



# SILKSTONE<sup>2</sup>

Wheldon Road - Fryston - Castleford - WF10 2PY

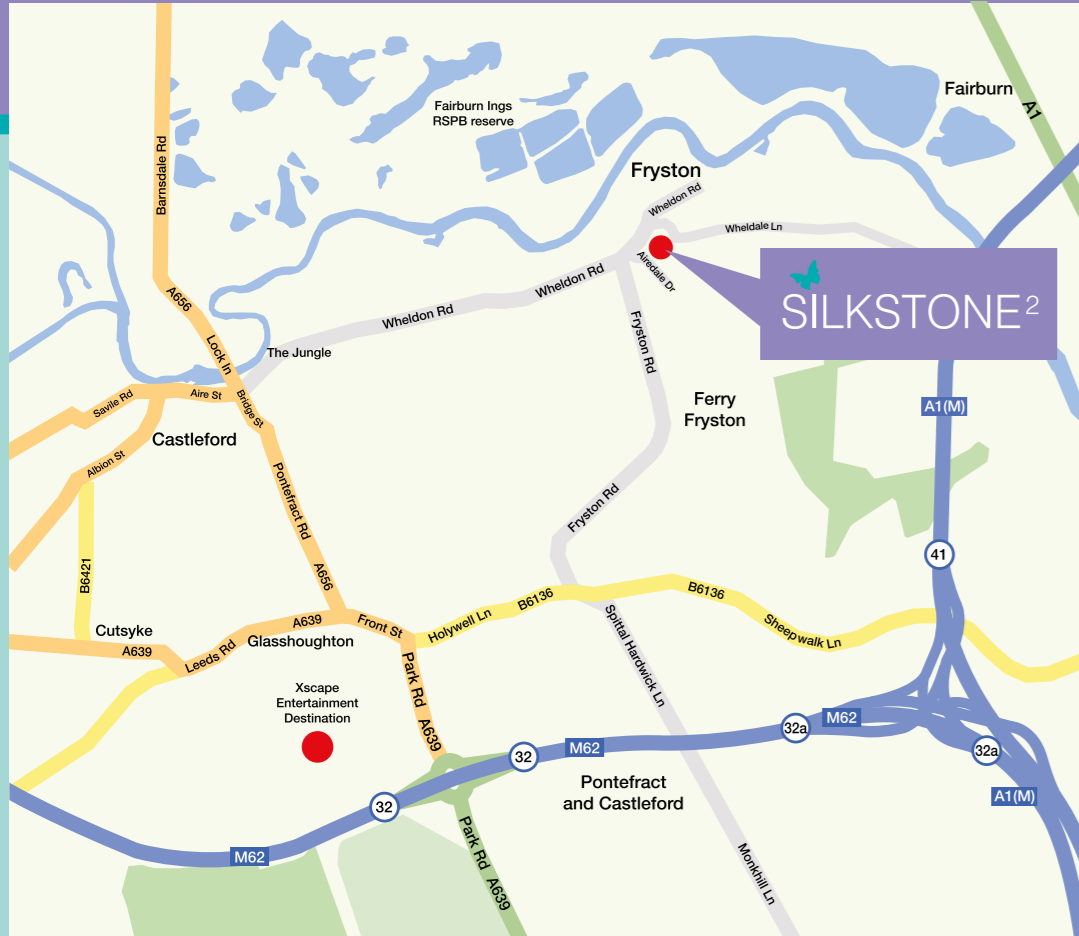


# SILKSTONE<sup>2</sup>

Wheldon Road - Fryston - Castleford - WF10 2PY

contemporary living collection

Telephone: 01977 512 825 - [silkstone@seddonhomes.co.uk](mailto:silkstone@seddonhomes.co.uk)  
Marketing Suite Open - Thursday - Monday, 10am - 5pm



Ryecroft, Halifax



Tingley, Near Leeds



Ripponden, Near Sowerby Bridge

A SELECTION OF PREVIOUS SEDDON DEVELOPMENTS

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
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# LIVE LIFE TO THE FULL AT SILKSTONE



Silkstone is an imaginatively conceived development that combines a neighbourly feeling with beautiful home designs to suit the tastes and aspirations of today's homebuyers.

With these entirely new home designs Seddon continue to enhance their reputation for producing homes that are traditional on the outside but with clean contemporary internal lines; ready to move into, providing a progressive and enlightened approach to accommodation for all the family.

Fryston is undergoing rapid transformation which Seddon are offering you a chance to become a part of. It is blossoming into a new and exciting community that is being re-landscaped to produce a recreational area that contains the RSPB Fairburn Ings Park - yet it is within easy reach of Castleford town centre

and Pontefract. It lies in close proximity to the M62 motorway giving a stress-free commute to Leeds and other major towns.

The two, three and four bedroom homes at Silkstone are built in a medley of styles. Each have comfortable and elegant living rooms, good sized bedrooms and a modern kitchen. Silkstone provides a good background for leisure and is a place that provides easy communications both locally and nationally.

Two Bedroom  
Semi-Detached  
or Mews Home



ADEL



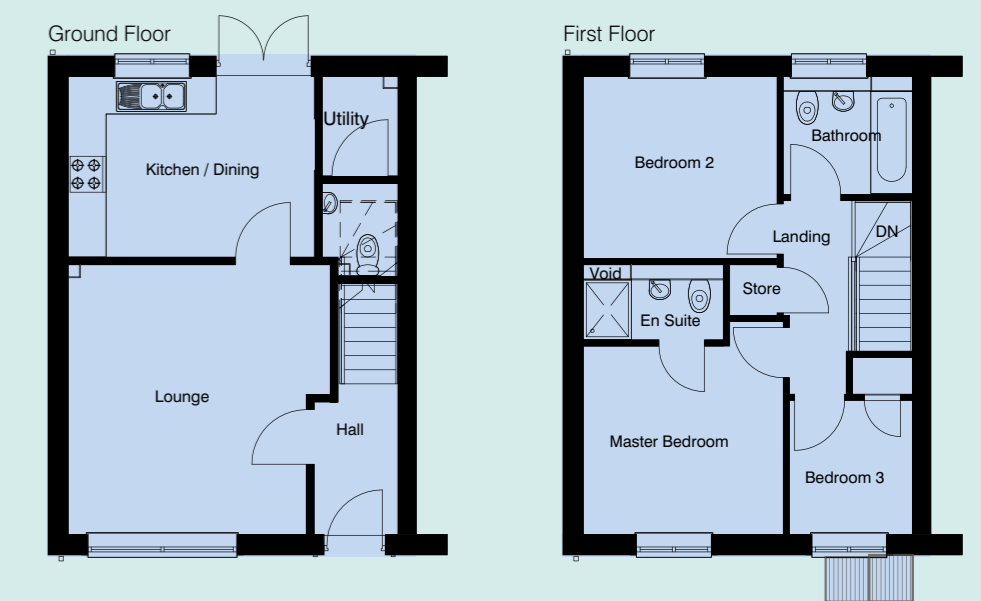
Living/Dining Room	4593 x 4105	Master Bedroom	3812 x 3463
Kitchen	3118 x 2248	En-Suite	2029 x 1730
WC	1828 x 975	Bedroom 2	3436 x 2344
		Family Bathroom	2174 x 2030

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.

Three Bedroom  
Semi-detached  
Home



BOWLAND



Lounge	4525 x 4397	Master Bedroom	3362 x 3170
Kitchen / Breakfast	4132 x 3040	En-suite	2365 x 1280
Utility	1685 x 1290	Bedroom 2	3258 x 3065
W.C	1565 x 1290	Bedroom 3	2265 x 2085
		Bathroom	2189 x 1995

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.

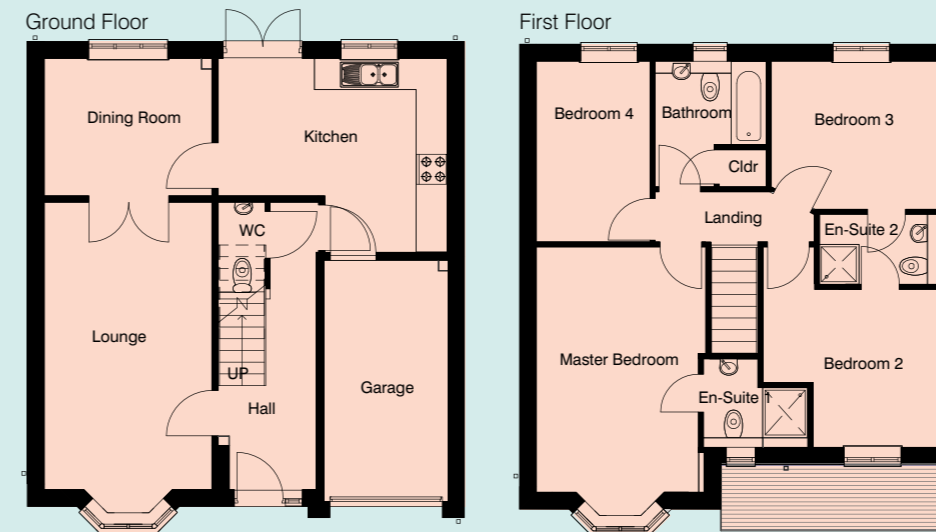


Stylish dining room from a previous Seddon Development

Four Bedroom  
Detached Home  
With Integral  
Garage



## BREARLEY



Lounge 6261 x 3385  
Kitchen 4625 x 3963  
Dining 3385 x 2782  
W.C 1840 x 967  
Garage 4835 x 2485

Master Bedroom 5416 x 3421  
En-suite 2115 x 1800  
Bedroom 2 3569 x 3195  
En-suite 2 2429 x 1431  
Bedroom 3 3400 x 2997  
Bedroom 4 3652 x 2305  
Bathroom 2547 x 2255

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.

Three Bedroom  
Detached Home  
with Integral  
Garage



## DENHOLME

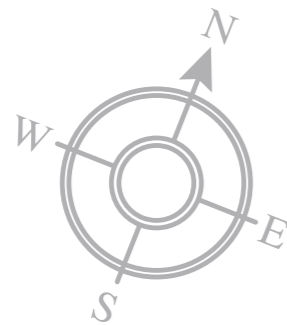


Lounge 4633 x 3473  
Kitchen 3733 x 2737  
Dining 3835 x 2472  
W.C 1612 x 1130  
Garage 4885 x 2348

Master Bedroom 4255 x 3237  
En-suite 2207 x 1980  
Bedroom 2 3747 x 2793  
Bedroom 3 3758 x 2488  
Bathroom 2692 x 2155

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.

# SILKSTONE<sup>2</sup>



## THE ARRANGEMENT OF HOMES 2, 3 & 4 bedroom homes

- |   |  |   |   |
|---|--|---|---|
|    | <b>ADEL</b><br>Two Bedroom Semi-Detached<br>or Mews Home               |  | <b>FIRGROVE</b><br>Three Bedroom Semi-Detached or<br>Mews Home with Integral Garage |
|    | <b>BOWLAND</b><br>Three Bedroom Semi-detached<br>Home                  |  | <b>ILKELY</b><br>Four Bedroom Detached Home<br>with Detached Garage                 |
|    | <b>BREARLEY</b><br>Four Bedroom Detached Home<br>With Integral Garage  |  | <b>MEARLEY</b><br>Four Bedroom Detached Home<br>with Detached Garage                |
|  | <b>DENHOLME</b><br>Three Bedroom Detached Home<br>with Integral Garage |   |   |

Artist's impression drawn from developer's plans and landscaping layouts.  
This is a two dimensional drawing and will not show land contours and gradients.  
For full details please refer to our Sales Advisor.

Three Bedroom  
Semi-Detached  
or Mews Home  
with Integral Garage



# FIRGROVE

Four Bedroom  
Detached Home  
with Detached  
Garage



# ILKELY

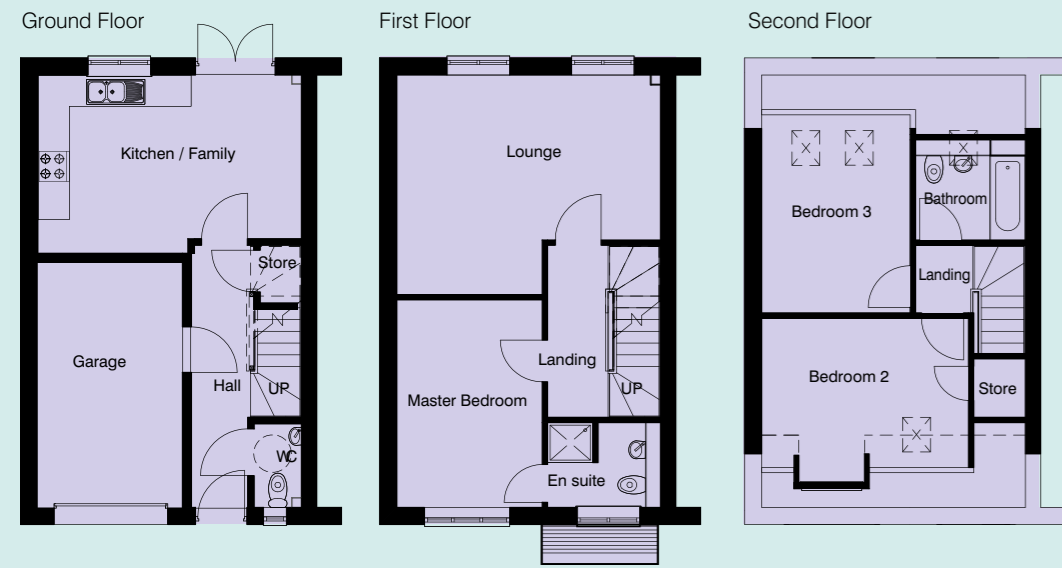
Four Bedroom  
Detached Home  
with Detached  
Garage



# MEARLEY



Stylish lounge from a previous Seddon Development



Kitchen / Family	5273 x 3693	Master Bedroom	4178 x 2923
W.C	1700 x 970	En-suite	2275 x 1725
Garage	5080 x 3055	Bedroom 2	4143 x 2352
Lounge	5273 x 4420	Bedroom 3	3327 x 2983
		Bathroom	2215 x 2032

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.



Lounge	7568 x 3080	Master Bedroom	3959 x 3223
Kitchen	4050 x 3197	En-suite	2308 x 1542
Dining	3197 x 2948	Bedroom 2	3544 x 3105
Utility	1971 x 1645	Bedroom 3	3223 x 3064
W.C	1971 x 1030	Bedroom 4	3479 x 3105
		Bathroom	2130 x 2024

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.



Lounge	5860 x 3345	Master Bedroom	3426 x 3370
Kitchen	3345 x 2603	En-suite	2233 x 1667
Dining	3345 x 3257	Bedroom 2	3426 x 3370
W.C	1550 x 1088	Bedroom 3	3413 x 2671
Utility	2233 x 1642	Bedroom 4	3132 x 2186
		Bathroom	2399 x 1880

The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.



Good Specification - Stylish Design - Traditional Quality



**Construction** All homes at Silkstone will be traditionally built using brick and block construction with a concrete tile roof. Foundations are pile and ground beam with beam and block suspended concrete floors. First floors will receive tongue and groove moisture resistant boarding on engineered joist silent flooring system.

**Comfort and security** Gas fired thermostatically controlled central heating via 'A' rated condensing boiler. Gas point and fused spur for fire ( except mid units). Roof insulation comprising 300mm glass fibre. Insulated walls. Locking UPVC windows with energy saving glazing. Multi point lock to front and rear doors. Mains Smoke detectors.

**Kitchens** Will be contemporary incorporating a stylish range of floor and wall cabinets from a selection of styles and colours (subject to build stage). 1.5 bowl Blanco stainless steel sink and tap . Integrated within the kitchen will be Zanussi stainless steel single under fan oven (2 & 3 beds) or double under fan oven (4 beds)

with 4 burner has hob and chimney hood. Stainless steel splash back. Fridge / freezer. Washing machine space. Dishwasher option upgrade as Customer Extras (subject to build stage). Stylish wall tiling from Porcelanosa. Karndean flooring.

**Finishing Touches** Contemporary skirting board and architrave. Flush panel oak effect internal doors with chrome lever furniture and hinges. Sliding mirror robes on selected rooms to 4 bedroom homes.

**Paintwork** Front and rear external doors finished in accordance with architect's specification. White gloss to all internal timbers including stair handrail and spindles. Plastered walls & ceilings will receive white matt emulsion.

**Bathrooms, En suite, & Cloakrooms** Stylish white sanitary ware from Ideal Standard incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with resin stone trays and thermostatic electric shower where applicable.

Mixer taps to all baths. Half height wall tiling to bath area with splash back elsewhere except shower cubicle which will be full height. Splash back tiling to cloaks.

**Electrical** TV points and BT socket to lounge and master bedroom. Switch and wiring for porch light. Razor points to bathroom and en suite. Door bell push and chimes. Light and socket to garage where provided.

**External** White uPVC fascia and ventilated soffit. Black rainwater goods. Low maintenance dry roofing system. Turfed front and rear garden. Tarmac driveway. Treated timber post and panel fencing with gate. Garden tap. Estate landscaping in accordance with architects approved layout.

**Warranty** All homes carry the NHBC 10 year 'Build Mark' warranty (from date of CML sign off).

**Tenure** Freehold