

The

WILLOWS

SILSDEN



“ BEAUTIFULLY DESIGNED,
QUALITY STONE BUILT HOMES
FROM OUR FAMILY TO YOURS
Sarah and Caroline

FROM OUR FAMILY TO YOURS.

At Skipton Properties, we're more than builders of exceptional homes. We're a family-run business with a passion for creating thriving communities. Our highly skilled team is committed to exceeding expectations through outstanding quality and expert craftsmanship.

We believe a home is more than just a place to live; it's the foundation for a happy and fulfilling life. With New Homes, Re-imagined, we want to inspire home-ownership for generations with homes that set us apart and are infused with our family's warmth, care, and love.



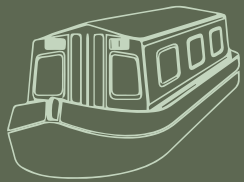




LIFE IN SILSDEN, Yorkshire

Silsden in West Yorkshire is an idyllic haven, enticing residents with its beautiful countryside, historic charm, and the meandering Leeds and Liverpool Canal. The town's picturesque landscapes, dotted with historic buildings, create a serene backdrop for a high quality of life. The canal offers not only a scenic setting but also opportunities for outdoor activities like walking and cycling.

Silsden's proximity to larger cities ensures access to urban amenities, while its close-knit community fosters a sense of belonging. For those seeking a harmonious blend of tranquillity and engagement, Silsden stands out as an appealing place to call home.



HELPING YOU BUY YOUR HOME.



firsttimebuyers

Relief for First Time Buyers
There is no stamp duty to pay for all first-time buyers buying a home until 31st March 2025.

The nil rate of tax threshold was also increased from £125,000 to £250,000 so if you aren't a first-time buyer you can still save on your stamp duty.



simplemove

Navigating the world of estate agents can be overwhelming. With our expert guidance, you'll receive personalised recommendations from reputable estate agents in your area.

We'll also pay a proportion of your selling fees, dependent on the value of your home, minimising your moving costs!



tailoredincentives

Whether it's a boost for your flooring, assistance with your deposit, or help with moving costs, we're here for you. Connect with us today, and let's discuss how we can make your move more manageable.

We have packages that suit first-time buyers, those of you moving up the ladder or downsizing.



partexchange

You may have the option, via our Part Exchange scheme to purchase one of our homes with the assurance of a cash buyer for your home.

Not only will you have the peace of mind by having a guaranteed buyer, you will also avoid any estate agency fees and also stay in your current home until your new home is complete.



The Hartford

A detached four-bedroom house exuding sophistication and comfort

THE HARTFORD



A classic porch leads to an open-plan family room, dining, and kitchen, forming a spacious L-shaped layout. A versatile sitting room complements the design. Upstairs, four generously sized bedrooms await.

The master suite features an en-suite, and a family bathroom serves the double bedrooms and a generous single. Outside, a patio and a turfed garden, ample parking, and a garage complete the picture. The epitome of luxury living, The Hartford combines style and practicality.

The Hartford
Plot: 1

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GROUND FLOOR

Family / Dining
10' - 7" x 21' - 7"

Kitchen
12' - 10" x 11' - 0"

Lounge
12' - 0" x 12' - 1"

Store
3' - 8" x 2' - 6"

Utility
7' - 3" x 5' - 10"

WC
7' - 3" x 2' - 10"

FIRST FLOOR

Bathroom
7' - 0" x 7' - 10"

Bedroom 1
12' - 0" x 12' - 2"

Bedroom 2
11' - 6" x 10' - 3"

Bedroom 3
11' - 11" x 9' - 1"

Bedroom 4
10' - 10" x 11' - 0"

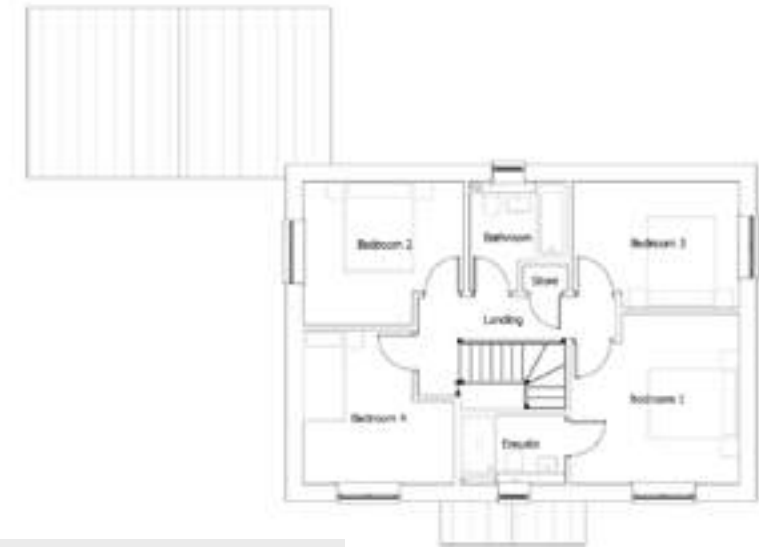
Store
3' - 2" x 1' - 11"

Floor Area - 1355 ft²
Garage Area - 200 ft²

GROUND FLOOR



FIRST FLOOR



- Open plan living
- Integrated garage
- Family home



The Ashton

Rediscover a beloved classic: a three bedroom semi-detached home

THE ASHTON



Meet The Ashton – a timeless favourite seamlessly blending classic charm with clever design. Three bedrooms, two doubles and a generous single, exude comfort and sophistication. The front entrance leads to a sheltered porch, setting a warm tone.

An inviting living room and an open lobby with a W.C. and under-the-stairs storage unfold. Double doors open to the turfed garden. Upstairs, there are two double bedrooms, a generous single, and a family bathroom.

The Ashtons
Plots: 2, 5, 17, 30, 31, 32 & 41

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GROUND FLOOR

Kitchen / Dining

16' - 1" x 9' - 11"

Lounge

12' - 9" x 13' - 7"

Store

3' - 0" x 6' - 5"

WC

5' - 9" x 3' - 3"

FIRST FLOOR

Bathroom

6' - 5" x 6' - 5"

Bedroom 1

9' - 3" x 15' - 1"

Bedroom 2

8' - 6" x 12' - 1"

Bedroom 3

7' - 3" x 9' - 0"

Store

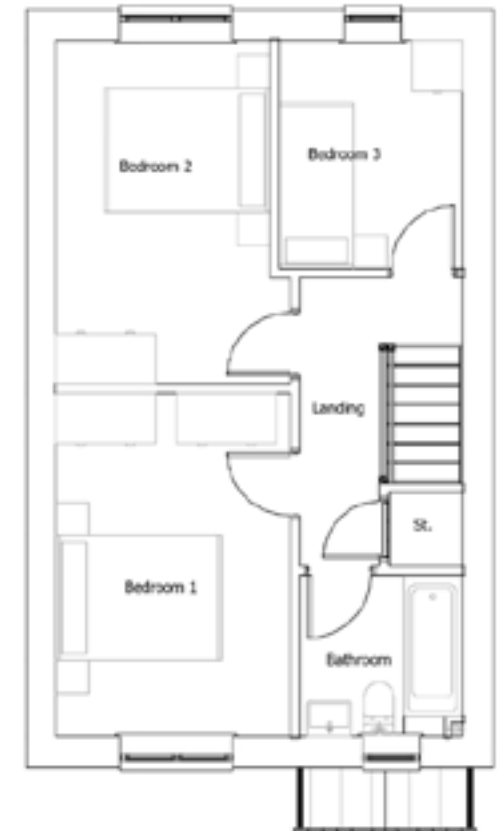
2' - 11" x 2' - 11"

Floor Area - 895 ft²

GROUND FLOOR



FIRST FLOOR



-  Open plan living
-  Semi-detached
-  Impressively spacious



The Emily

A fine-tuned four-bedroom masterpiece

THE EMILY



A fine-tuned four-bedroom masterpiece balancing charm and practicality. An open-plan kitchen and dining space is situated to the front of the home on the ground floor.

The living room with French doors opens to a turfed rear garden. Upstairs, two doubles, one with an en-suite, and two singles sharing a house bathroom provide ample space. Storage spaces on both floors cater to your needs.

The Emilys
Plots: Semi Detached - 3, 4, 33, 34
Plots: Detached - 43

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GROUND FLOOR

Kitchen / Dining

11' - 1" x 18' - 6"

Lounge

18' - 0" x 12' - 7"

Store

2' - 11" x 3' - 4"

WC

2' - 9" x 6' - 3"

FIRST FLOOR

Bathroom

9' - 9" x 5' - 3"

Bedroom 1

9' - 9" x 12' - 1"

Bedroom 2

9' - 4" x 10' - 1"

Bedroom 3

7' - 11" x 13' - 10"

Bedroom 4

8' - 4" x 7' - 6"

Ensuite

9' - 9" x 3' - 0"

Store

3' - 8" x 2' - 11"

Floor Area - 1140 ft²

GROUND FLOOR



FIRST FLOOR



- Generous storage
- Seamless layout
- Family living



The Read

A three-bedroom semi-detached residence
epitomizing modern living

THE READ



A three-bedroom semi-detached residence. The ground floor boasts a beautiful open-plan layout including lounge and kitchen/dining, and hallway leading to a spacious WC.

The first floor features two spacious double bedrooms and a well-appointed single, all sharing access to a luxurious family bathroom. Patio doors from the kitchen/dining seamlessly connect to the garden, enhancing the flow of natural light. Practicality is addressed with a store area above the stairs for your storage needs.

The Reads

Plots: Semi Detached - 18 & 42

Plots: Detached - 44

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GROUND FLOOR

Kitchen / Dining

17' - 10" x 9' - 3"

Lounge

14' - 11" x 14' - 8"

Store

2' - 7" x 4' - 10"

WC

6' - 1" x 4' - 7"

FIRST FLOOR

Bathroom

6' - 5" x 6' - 5"

Bedroom 1

11' - 0" x 13' - 4"

Bedroom 2

8' - 1" x 15' - 7"

Bedroom 3

6' - 5" x 11' - 9"

Store

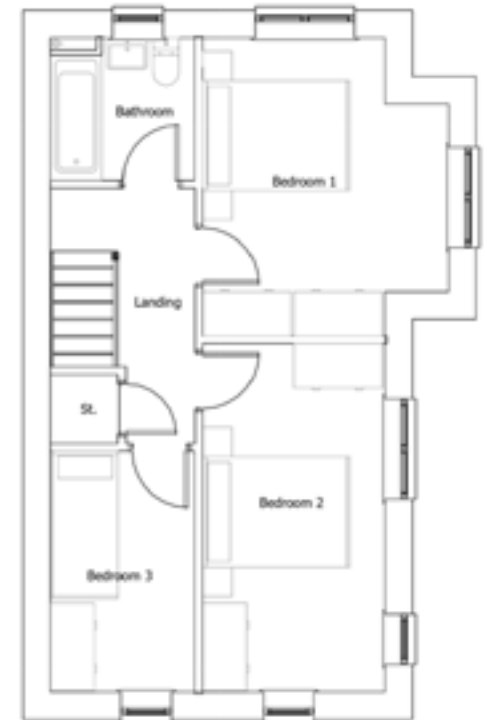
3' - 0" x 3' - 1"

Floor Area - 920ft²

GROUND FLOOR



FIRST FLOOR



- Open plan
- Inviting spaciousness
- Natural light



The Chadwick

A composition of three-bedrooms merging thoughtful design with elegance

THE CHADWICK



This three-bedroom, three-storey residence leading with an open-plan living room and a beautiful island kitchen. Bi-fold doors connect to the back garden, ensuring a bright atmosphere throughout. On the same floor, find a utility and cloakroom with garden access. Upstairs, a flexible layout in the more formal lounge provides space for a home office. Both the lounge and a double bedroom open to a full-width balcony.

The third floor boasts a full-floor master suite with a Juliet balcony overlooking the canal. The en-suite bathroom features both a bath and a shower.

The Chadwicks
Plots: 9, 10, 22 & 23

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GROUND FLOOR

Garage
9' - 10" x 19' - 6"

Kitchen / Dining
15' - 3" x 13' - 5"

Living
11' - 11" x 16' - 7"

Pantry
3' - 0" x 6' - 0"

Utility
6' - 5" x 7' - 9"

WC
2' - 11" x 7' - 9"

SECOND FLOOR

Ensuite
10' - 8" x 5' - 7"

Master Bedroom
15' - 3" x 17' - 1"

Floor Area - 1522ft²
Garage Area - 192ft²

- Beautiful arch window
- Juliet balcony
- Full floor master suite

FIRST FLOOR

Bathroom
8' - 6" x 6' - 9"

Bedroom 2
14' - 8" x 10' - 1"

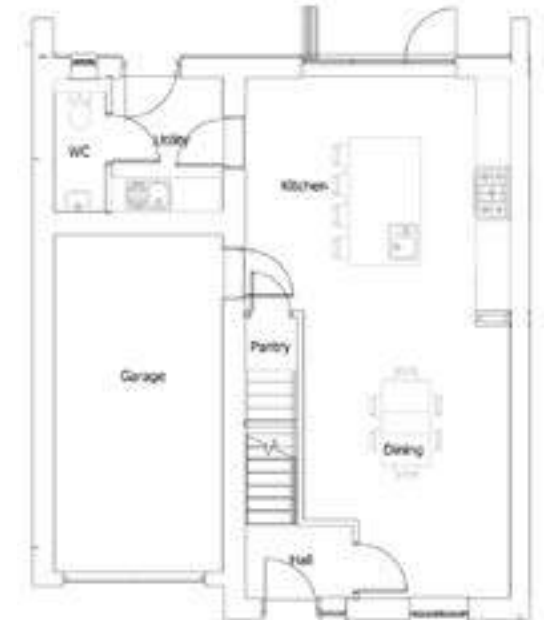
Bedroom 3
8' - 6" x 9' - 6"

Lounge
9' - 8" x 19' - 8"

Store 1
2' - 11" x 3' - 5"

Store 2
1' - 10" x 3' - 0"

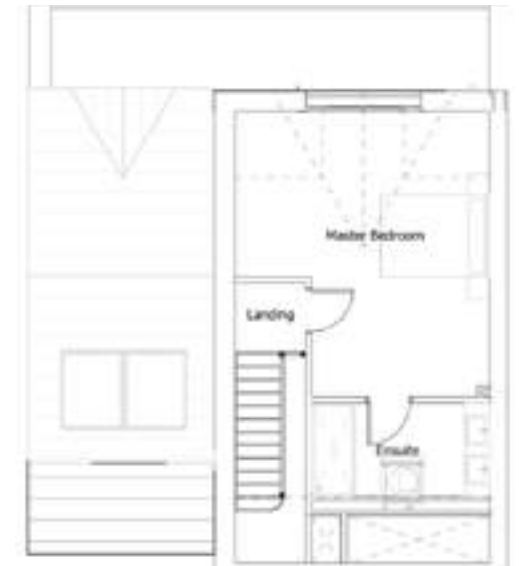
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





The Woodrow

A composition of 4 bedrooms beautifully balanced across 3 spacious floors.

THE WOODROW



The Woodrows
Plots: 11, 13, 14 & 16

Choose whether you prefer the Woodrow with or without a bay window.

On the ground floor, enter a light-filled hallway leading to an open-plan living room and a beautiful island kitchen. Bi-fold doors connect to the back garden, ensuring a bright and airy atmosphere throughout. Find a utility and WC on the same floor with garden access for easy use.

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GROUND FLOOR




- Dining**
11' - 11" x 16' - 7"
- Garage**
9' - 10" x 19' - 6"
- Kitchen**
15' - 3" x 13' - 5"
- Store 1**
3' - 0" x 6' - 0"
- Utility**
6' - 5" x 7' - 9"
- WC**
2' - 11" x 7' - 9"

FIRST FLOOR

- Bathroom**
8' - 6" x 6' - 9"
- Bedroom 3**
9' - 8" x 13' - 7"
- Bedroom 4**
8' - 6" x 9' - 1"
- Living**
26' - 3" x 10' - 6"
- Store 2**
1' - 10" x 2' - 11"

SECOND FLOOR

- Bedroom 2**
9' - 8" x 17' - 2"
 - Ensuite**
10' - 8" x 5' - 7"
 - Low Level Store**
9' - 8" x 4' - 4"
 - Master Bedroom**
15' - 3" x 17' - 1"
- Floor Area - 1786ft²
Garage Area - 192ft²

-  Beautiful arch window
-  Juliet balcony
-  Full floor master suite

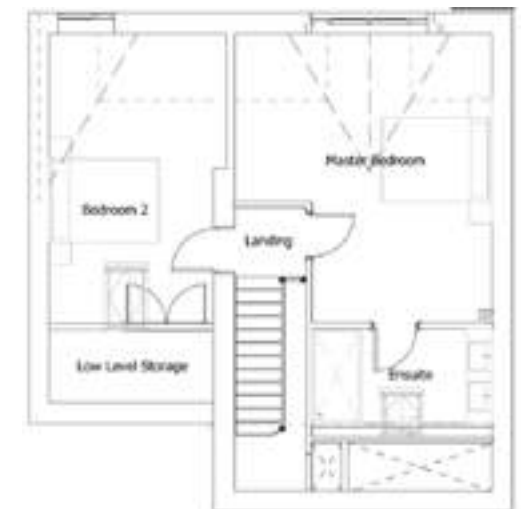
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





*The Woodrow
(with bay)*

Seamless and modern four-bedroom home

THE WOODROW WITH BAY



Our Woodrow is much like the Chadwick, with an additional fourth bedroom. The fourth bedroom is just as big as the master suite, adding a generous amount of space to this home. Choose whether you prefer the Woodrow with or without a bay window.

The Woodrow Bays
Plots: 12 & 15

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GROUND FLOOR

- Garage**
9' - 9" x 19' - 2"
- Kitchen / Dining**
15' - 3" x 13' - 1"
- Living**
11' - 9" x 18' - 10"
- Pantry**
3' - 1" x 6' - 3"
- Utility**
6' - 5" x 7' - 9"
- WC**
2' - 11" x 7' - 9"

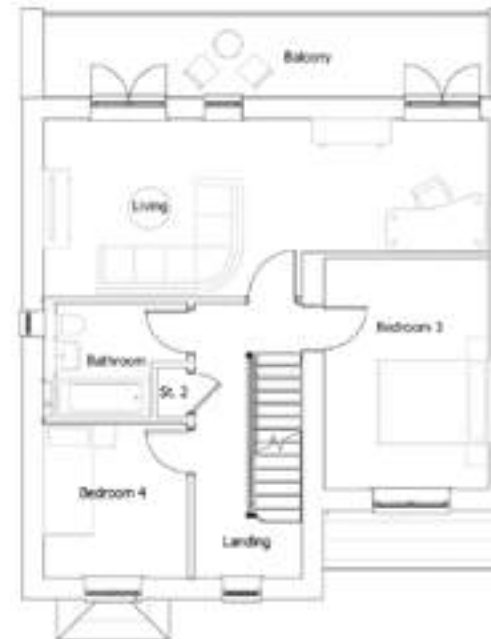
FIRST FLOOR

- Bathroom**
8' - 6" x 6' - 9"
- Bedroom 3**
15' - 3" x 10' - 1"
- Bedroom 4**
8' - 6" x 9' - 6"
- Lounge**
9' - 8" x 19' - 8"
- Store 1**
2' - 11" x 3' - 5"
- Store 2**
1' - 11" x 3' - 0"

SECOND FLOOR

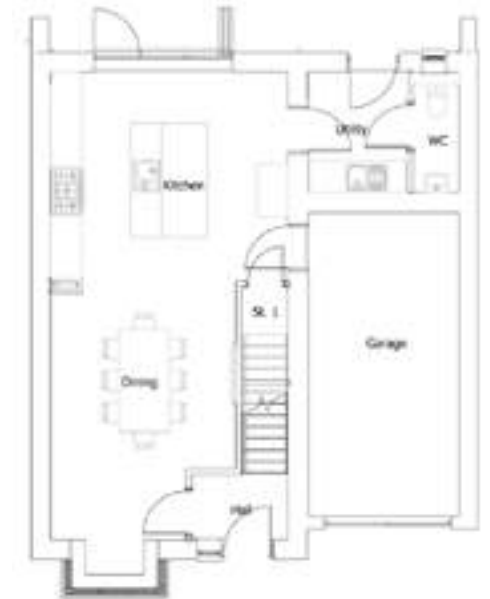
- Bedroom 2**
9' - 9" x 17' - 2"
 - Master Bedroom**
15' - 3" x 17' - 1"
- Floor Area - 1698ft²
Garage Area - 185ft²

FIRST FLOOR



- Open plan
- Inviting spaciousness
- Bay window

GROUND FLOOR



SECOND FLOOR





The Loxley

2 bedroom modern living combining functionality
and aesthetics

THE LOXLEY



Introducing the Loxley, an all-time favourite. The Loxley's ground floor features an expansive open plan living space, seamlessly connecting the kitchen, dining area, and living room. Double doors lead to a landscaped garden with a patio, providing a perfect indoor-outdoor flow. The kitchen offers customisation options, and Zanussi appliances come standard.

The ground floor also includes a self-contained entrance hall with a W.C. and stairs leading to the first floor.

The Loxleys
Plots: 36, 37, 38 & 39

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GROUND FLOOR

Kitchen / Dining

12' - 2" x 13' - 5"

Living

15' - 6" x 9' - 9"

Store

3' - 0" x 4' - 9"

WC

3' - 2" x 5' - 9"

FIRST FLOOR

Bathroom

6' - 5" x 6' - 4"

Bedroom 1

15' - 6" x 11' - 4"

Bedroom 2

8' - 9" x 11' - 10"

Store

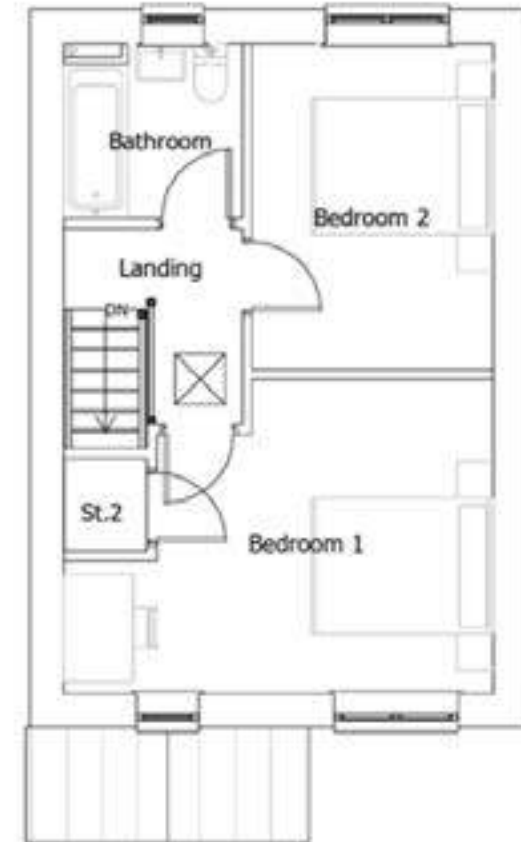
3' - 0" x 3' - 4"

Floor Area - 758ft²

GROUND FLOOR



FIRST FLOOR



- Welcoming open
- Storage rooms
- Cleverly designed



The Hinton

Modern family living with a spacious
3 bedroom design

THE HINTON



Presenting the Hinton. The Hinton's main living space is divided into two comfortably sized rooms: a combined kitchen and dining room and a separate living room with double doors opening on to the garden and patio. The kitchen can be finished to your specification with a selection of tiling, worktops, cupboard fronts and handles to choose from. The ground floor also features an entrance hallway and cloakroom. On the first floor you'll find two large double bedrooms and a third single bedroom, plus a family bathroom that can be finished with your choice of tiles.

The Hintons
Plots: 19, 20, 21, 35 & 40

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GROUND FLOOR

Kitchen / Dining

16' - 6" x 15' - 8"

Living

3' - 0" x 5' - 4"

Store

3' - 0" x 5' - 4"

WC

3' - 10" x 5' - 7"

FIRST FLOOR

Bathroom

6' - 5" x 6' - 4"

Bedroom 1

9' - 9" x 13' - 4"

Bedroom 2

8' - 10" x 13' - 1"

Bedroom 3

7' - 3" x 9' - 6"

Store

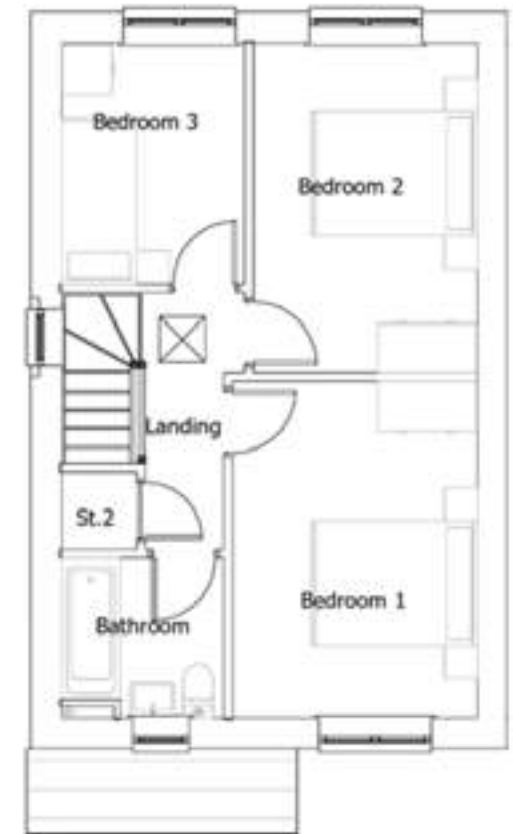
3' - 0" x 3' - 1"

Floor Area - 905ft²

GROUND FLOOR



FIRST FLOOR



- Three bedrooms
- Open entertaining
- Inviting spaciousness

YOUR ENERGY EFFICIENT HOME

New Build Homes can potentially save you approximately £2,200 annually on bills.

Source - Waat a Save

Optimal insulation efficiency could translate into reduced expenditures on heating.

Solar panels as a standard! Helping you decrease your electricity expenses.

Our homes at The Willows, Silsden have an energy efficiency rating of A!

Argon filled double glazing keeping your home warm.

Water saving taps and showers mean you waste less water





MORTGAGE ADVICE

We work closely with the Mortgage Advice Bureau to ensure you find the right mortgage for you.



NHQC

We are newly registered with the New Homes Quality Code, giving you complete peace of mind when buying a new home.



RESERVATION

We're here to help every step of the way. For further information on our reservation process please see our website.

COMPLETE PEACE OF MIND

New Homes Quality Code (NHQC)

The New Homes Quality Code (NHQC) is an independent, not-for-profit organisation designed to make the process of buying a home fairer and more transparent for our customers.

Skipton Properties comply with the NHQC code of practice, to ensure that you have all the correct and reliable information throughout your home purchase, from when you initially walk into our sales suite, through to two years after you've moved into your home. For more information on the NHQC code of practice, please speak with your sales advisor.

Peace of mind

We believe our extensive experience should provide you with confidence when choosing to buy from us. However, to ensure your complete peace of mind, all our homes are backed by a 10-year LABC warranty.

It includes two periods:

Defects Insurance Period (valid for 2 years from warranty commencement)

Structural Insurance Period (years 3 – 10)

You will be given your policy document at reservation.



CUSTOMER STORIES



Beautiful home

"We watched the promo video on the website; it was really encouraging to see your Sales & Marketing Director, Caroline, talk about building new communities and what it means to the company, especially compared with some bigger developers."



Community

"Great location, quality finish and a lovely community feel."



Extremely happy

"Having recently purchased a new home through Skipton Properties, we have been extremely happy with the process from start to finish."



Flows beautifully

"Although we bought off-plan, our Sales Advisor at the time, talked us through the layout and full design. Our home flows beautifully and it's just what we were looking for."

See more stories on our website [here](#).

CONTACT US

TO BOOK YOUR APPOINTMENT



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WHAT 3 WORDS – HAPPY.GOING.COULD

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