



COBBYDALE WAY

— SILSDEN —

Cobbydale Way, Silsden, West Yorkshire

A select development of thirteen 3 and 4 bedroom new homes of high quality design and specification. The popular town of Silsden is located close to open countryside and is convenient for local amenities and the nearby towns of Ilkley, Skipton and Keighley.

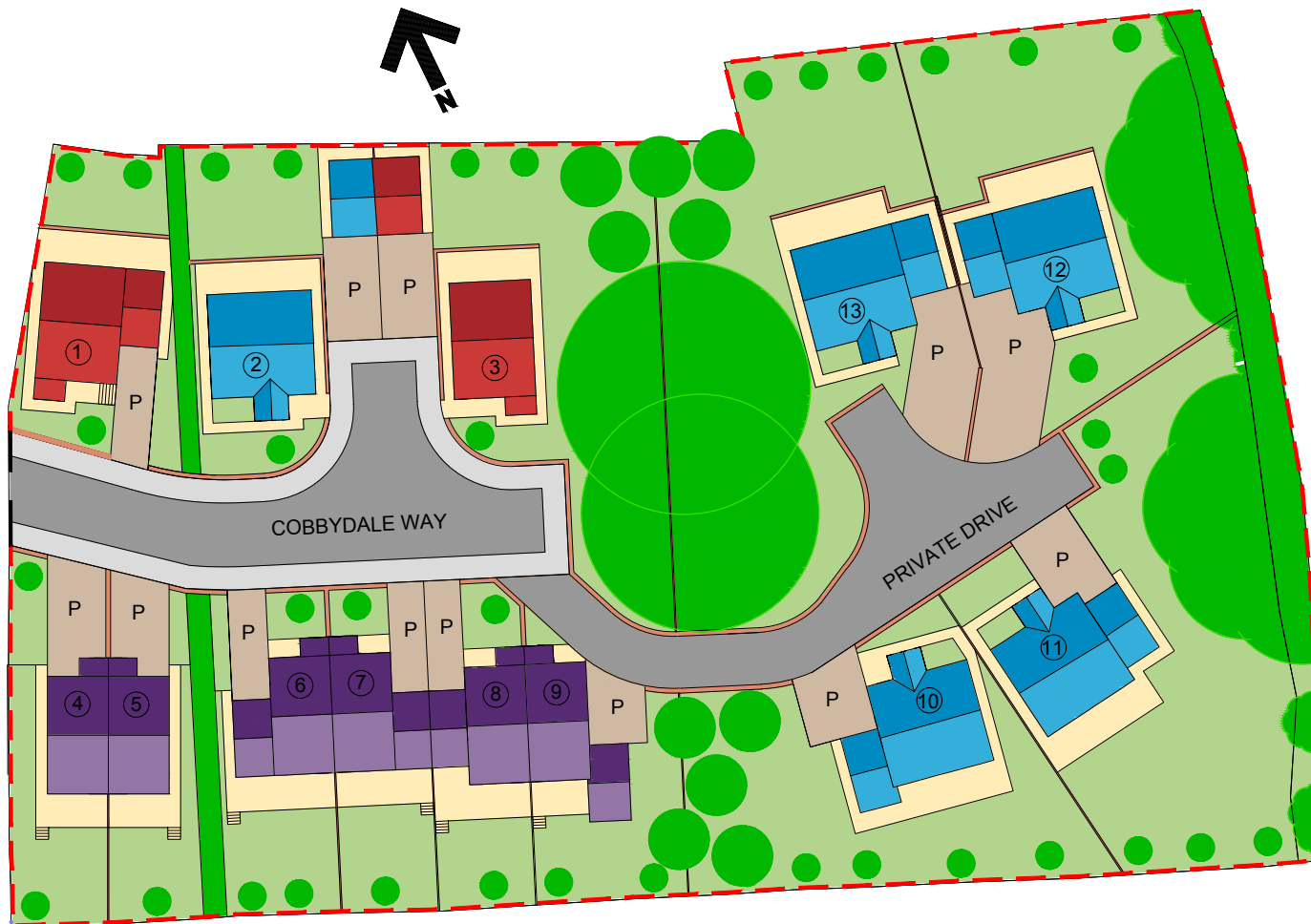
ABOUT SILSDEN

Situated between the towns of Ilkley, Skipton and Keighley, Silsden is very much a thriving community in its own right. The town enjoys an attractive location within the Aire Valley, readily accessible to open countryside yet well placed for access to West Yorkshire business districts, particularly via the frequent 'Metro' train services which run throughout the day from Steeton & Silsden Station (1.5 miles) to Leeds, Bradford and Skipton. Silsden is home to a wide range of everyday amenities with a choice of local shops, restaurants, pubs and leisure facilities. The surrounding towns offer a broader range of amenities and include the historic market town of Skipton (7 miles), which stands at the gateway to the Yorkshire Dales, whilst the famous Victorian spa town of Ilkley, with its extensive range of high quality shops and leisure opportunities, is just over 6 miles drive away.



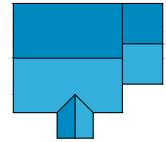
NB. Site illustration for plot identification only. Not to scale.

SITE PLAN

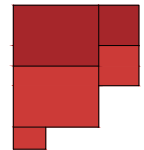


HOUSE TYPES

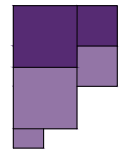
The Wharfedale



The Littondale

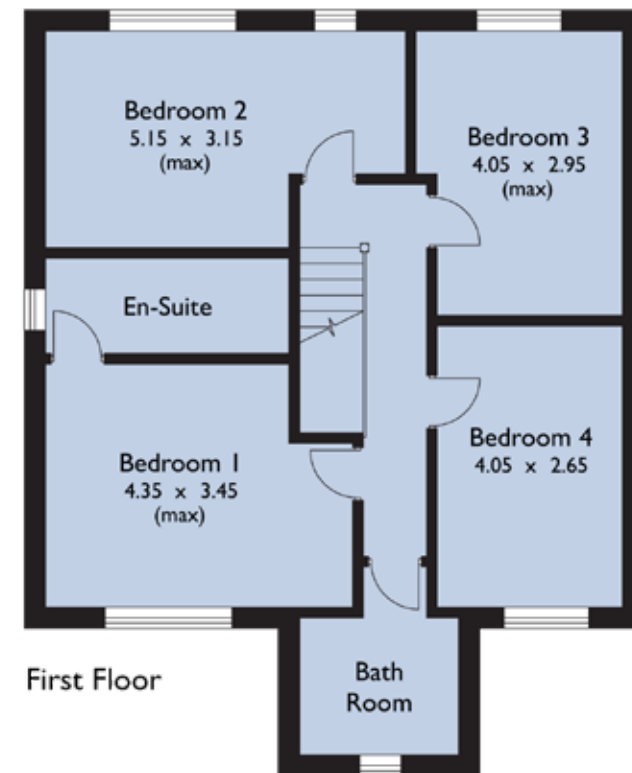


The Airedale



WHARFEDALE - PLOTS 12 & 13

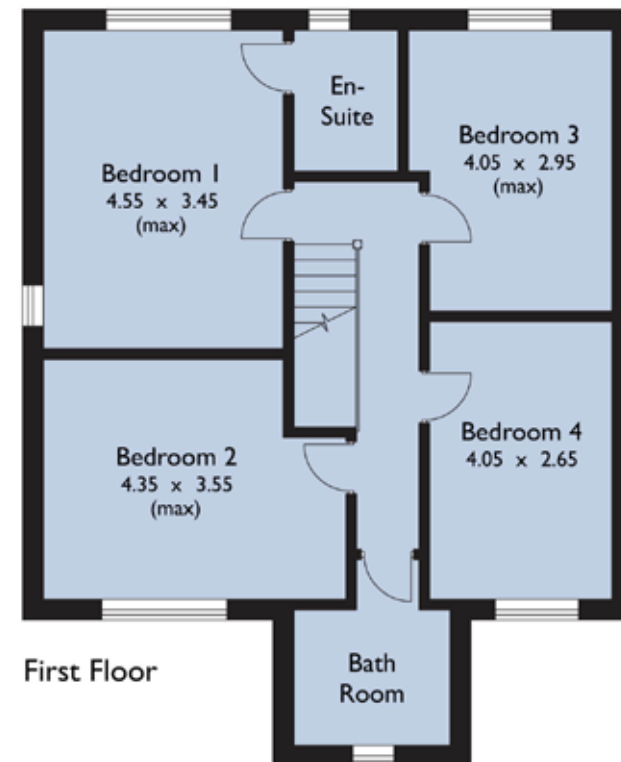
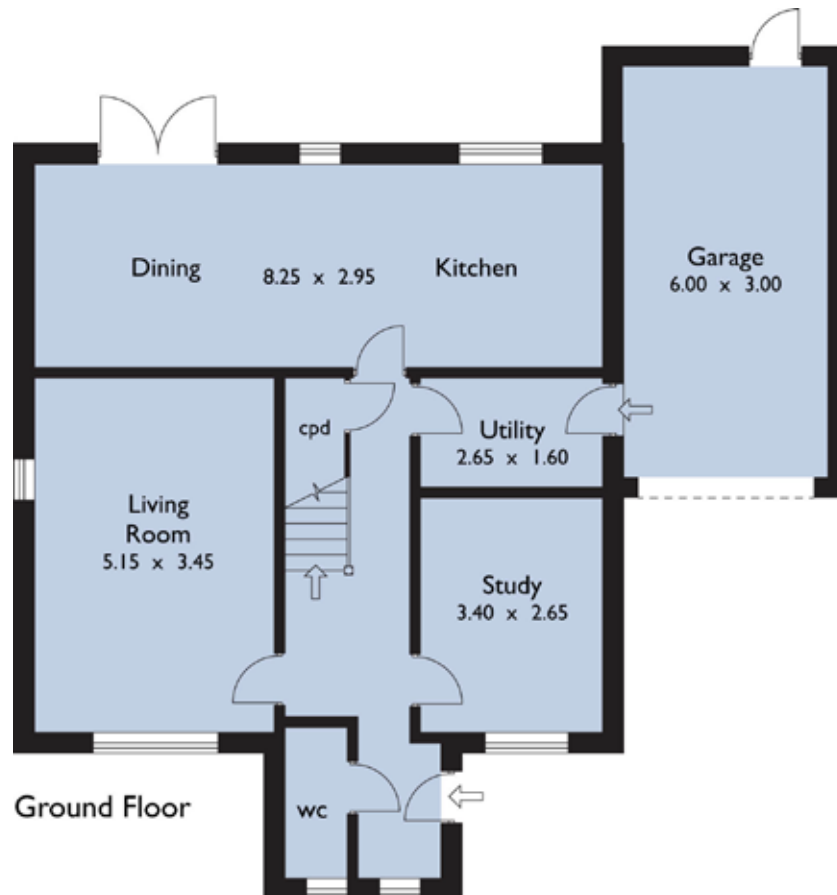
A 2 storey detached home with hall, WC, living room, study/snug, kitchen-dining room and utility. 4 bedrooms, house bathroom and en-suite. Gardens, single attached garage and parking spaces.



NB. Illustrations as a guide only. Not to scale. Estimated dimensions. Image shown is an indicative Wharfedale house type. The floor plan shown is Plot 13. Plot 12 is handed the other way. Garages are attached as per the site layout plan.

WHARFEDALE - PLOT 10

A 2 storey detached home with hall, WC, living room, study/snug, kitchen-dining room and utility.
4 bedrooms, house bathroom and en-suite. Gardens, single attached garage and parking spaces.



WHARFEDALE SPECIFICATION – PLOTS 10, 12 & 13

ELECTRICAL

- Mains smoke detectors with battery backup
- External light fittings to front & rear of property
- Chrome sockets to kitchen, lounge, study, hall, and landing
- Shaver point – main bathroom and en-suite
- TV points (in selected rooms)
- Telephone points (in selected rooms)
- Chrome down lights to kitchen, Lounge, hall and landing
- Chrome bathroom down lights to house bathroom, en-suite and downstairs wc
- Alarm system by Keybury alarms

EXTERNAL SPECIFICATION

- Turf to rear garden
- Blocked paved driveways
- Indian Stone flag paths and patio
- Natural stone built. Stone has been dyed & tumbled for reclaimed effect.
- Natural stone surrounds & natural stone corbels under guttering
- Greys Artificial stone roof slates
- Reclaimed stone garden walls built
- Outside tap to garage and rear of property
- Black UPVC guttering

INTERNAL SPECIFICATION

- 125mm “Taurus” style MDF skirting boards and 75mm “Taurus” style MDF architraves
- Oak Staircase with glass balustrade
- Internal walls & ceilings a light grey emulsion
- Internal woodwork brilliant white satinwood
- Internal oak doors
- Carlisle Brass “Design” lever handles on rose in chrome

KITCHEN & UTILITY

- Hacker Kitchen (German Manufacturers)
- Neff Appliances included are integrated Fridge Freezer, Integrated dishwasher, double oven, gas hob and extractor
- Choice of doors, handles and granite/quartz worktops for kitchen
- Utility room with units and laminate worktop including plumbing for washing machine

BATHROOMS & DOWNSTAIRS WC

- Duravit D-code sanitaryware
- Hansgrohe taps and showers
- Chrome towel radiators in house bathroom & en-suite
- Walls half tiled in bathroom & en-suite, fully tiled in shower areas
- Duravit DuraStyle Black Oak vanity units to bathroom and ensuite.

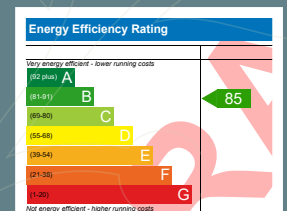
- Floor tiled in bathroom, en-suite and downstairs WC
- Tiling behind basin in downstairs WC
- Choice of ceramic tiling from a range

DOOR & WINDOW SPECIFICATION

- White UPVC windows with horizontal bar design
- Chrome window & door furniture
- UPVC French doors to dining/ kitchens
- External doors to be black composite

GENERAL

- 10 year NHBC build warranty
 - Electric, gas and water services connected to the property with provision for meters to read externally.
 - BT laid up to property but has to be made live by supplier
 - Gas fired central heating via Worcester Bosch system boiler and OSO 200 litre hot water cylinder
 - Radiators throughout and towel warmers to bathrooms
 - Single garage with electric and water supply
- NB floor coverings not included



England
EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

GENERAL NOTES

Specification – The specifications are a general summary and the developer reserves the right to alter the specification as the scheme progresses.

Choices - Subject to early reservation, exchange of contracts and the build programme, some options and choices may be available in respect of the kitchen units, worktops and tiling.

Warranty – All homes will have a 10 year NHBC build warranty. Solicitors to confirm full details before purchase.

Consumer Code for Home Builders – This development is operating to this code.
www.consumercode.co.uk

Plans – Site and floor layout plans are illustrations for guidance only and may be subject to change as the build program progresses. The site plan shows plot numbers rather than postal numbers and is for plot identification only. All boundaries and any rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Landscaping is subject to confirmation. The plans are not to scale and any measurements given are estimated for use as a guide only, and are subject to change and confirmation once they are build complete. Plots and garage attachment is as per the site layout plan. Plots are handed so may be different to the images and floor plans shown.

Postal addresses and postcodes are to be confirmed by the local authority and Royal Mail and may vary from the plot numbers and site/development name/address used for marketing purposes.

Energy Efficiency Ratings are available upon request. Where a property is not yet complete these will be Predicted Energy Assessments (PEA) rather than Energy Performance Certificates (EPC). The PEA might not represent the final energy rating of the property on completion.

Reservation Procedure – Reservations are subject to payment of a £1,000 reservation fee, which will be used as part payment of the purchase price. If a purchaser cancels the reservation or fails to proceed in accordance with the reservation agreement, the vendor will reimburse the reservation fee but deduct an administration charge to cover expenses and costs. Purchasers are usually required to exchange contracts and pay the balance of the contractual deposit within 6 weeks of receiving a contract. Legal completion initially will be subject to notice but nearer to build completion a fixed date may be available. Any proposed completion dates are subject to change and confirmation. Reservation fees are payable to Snell Developments Limited. Reservations are subject to availability. To make a reservation please contact: John Shaw FRICS, Sales Agent. Telephone: 07392 000922.
Email: john@jshawfrics.co.uk

Further Information and Viewing –

Please contact: John Shaw FRICS,
New Homes Sales Agent.
Tel: **07392 000922**.
Email: john@jshawfrics.co.uk
www.jshawfrics.co.uk

Directions – From Keighley Road/Kirkgate, Silsden, head eastwards over Clog Bridge and along Howden Road. Turn second left after the Toyota Garage into Daisy Hill and continue to the top where Cobbydale Way is the last turning on the right (satnav BD20 0JW).



Snell Developments recently completed new homes at St Johns Croft, Cononley, BD20 8LS



The Snell Family have been undertaking housing developments for over 40 years and have earned a reputation for the high quality of their homes. They oversee every detail from design to the finished product. They pride themselves on the homes they develop and believe their superior finish and specification makes them stand out from their competitors. They have undertaken numerous developments around the area. Their developments are traditional in style to harmonise with the surroundings whilst providing spacious interiors, offering contemporary design and specification.



IMPORTANT NOTE - The information contained in this marketing brochure and all other marketing material is for general guidance only. It should be noted that many of the images and pictures of the buildings, plans and surroundings are artist impressions or computer generated and are indicative illustrations only. Snell Developments Limited reserve the right to alter any part of the development, specification, floor plans and internal layouts as the scheme progresses. All measurements are approximate and have been estimated from architects plans and are therefore subject to change and confirmation. These particulars do not constitute an offer or contract of sale; any prospective purchasers should satisfy themselves with an inspection of the site/property as applicable. All illustrations are for identification purposes only and are not to scale. Measurements are estimated in metric and rounded to the nearest 5cm. Subject to Contract (ref JS/16.03.22).

