage



GROUND FLOOR PLAN

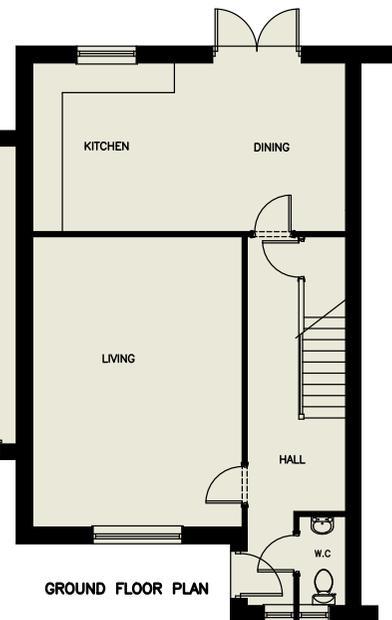
First Floor

Bed 1	3.5m x 3.95m	11ft 6" x 12ft 11"
Bed 1 Ensuite		
Bed 2	2.7m x 4.5m	8ft 10" x 14ft 9"
Bed 2 Ensuite		
Bed 3	2.6m x 4.05m	8ft 6" x 13ft 3"
Bed 4	2.95m x 4.05	9ft 8" x 13ft 3"
House Bath		

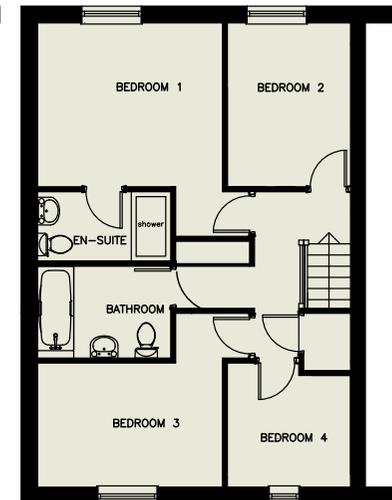


FIRST FLOOR PLAN

The Littondale



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground Floor

Kitchen Dining	3.35m x 6.3m	11ft x 20ft 8"
Lounge	4.2m x 5.8m	13ft 9" x 19ft
WC		

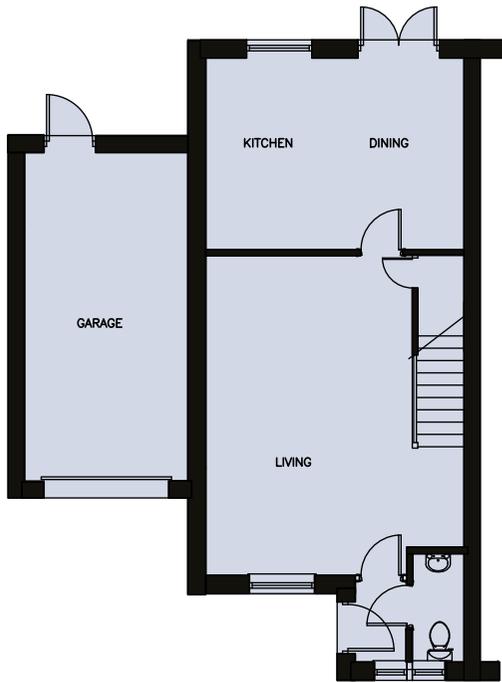
First Floor

Bed 1	3.25m x 3.7m	10ft 8" x 12ft 2"
Bed 1 Ensuite		
Bed 2	2.55m x 3.75m	8ft 4" x 12ft 4"
Bed 3	3.35m x 2.5m	11ft x 8ft 2"
Bed 4	2.6m x 2.5m	8ft 6" x 8ft 2"
House Bath		

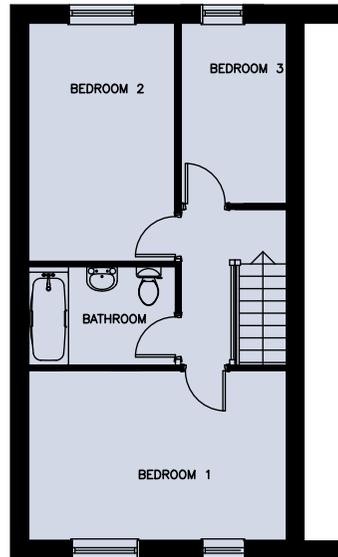
Garage

The floor plans are a guide only with approximate dimensions estimated off plan and are subject to confirmation.

The Airedale



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground Floor

Kitchen Dining	3.45m x 4.7m	11ft 4" x 15ft 5"
Lounge	4.7m x 5.8m	15ft 5" x 19ft
WC		

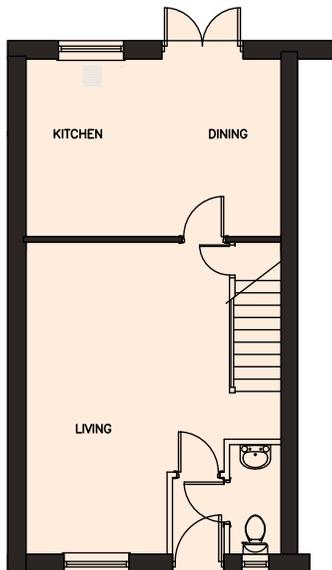
First Floor

Bed 1	3.05m x 4.7m	10ft x 15ft 5"
Bed 2	4.3m x 2.65m	14ft 1" x 8ft 8"
Bed 3	1.95m x 3.25m	6ft 5" x 10ft 8"
House Bath		

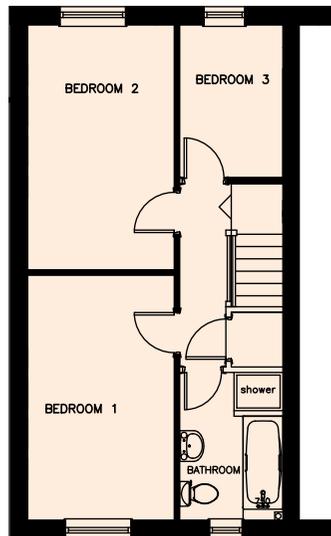
Garage



The Wharfedale



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground Floor

Kitchen Dining	3.2m x 4.65m	10ft 6" x 15ft 3"
Lounge	3.7m x 5.65m	12ft 2" x 18ft 6"
WC		

First Floor

Bed 1	2.65m x 4.45m	8ft 8" x 14ft 7"
Bed 2	2.65 x 4.45m	8ft 8" x 14ft 7"
Bed 3	1.9m x 2.8m	6ft 3" x 9ft 2"
House Bath		



The floor plans are a guide only with approximate dimensions estimated off plan and are subject to confirmation.

Specification

Electrical

Mains smoke detectors with battery backup
External light fittings to front & rear of property
Shaver point – main bathroom
TV points (in selected rooms)
Telephone points (in selected rooms)
Kitchen downlighters (all house types)
Bathroom downlighters (all house types)

Internal specification

Lightly stained staircase & balustrade
Internal walls & ceilings magnolia emulsion
Internal woodwork brilliant white satinwood

Kitchen

Superior choice of kitchen units and worktops by Hacker (German Manufacturer) supplied by Adams Tebb Ilkley Ltd
Under pelmet lighting
Plumbing for washing machine
Stainless steel sink. 1 1/2 plus chrome mixer tap
Stainless steel single oven (selected plots)
Stainless steel double oven (selected plots)
Stainless steel gas hob
Stainless steel cooker hood
Integrated dishwasher
Integrated fridge/freezer

Bathrooms & downstairs cloaks

Duravit sanitary ware
Thermostatic shower provided over bath
High quality ceramic tiling

NB: These particulars are for guidance only and do not form part of a warranty or guarantee. We reserve the right to make alterations to the specification.

NB: Please ask for individual plot specification, as they do vary, depending on house type

Half tiled everywhere except fully tiled in bath/shower area
Hansgrohe taps and showers

External specification

Turf and landscaping to front and rear gardens (see plan)
Blocked paved driveways
Natural stone built. Stone has been dyed & tumbled for authentic effect.
Natural stone surrounds & natural stone corbels under guttering (all properties)
Outside tap or tap in garage

Door & window specification

White UPVC with horizontal bar windows
Composite front doors
Chrome window & door furniture
Patio doors – double glazed white UPVC French doors

General

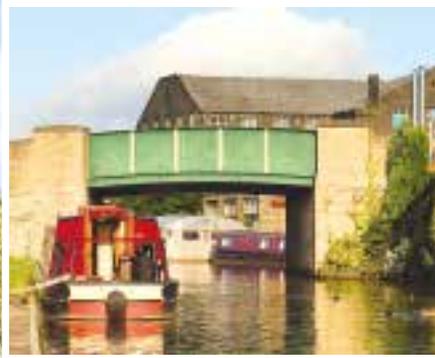
Meters to be read externally
10 year NHBC build warranty
Store cupboard under stairs
Electric, gas and water services connected to the property with provision for meters to read externally.
Gas fired central heating from fuel efficient condensing combination boiler (Worcester Bosch selected plots)
Gas fired central heating from fuel efficient condensing system boiler with cylinder (Worcester Bosch selected plots)

NB: Specification does vary depending on house type.

NB: The photos above are of the former show home - completed plot. These are included to give a general indication of the interior finish and specification. The show home flooring, fittings and furniture are not standard specification.



Out & About



Situated a short journey from some of the region's most spectacular scenery, Silsden is a Saxon settlement with a rich history protected within its conservation area. Today this semi rural town has become a highly desirable location offering a wide range of amenities and diversions, including narrow boating on the Leeds-Liverpool Canal, an excellent golf club, a host of café bars and pubs and a cosmopolitan range of restaurants serving up everything from Italian to Indian cuisine.

Silsden benefits from easy access to a number of larger commercial centres, including Skipton, known as the Gateway to the Dales, and the beautiful spa town of Ilkley. Skipton's broad tree-lined High Street is home to a colourful market, open four days a week, as well as a variety of specialist shops and two department stores. The attractive canal area includes a marina, picnic areas and footpaths.

Surrounded by fine unspoilt scenery, Ilkley includes one of the country's last remaining outdoor swimming pools and is the starting point of the Dales Way long distance footpath, which passes by Bolton Abbey and up through Wharfedale en route to Windermere in the Lake District. The town is home to the Airedale Symphony Orchestra and also hosts annual literature and music festivals.

For those who like to enjoy the best of city life, a drive of around 20 minutes takes you to Bradford, home of the National Media

Museum with its huge IMAX screen cinema, and the Alhambra Theatre, which stages everything from ballet and opera, to variety, comedy and musicals. Nearby Leeds offers a fantastic diversity of commercial, cultural and leisure facilities which has earned the city a nationwide reputation.

Middleway Meadows is situated less than a mile from Silsden's railway station which provides regular services to the business centres of Bradford, Leeds and beyond.





About us...

Local Amenities

- Rail** Steeton and Silsden Train Station
National Rail Enquiries: 0845 748 4950
- Library** Silsden Branch Library Memorial Gardens,
Wesley Place, Silsden, Keighley.
Tel: 01535 652480
- Post Office** Silsden Sub P.O. 64-66, Kirkgate, Silsden,
Keighley. Tel: 01535 656059
- Education** Hothfield Junior School, Hothfield St, Silsden,
Keighley. Tel: 01535 210666

Aire View Infant School, Elliott St, Silsden,
Keighley. Tel: 01535 653290

South Craven School, Holme Lane,
Cross Hills, Keighley. Tel: 01535 632861
- Hospital** Airedale General Hospital, Skipton Rd,
Steeton, Keighley. Tel: 01535 652511
- Doctors** Silsden Health Centre, Elliott St, Silsden,
Keighley. Tel: 01535 652447
- Dentist** C.J Harker B.D.S. 1 Hothfield St, Silsden,
Keighley. Tel: 01535 652059
- Local Authority** Keighley Information Centre, Town Hall,
Bow St, Keighley. Tel: 01535 618014
- Recreation** Silsden Golf Club, Brunthwaite Lane, Silsden,
Keighley. Tel: 01535 652998

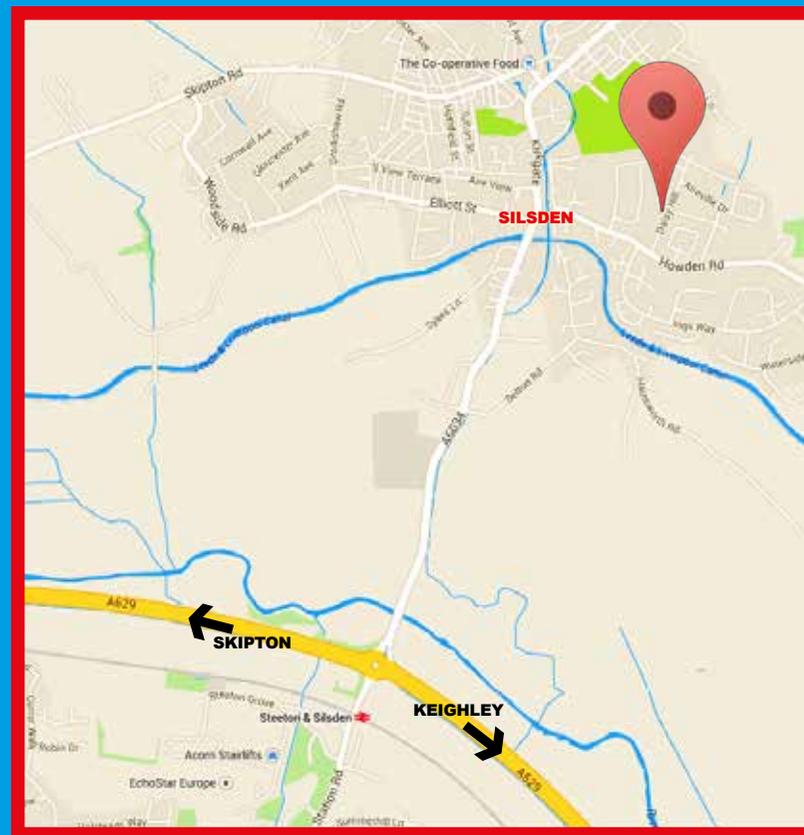
The Keighley Leisure Centre, Victoria Park,
Keighley. Tel: 01535 681763
- Restaurants** Purple Garlic, Bolton Road, Silsden BD20 0JY
Tel 01535 655995

Stefanos, 69 Kirkgate, Silsden, Keighley.
Tel: 0871 2077845

The Snell Family have over 30 years experience of developing high quality housing developments and have earned a local reputation for the standard of our homes. We oversee every detail from design stage to the finished product. Our highly skilled workforce have been with us for numerous years and we use the same local sub contractors to maintain our high standards. We pride ourselves on the homes we develop and believe our superior finish and specification stand us out from our competitors.

We have undertaken numerous developments in and around Silsden over the years and like to think we know the types of homes that families today desire. Our developments are traditionally styled to harmonise with their surroundings whilst providing spacious interiors offering outstanding contemporary design and specification

Our reputation is very important and we pride ourselves in consistently achieving exceptional build quality defined by the finest materials and finishes of the utmost standard. Matching this excellence is a commitment to customer care that provides a personalised service to each of our homebuyers, making every effort to guide and advise them at each stage of purchasing and moving into a Snell Developments home.



SELLING AGENT: **Dacre, Son & Hartley**
New Homes

TELEPHONE: 01943 885404 www.dacres.co.uk