

Silkwood Gate

Dewsbury Road, Wakefield, West Yorkshire, WF2 9DS

Silkwood Gate is a stunning collection of 4 and 5 bedroom detached homes.



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David Wilson Homes

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Introducing Silkwood Gate

Set on the outskirts of Wakefield is Silkwood Gate, a development of 4 and 5 bedroom detached homes. The homes are modern and varied in a variety of styles so you will be spoilt for choice with traditional and modern layouts.

Ideally situated on Dewsbury Road these homes are within easy reach of central Wakefield which has varied choice of restaurants, shops and bars. There is a choice of local parks ideal for families and the local roads offer good bus routes plus excellent commuter links.



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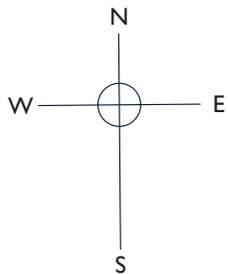
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SILKWOOD GATE, WAKWFIELD, WF2 9DS

- MITCHELL 4 Bed detached home
- BAYSWATER 4 Bed detached home
- HURST 4 Bed detached home
- DRUMMOND 4 Bed detached home
- HOLDEN 4 Bed detached home
- LAYTON 4 Bed detached home
- EMERSON 5 Bed detached home
- MADDOC 5 Bed detached home
- AFFORDABLE PLOTS



Landscaping is for indicative purposes only and purchasers should refer to the landscaping layout. The company reserves the right to make amendments to the development layout and materials at anytime. 204639/Willows/April2013

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The Mitchell

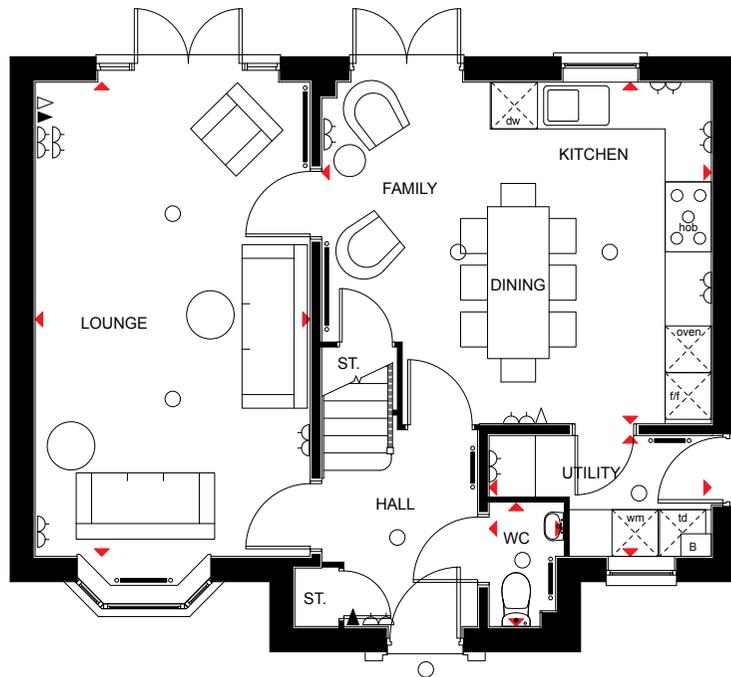
Four bedroom detached home

Ground Floor

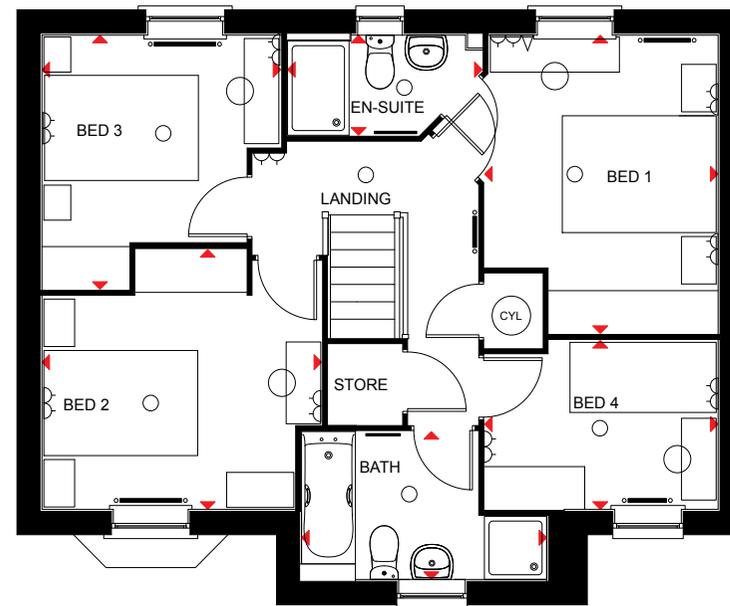
Lounge	3575 x 6090 mm	11'9" x 20'0"
Kitchen/Family/Dining	5065 x 4388 mm	16'7" x 14'5"
Utility	1552 x 2888 mm	5'1" x 9'6"
WC	1585 x 863 mm	5'2" x 2'10"

First Floor

Bed 1	3831 x 3035 mm	12'7" x 9'11"
En-suite	1210 x 2529 mm	4'0" x 8'4"
Bed 2	3337 x 3636 mm	10'11" x 11'11"
Bed 3	3265 x 3105 mm	10'9" x 10'2"
Bed 4	3035 x 2170 mm	9'11" x 7'1"
Bath	1900 x 3187 mm	6'3" x 10'5"



Ground Floor



First Floor

KEY	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
	◻ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◄◄ Dimension location

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The Bayswater

Four bedroom detached home

Ground Floor

Lounge	4503 x 3290 mm	14'9" x 10'10"
Kitchen/Family/		
Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1700 x 1000 mm	5'7" x 3'3"

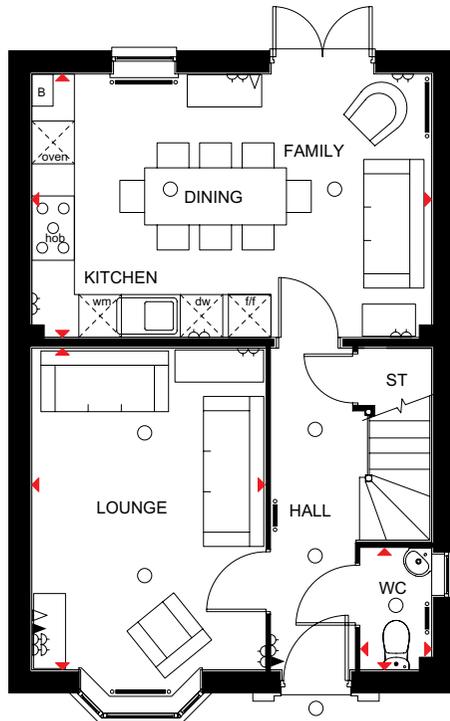
First Floor

Bed 2	3341 x 4503 mm	11'0" x 14'9"
En-suite	2240 x 1368 mm	7'4" x 4'6"
Bed 3	3341 x 3687 mm	11'0" x 12'1"
Bed 4	2210 x 3687 mm	7'3" x 12'1"
Bath	2210 x 1700 mm	7'3" x 5'7"

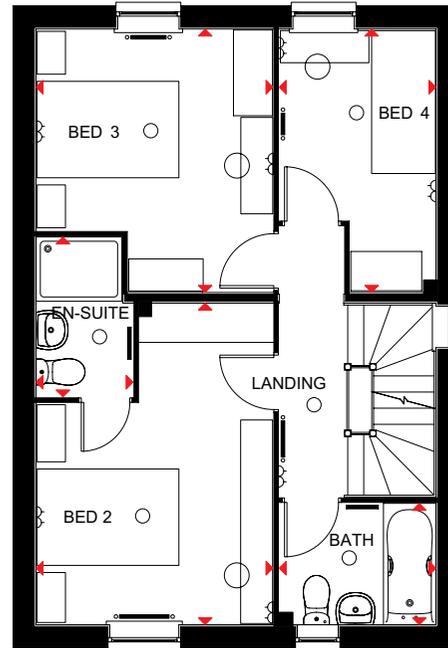
Second Floor

Bed 1	3466* x 3697* mm	11'4"* x 12'1"*
Dressing Area	3466* x 2085* mm	11'4"* x 6'10"*
En-suite	2085* x 1954* mm	6'10"* x 6'5"*

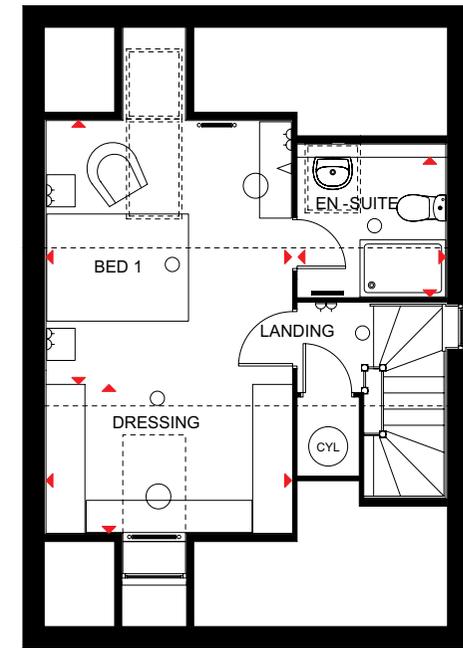
*Overall floor dimension includes lower ceiling areas



Ground Floor



First Floor



Second Floor

KEY	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	◄► Dimension location
	◊ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	

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The Hurst

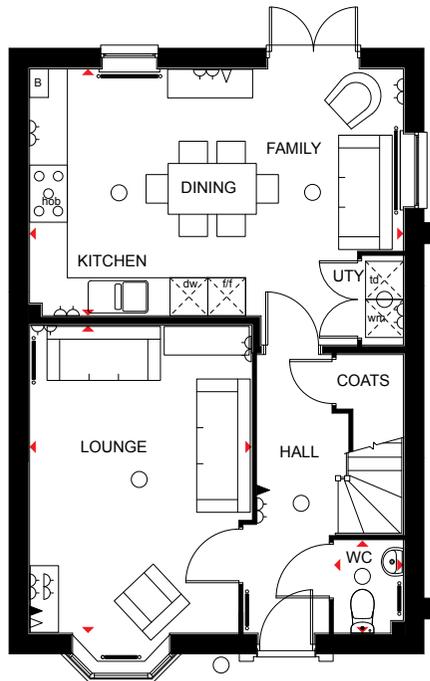
Four bedroom detached home

Ground Floor

Lounge	3525 x 4850 mm	11'7" x 15'11"
Kitchen/Family/Dining	5934 x 3890 mm	19'6" x 12'9"
WC	1461 x 1100 mm	4'10" x 3'7"

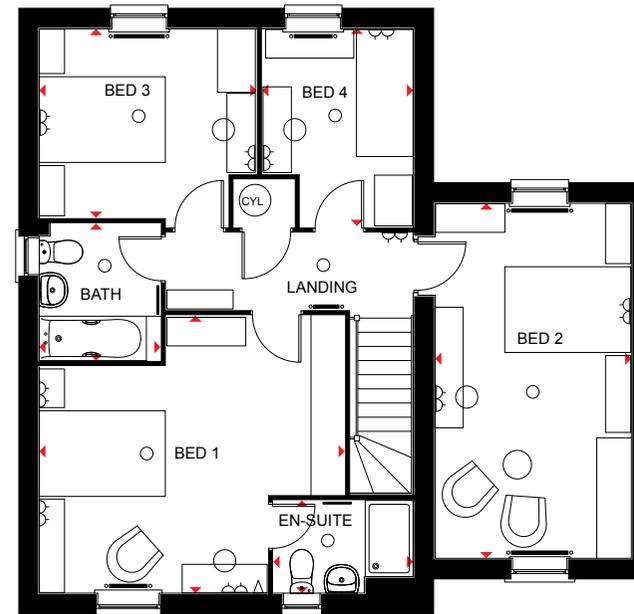
First Floor

Bed 1	4850 x 4375 mm	15'11" x 14'4"
En-suite 1	1461 x 2218 mm	4'10" x 7'3"
Bed 2	5592 x 3115 mm	18'4" x 10'3"
Bed 3	3450 x 2976 mm	11'4" x 9'9"
Bed 4	3125 x 2395 mm	10'3" x 7'10"
Bath	2161 x 1925 mm	7'1" x 6'4"



Ground Floor

DRIVE THROUGH



First Floor

KEY	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	f/f Fridge/freezer space	dw Dishwasher space	◄► Dimension location
	◻ Electric socket	◁ T.V. aerial socket	— Towel radiator	CYL Cylinder	wm Washing machine space	td Tumble dryer space	

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The Drummond

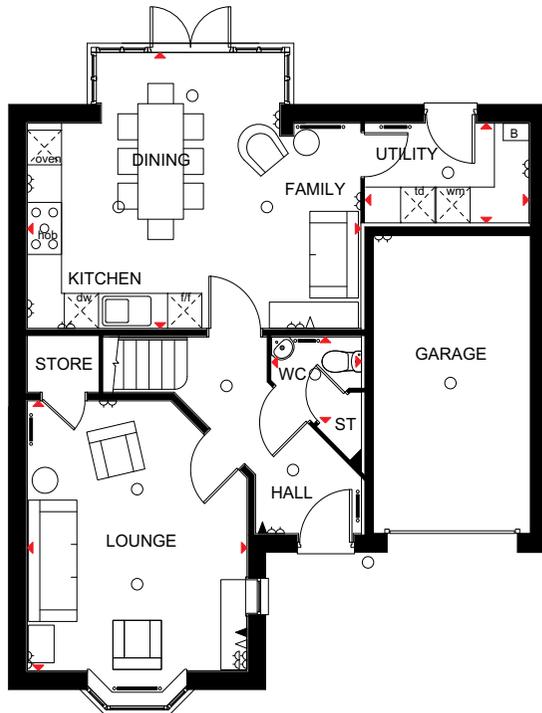
Four bedroom detached home

Ground Floor

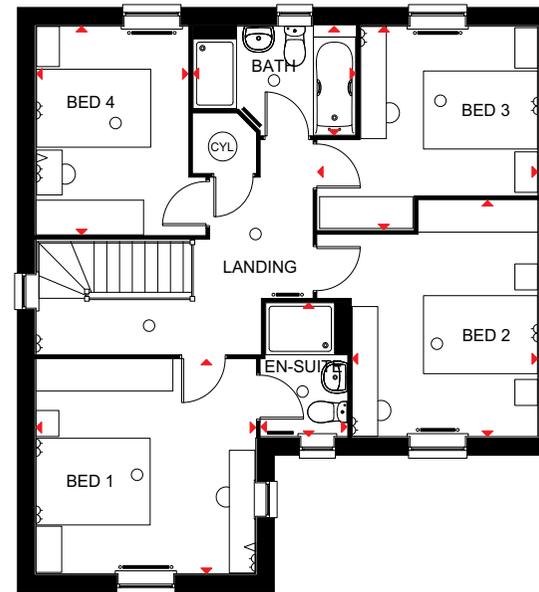
Lounge	3850 x 4671 mm	12'8" x 15'4"
Kitchen/Family/Dining	5845 x 4775 mm	19'2" x 15'8"
Utility	2869 x 1725 mm	9'5" x 5'7"
WC	1490 x 1575 mm	4'1" x 5'2"

First Floor

Bed 1	3850 x 3711 mm	12'8" x 12'2"
En-suite	1511 x 2315 mm	4'11" x 7'7"
Bed 2	3251 x 4088 mm	10'8" x 13'5"
Bed 3	3858 x 3525 mm	12'8" x 11'7"
Bed 4/Study	3611 x 2665 mm	12'0" x 8'9"
Bath	1886 x 2846 mm	6'2" x 9'4"



Ground Floor



First Floor

KEY	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
	◻ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◄◄ Dimension location

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The Holden

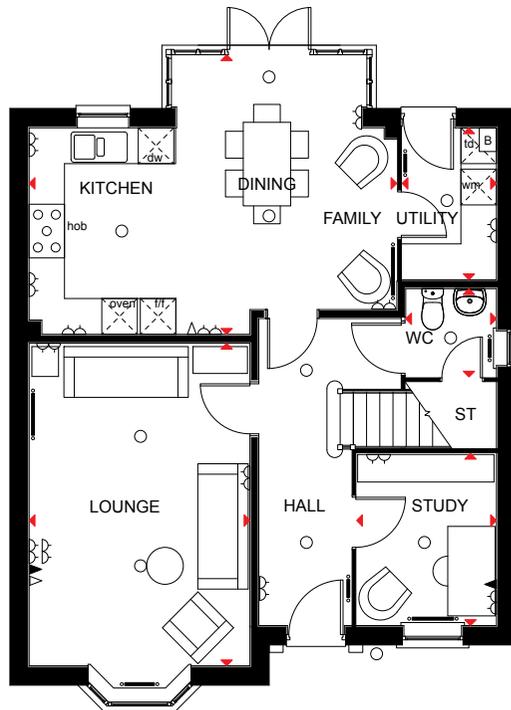
Four bedroom detached home

Ground Floor

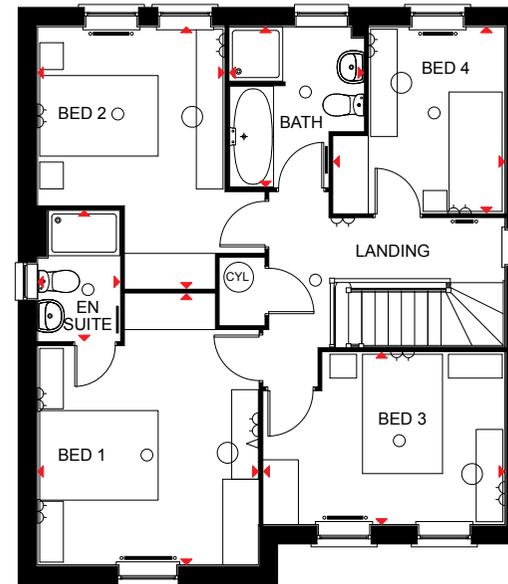
Lounge	3728 x 5405 mm	12'3" x 17'9"
Kitchen/Family/Dining	6208 x 4685 mm	20'4" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1532 x 1481 mm	5'0" x 4'10"

First Floor

Bed 1	3728 x 4543 mm	12'3" x 14'11"
En suite	1390 x 2190 mm	4'7" x 7'2"
Bed 2	3153 x 4384 mm	10'4" x 14'5"
Bed 3	2886 x 4073 mm	9'6" x 13'4"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2685 x 2266 mm	8'10" x 7'5"



Ground Floor



First Floor

KEY	○	Light fitting	◀	Telephone outlet point	—	Radiator	B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
	◻	Electric socket	◁	T.V. aerial socket	—	Towel radiator	ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◄	Dimension location

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The Layton

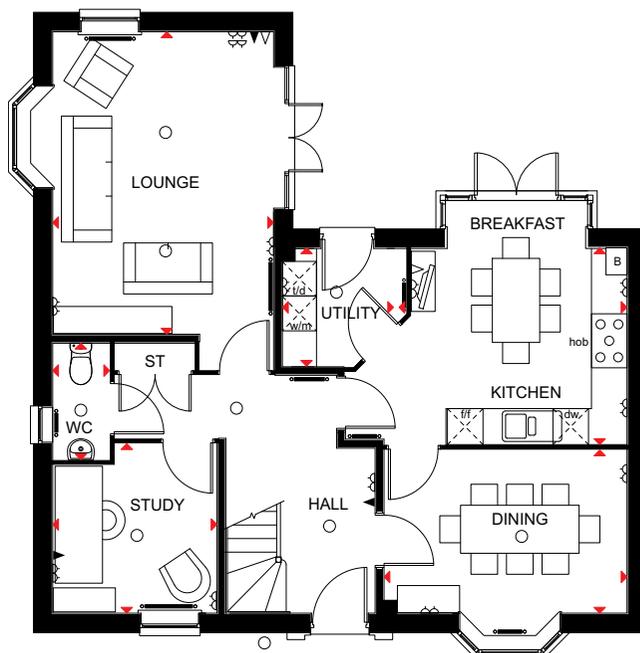
Four bedroom detached home

Ground Floor

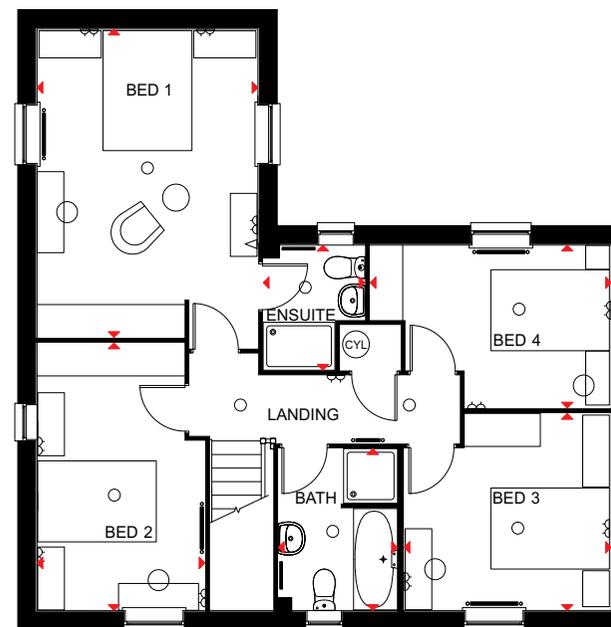
Lounge	5040 x 3727 mm	16'6" x 12'3"
Utility	1975 x 1875 mm	6'6" x 6'2"
Kitchen/Breakfast	3849 x 3280 mm	12'8" x 10'9"
Dining	4100 x 2721 mm	13'5" x 8'11"
Study	2772 x 2826 mm	9'1" x 9'3"
WC	1942 x 961 mm	6'4" x 3'2"

First Floor

Bed 1	5119 x 3727 mm	16'10" x 12'3"
En-suite	715 x 2085 mm	5'8" x 6'10"
Bed 2	4460 x 2833 mm	14'8" x 9'4"
Bed 3	3498 x 3285 mm	11'6" x 10'9"
Bed 4	4070 x 2716 mm	13'4" x 8'11"
Bath	2698 x 2010 mm	8'10" x 6'7"



Ground Floor



First Floor

KEY	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
	◻ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	f/f Fridge/freezer space	dw Dishwasher space	◄ Dimension location

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The Emerson

Five bedroom detached home

Ground Floor

Lounge	6580 x 3573 mm	217" x 119"
Kitchen/Family/		
Breakfast	5107 x 3898 mm	169" x 128"
Utility	1950 x 1531 mm	65" x 50"
Dining	3052 x 3109 mm	100" x 102"
WC	1531 x 1013 mm	50" x 34"

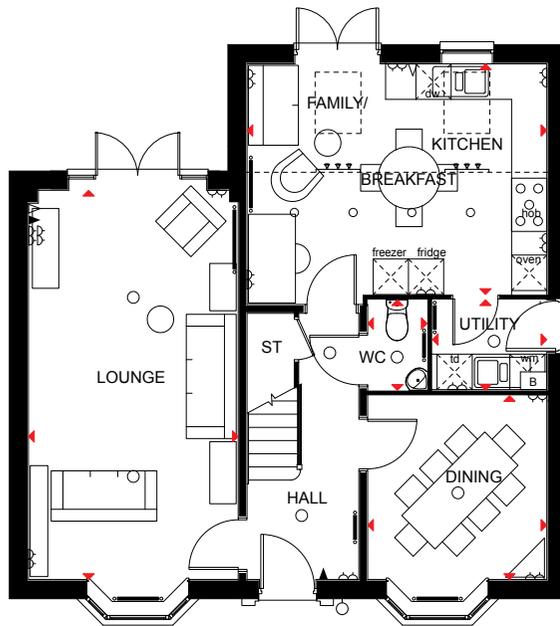
First Floor

Bed 1	3931 x 3634 mm	12'11" x 11'11"
Dressing	2560 x 1929 mm	8'5" x 6'4"
En Suite	1385 x 2560 mm	47" x 8'5"
Bed 3	3077 x 3423 mm	10'0" x 11'3"
Bed 4	3077 x 3068 mm	10'0" x 10'1"
Bath	2173 x 1991 mm	72" x 6'6"

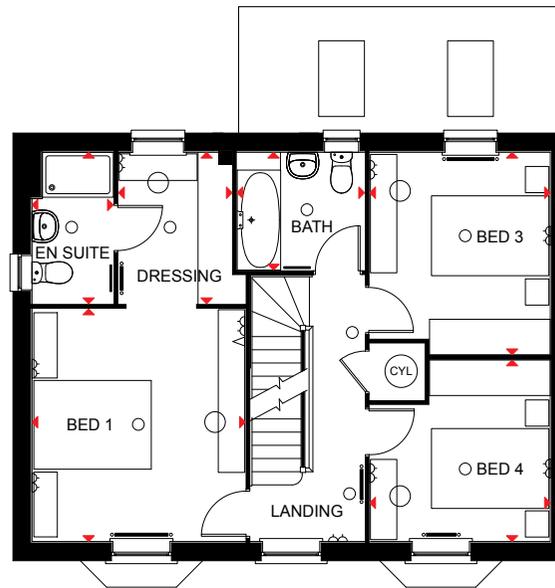
Second Floor

Bed 2	4402* x 3561*mm	14'5"* x 11'8"*
Bed 5	3634* x 2602*mm	11'11"* x 8'6"*
Shower	2606* x 1470*mm	8'7"* x 4'10"*

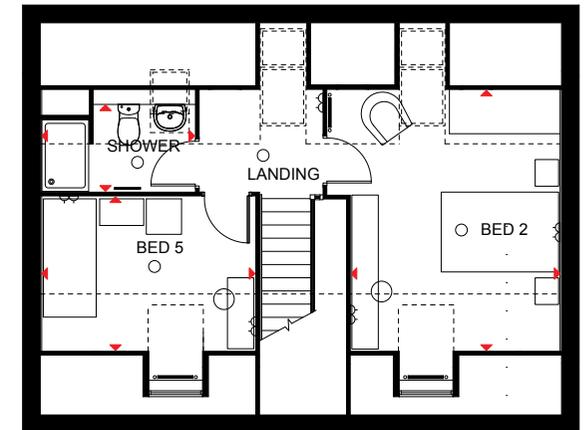
*Overall floor dimension includes lower ceiling areas



Ground Floor



First Floor



Second Floor

KEY	○ Light fitting	◀ Telephone outlet point	—○— Radiator	B Boiler	dw Dishwasher space	ST Store
	◊ Electric socket	◁ T.V. aerial socket	—■— Towel radiator	wm Washing machine space	td Tumble dryer space	◄◄ Dimension location

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The Maddoc

Five bedroom home

Ground Floor

Sitting Room	6427 x 4028mm max	21'1" x 13'3"
Kitchen/		
Family/Dining	6427 x 4735mm max	21'1" x 15'6"
Utility	1860 x 1754mm max	6'1" x 5'9"
WC	1786 x 971mm max	5'10" x 3'2"

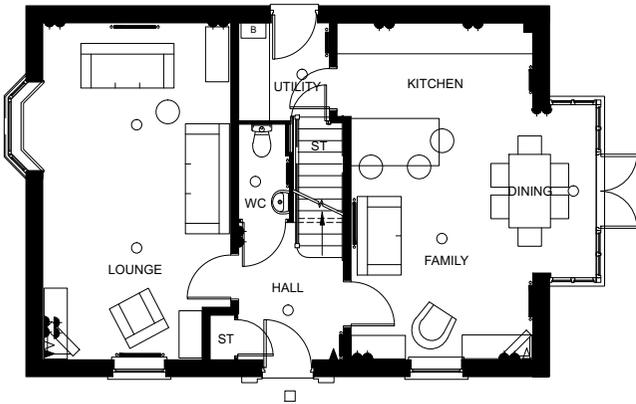
First Floor

Bedroom 1	3813 x 3571mm	12'6" x 11'9"
En-suite	1375 x 2525mm max	4'6" x 8'3"
Bedroom 3	3745 x 3677mm max	12'3" x 12'1"
Bedroom 4	3745 x 2661mm max	12'3" x 8'9"
Bathroom	2107 x 1925mm	6'11" x 6'4"

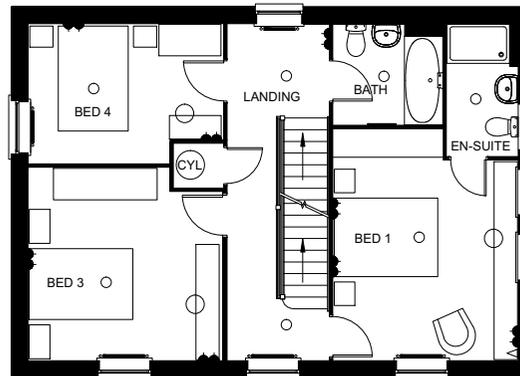
Second Floor

Bedroom 2	3767 x 4911*mm max	12'4" x 16'1"*
Bed 5/Study	3571 x 2988*mm	11'9" x 9'10"*
Shower Room	2171 x 1412*mm max	7'1" x 4'8"*

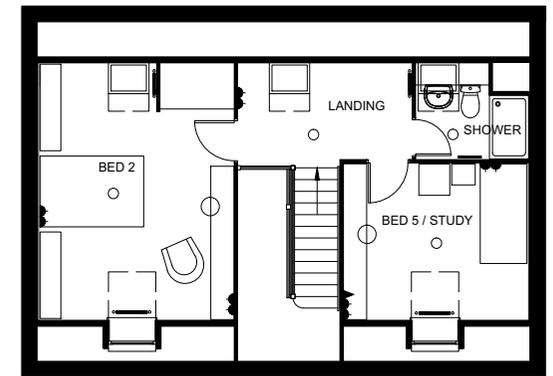
* Overall floor dimension includes lowered ceiling areas



Ground Floor



First Floor



Second Floor

KEY	○ Light fitting	◀ Telephone outlet point	▬ Radiator	ST Store
	◀ Electric socket	◁ T.V. aerial socket	▬ Towel radiator	CYL Cylinder

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