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Interior images show a typical Skipton Properties home

A collection of two, three and four bedroom homes, built to high standards, with a contemporary finish and quality specification. Situated in the Worth Valley with views over Keighley

A development of 96 homes from Skipton Properties, featuring a wide selection of house types to suit your family's needs and your family's budget. Located in the town of Keighley, West Yorkshire, it is perfectly located for both work and leisure, with easy access to the town centre and all the amenities it has to offer. The development also has excellent links to the nearby towns of Skipton, Bingley and Halifax, as well as the cities of Leeds and Bradford. You also have the beautiful towns of Haworth, Oxenhope and Hebden Bridge on your doorstep.

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Sales Centre and Show Home open Thursday - Monday 10am - 5pm

Prices from £97,950

Sales Centre and Show Home
Woodland Heights
Woodhouse Drive
Keighley
West Yorkshire
BD21 5PB

Our standard specification is anything but standard....

Kitchen

- Zanussi stainless steel oven and gas hob
- Classic or modern kitchens, with soft closing doors and drawers
- Stainless steel sink and mixer tap
- Stainless steel chimney style extractor above hob
- 450mm high splashback of ceramic tile choice; see options
- Three double sockets

Cloakroom

- Ideal Standard sanitary ware
- Tiled splashback to the sink
- Bristan, 'Capri' chrome taps

House Bathroom

- Ideal Standard 'Alto' sanitary ware
- Thermostatic shower over the bath in homes with no en-suite
- Full height tiling to the shower if applicable or 450mm tiling to the bath and splashback to sink
- Bristan, 'Capri' chrome taps
- Ceramic tile choice; see options

En-suite

(where applicable, see housetype)

- Ideal Standard sanitary ware
- Thermostatic shower in all two-storey homes
- Electric shower in all three-storey homes
- Full tiling to shower cubicle, splashback to the sink
- Bristan, 'Capri' chrome taps
- Ceramic tile choice; see options

Interior features

- Premdor Oak foil veneer door
- Satin chrome effect door furniture
- Staircase, white gloss 41mm chamfered spindles
- TJI 'silent' floor with T&G, 22mm floor that is glued to reduce noise
- Flat skim finish ceilings with 15 mm board to further reduce noise
- 125mm skirtings 'torus' profile MDF, white gloss
- 75mm architraves 'torus' profile MDF, white gloss
- Internal walls magnolia emulsion

Electrical

- Flexible pendants to be fitted at all general lighting points
- Bathrooms and en-suites to have low voltage sealed fittings
- BT points to be provided to hallway, lounge and bed one
- Lounge to have three double sockets, one of which to be located adjacent to TV aerial point.
- Dining area to have one double socket
- Hallway to have one double socket
- Landing to have one single socket
- Double bedrooms to have three double sockets
- Single bedrooms to have two double sockets
- Laundry to have two double sockets, one above worktop, one below
- TV aerial point to Lounge and Bed one
- Mains smoke detectors with battery backup
- Fused spur in lounge for electric fire if requested
- Downlight option available to kitchen and bathrooms

Plumbing

- Stelrad radiators all with valves, with the exception of hallway radiator
- Ideal Standard A rated condensing combination boiler with a 5yr guarantee
- Three-storey homes will have an additional hot water cylinder

External features

- Forticrete cottage walling
- Russell Grampian slate roof
- Natural stone heads and sills
- PVCu fascias and soffits with a 10yr guarantee
- Light to front entrance
- Door bell
- PVCu windows and doors all in white with 10 yr guarantees
- GRP canopes; see house type
- Multi point locking system to doors and windows
- Tarmac to driveways
- Front gardens/planting strip to front landscaped
- Rear gardens cleared & graded
- Timber 'hit & miss' boundary fencing to rear
- Textured buff paving to pathways and patios

Laundry

(where applicable, see housetype)

- Laminated worktop with one kitchen cupboard as per kitchen choice
- Space for appliances and plumbing for washing machine

10 year LABC warranty on all our homes...

Disclaimer: Skipton Properties reserve the right to change this specification at any time.

Price List

There are seven house types available at Woodland Heights
 All homes with the exception of the Burton are stamp duty exempt

[The Ashton](#)

[The Burton](#)

[The Dawson](#)

[The Greenwood](#)

[The Holden](#)

[The Merrall](#)

[The Romille](#)

AVAILABLE

The Dawson	27	A two bedroom, two-storey home	£101,950
The Romille	28	A two bedroom, two-storey home	£97,950
The Holden	49	A two bedroom, split-down home	£109,950
The Merrall	50	A three bedroom, two-storey home	£129,950
The Ashton	80	A three bedroom, two-storey home	£139,950
The Greenwood	39	A three bedroom, three-storey home	£149,950
The Burton	40	A four bedroom, three-storey home	£169,950

SOLD

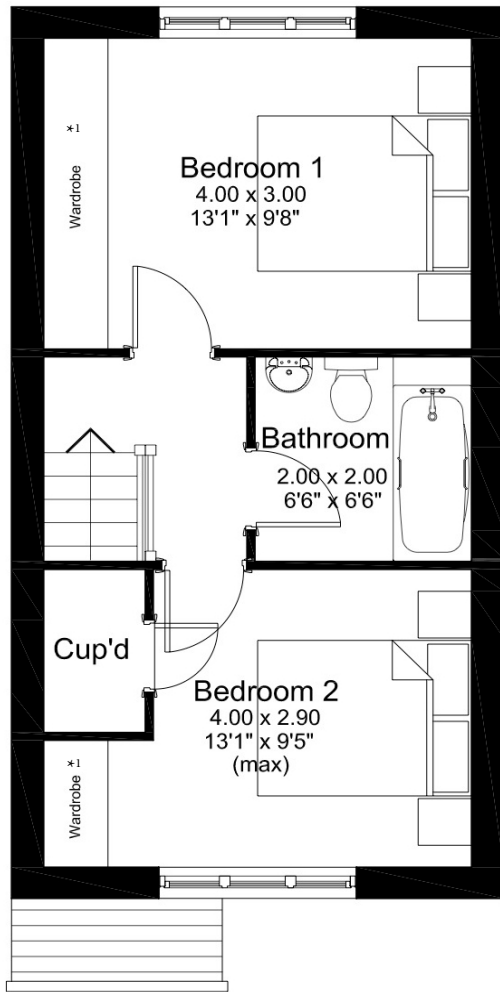
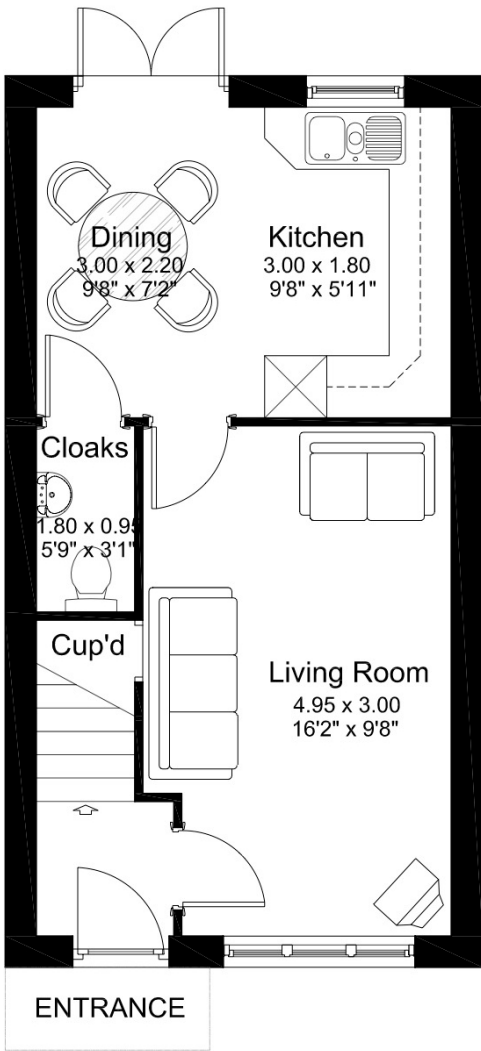
The Dawson	47	A two bedroom, two-storey home
The Holden	44	A two bedroom, two-storey home
The Holden	79	A two bedroom, two-storey home
The Holden	48	A two bedroom, split-down home



Scale 1:500

- 2 Bed House (Romille) - 4 No.
- 2 Bed House (Dawson) - 1 No.
- 3 Bed Split Level House (Merrall) - 8 No.
- 4 Bed Split Level House (Burton) - 3 No.
- 2 Bed Split Level House (Holden) - 4 No.
- 3 Bed Split Level House (Greenwood) - 6 No.

Phase One - 26 No.
Development Total - 96 No.



The Romille

1. Ground Floor

Kitchen	3.0 x 1.8 (9'8" x 5'11")
Dining	3.0 x 2.2 (9'8" x 7'2")
Living Room	4.95 x 3.0 (16'2" x 9'8")
Cloaks	1.8 x 0.95 (5'9" x 3'1")

2. First Floor

Bedroom One	4.0 x 3.0 (13'1" x 9'8")
Bathroom	2.0 x 2.0 (6'6" x 6'6")
Bedroom Two	4.0 x 2.9 (13'1" x 9'5")

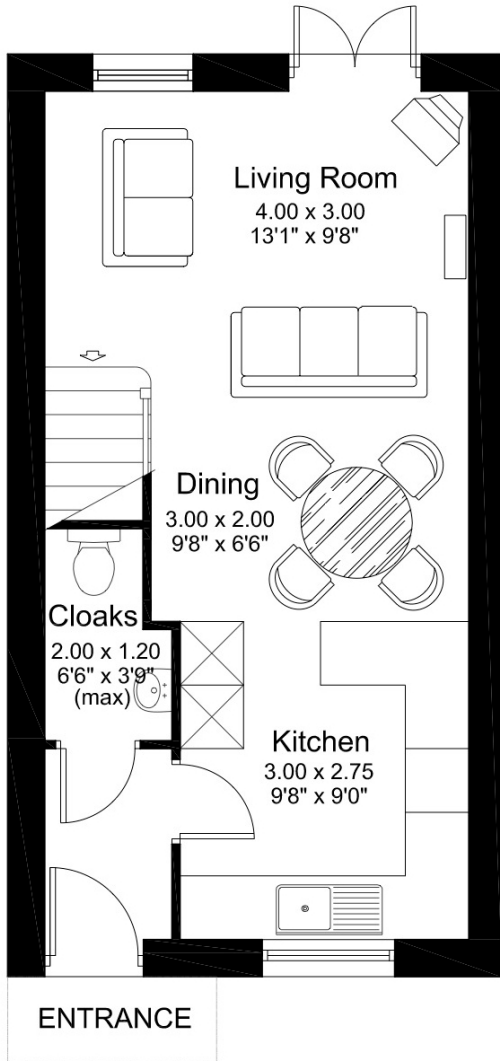
Total living area: 689 ft²

*1 Wardrobes available as an extra

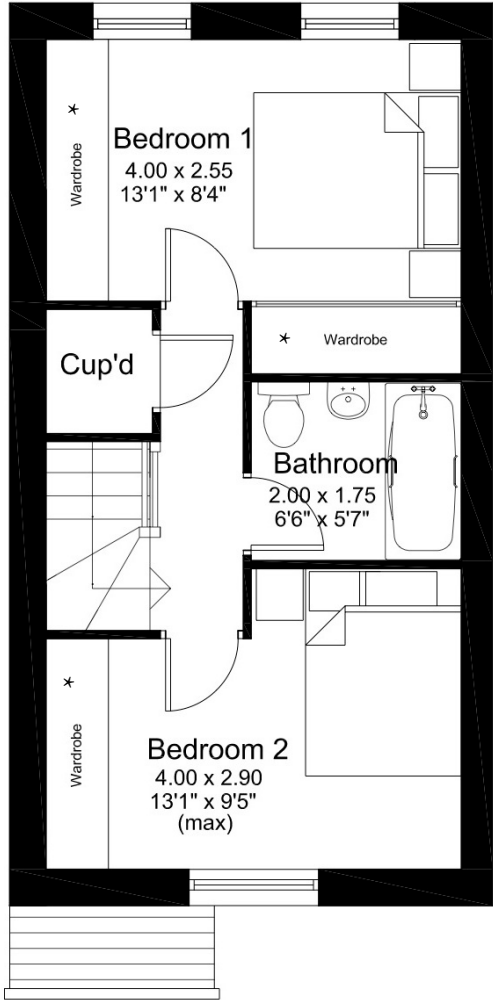
Plans are for guidance only:
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1



2

The Dawson

1. Ground Floor

Kitchen	3.0 x 2.75 (9'8" x 9'0")
Living Room	4.0 x 3.0 (13'1" x 9'8")
Dining	3.0 x 2.0 (9'8" x 6'6")
Cloaks	2.0 x 1.2 (6'6" x 3'9")

2. First Floor

Bedroom One	4.0 x 2.55 (13'1" x 8'4")
Bathroom	2.0 x 1.75 (6'6" x 5'7")
Bedroom Two	4.0 x 2.9 (13'1" x 9'5")

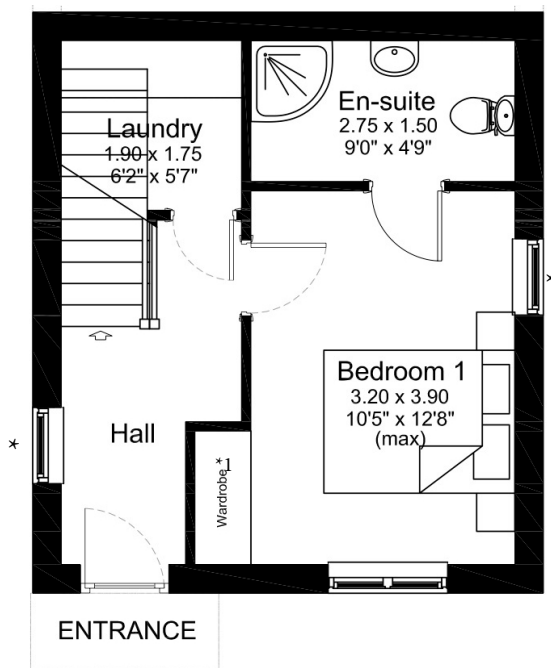
Total living area: 689 ft²

*Wardrobes available as an extra

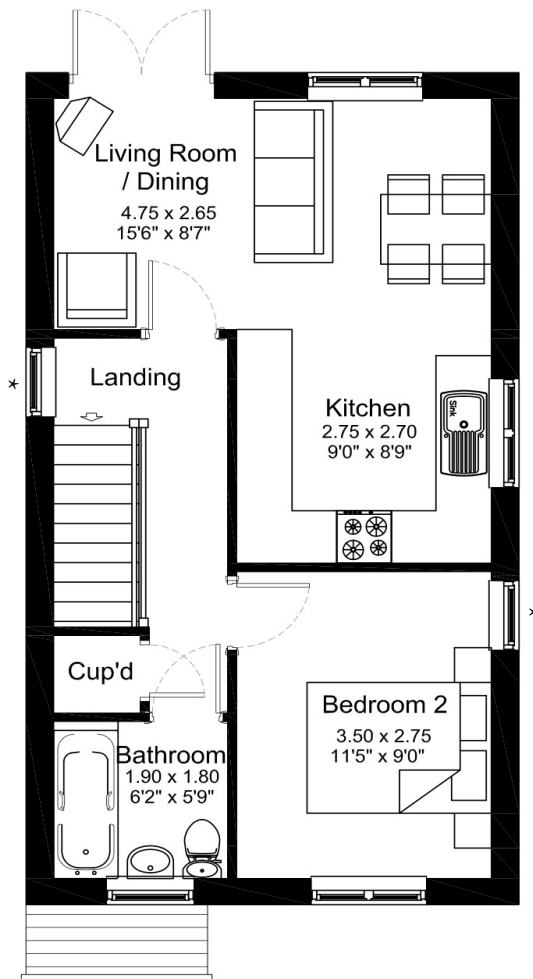
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1



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The Holden

1. Ground Floor

Bedroom One	3.2 x 3.9 (10'5" x 12'8")
En-suite	2.75 x 1.5 (9'0" x 4'9")
Laundry	1.9 x 1.75 (6'2" x 5'7")

2. First Floor

Kitchen	2.75 x 2.7 (9'0" x 8'9")
Living/Dining	4.75 x 2.65 (15'6" x 8'7")
Bedroom Two	3.5 x 2.75 (11'5" x 9'0")
House Bathroom	1.9 x 1.8 (6'2" x 5'9")

Total living area: 738 ft²

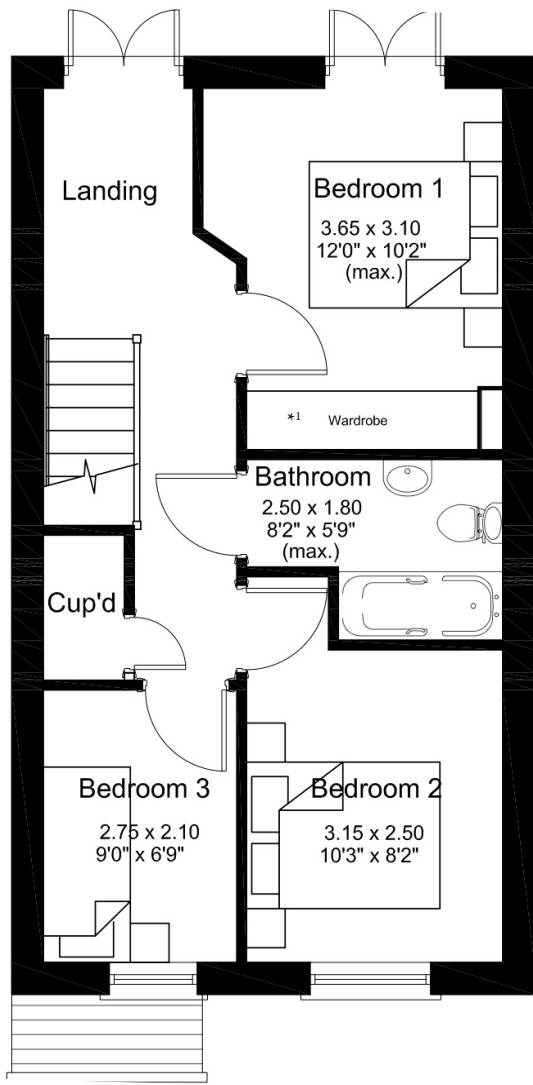
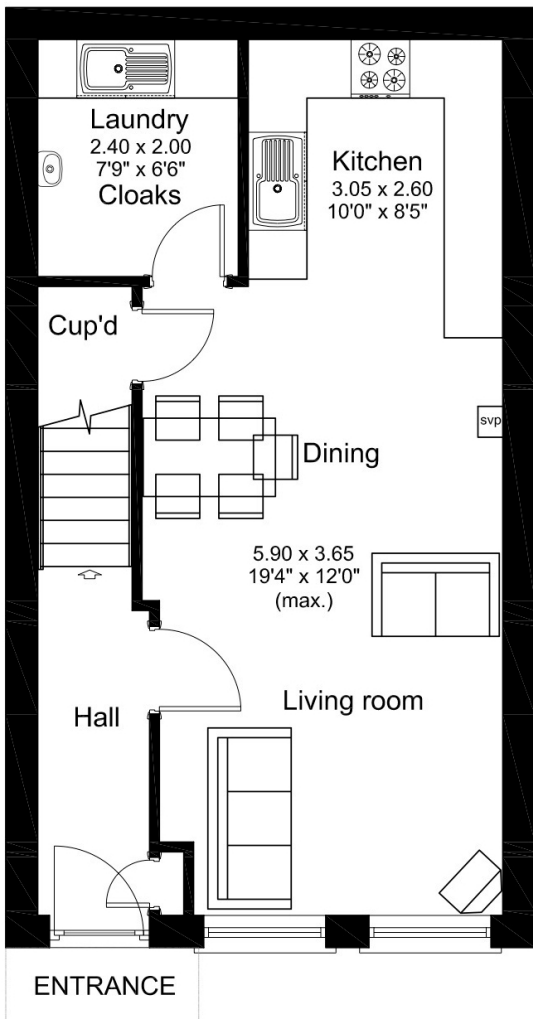
*Optional windows subject to development conditions

*1 Wardrobes available as an extra

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The Merrall

1. Ground Floor

Living/Dining	5.9 x 3.65 (19'4" x 12'0")
Kitchen	3.05 x 2.6 (10'0" x 8'5")
Laundry/Cloaks	2.4 x 2.0 (7'9" x 6'6")

2. First Floor

Bedroom One	3.65 x 3.1 (12'0" x 10'2")
Bedroom Two	3.15 x 2.5 (10'3" x 8'2")
Bedroom Three	2.75 x 2.1 (9'0" x 6'9")
House Bathroom	2.5 x 1.8 (8'2" x 5'9")

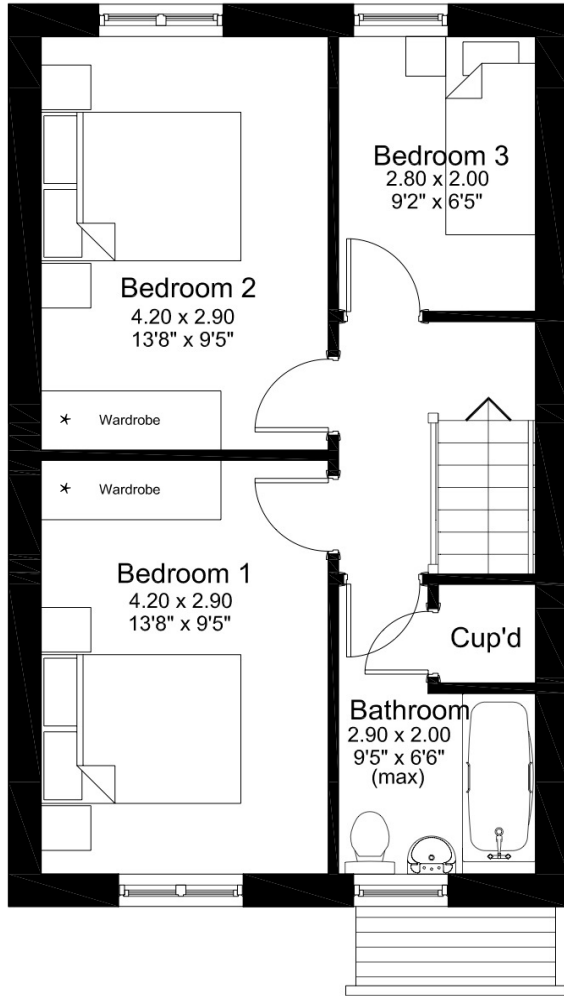
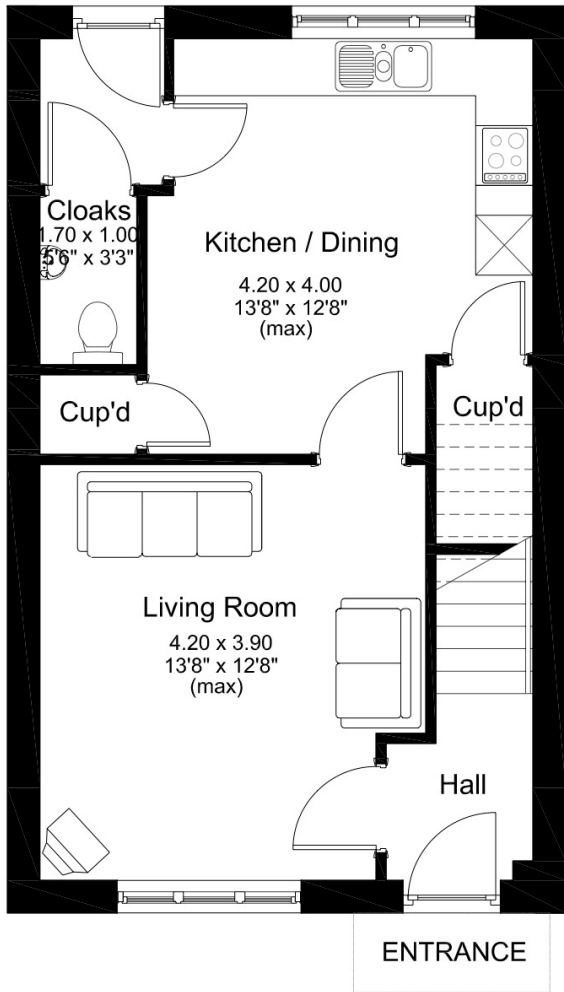
Total living area: 915 ft²

*1 Wardrobes available as an extra

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The Ashton

1. Ground Floor

Kitchen/Dining	4.2 x 4.0 (13'8" x 12'8")
Living Room	4.2 x 3.9 (13'8" x 12'8")
Cloaks	1.7 x 1.0 (5'6" x 3'3")

2. First Floor

Bedroom One	4.2 x 2.9 (13'8" x 9'5")
Bedroom Two	4.2 x 2.9 (13'8" x 9'5")
Bedroom Three	2.8 x 2.0 (9'2" x 6'5")
Bathroom	2.9 x 2.0 (9'5" x 6'6")

Total living area: 900 ft²

*Wardrobes available as an extra

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The Greenwood

1. Ground Floor

Garage	5.1 x 2.7 (16'7" x 8'9")
Laundry	2.2 x 1.7 (7'2" x 5'6")
Cloakroom	2.2 x 0.9 (7'2" x 3'0")

2. First Floor

Kitchen	2.8 x 2.65 (9'2" x 8'7")
Dining	2.65 x 2.2 (8'7" x 7'2")
Living Room	5.3 x 3.0 (17'4" x 9'8")

3. Second Floor

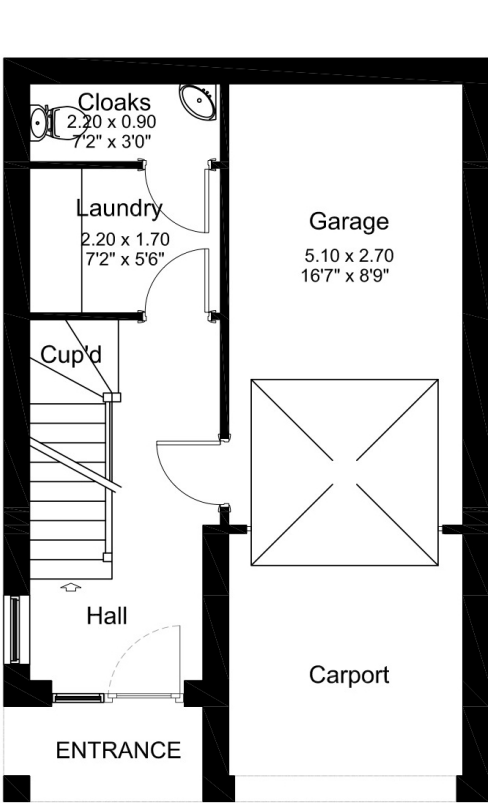
Bedroom One	4.0 x 3.4 (13'1" x 11'2")
Bedroom Two	2.75 x 2.65 (9'0" x 8'7")
Bedroom Three	2.65 x 2.2 (8'7" x 7'2")
Bathroom	2.4 x 2.1 (7'9" x 6'9")

Total living area: 926ft²
Garage: 149ft²

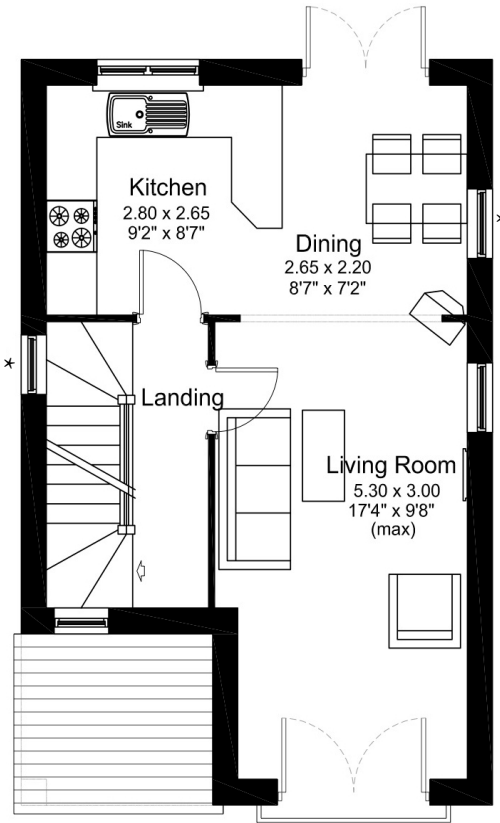
*Optional windows subject to development conditions
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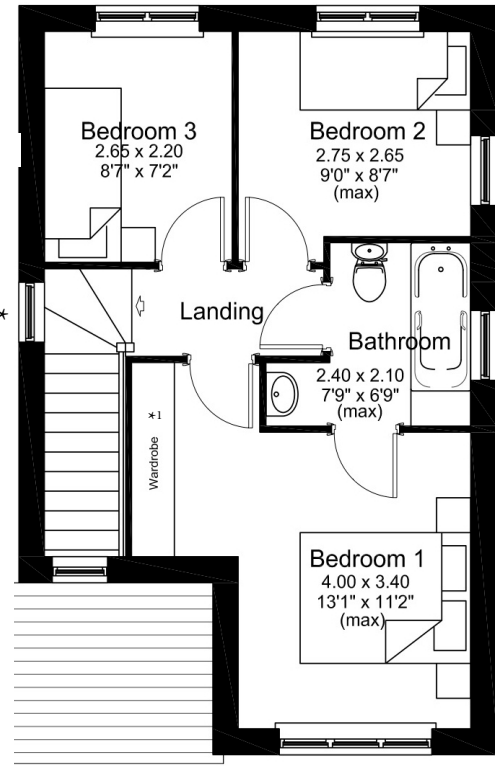
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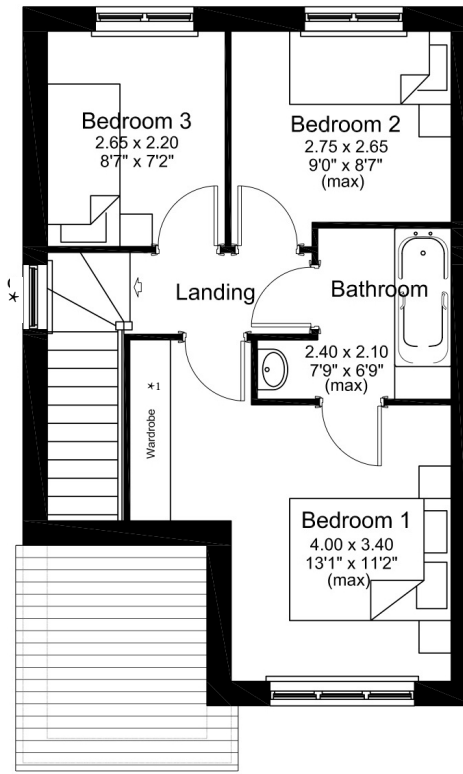
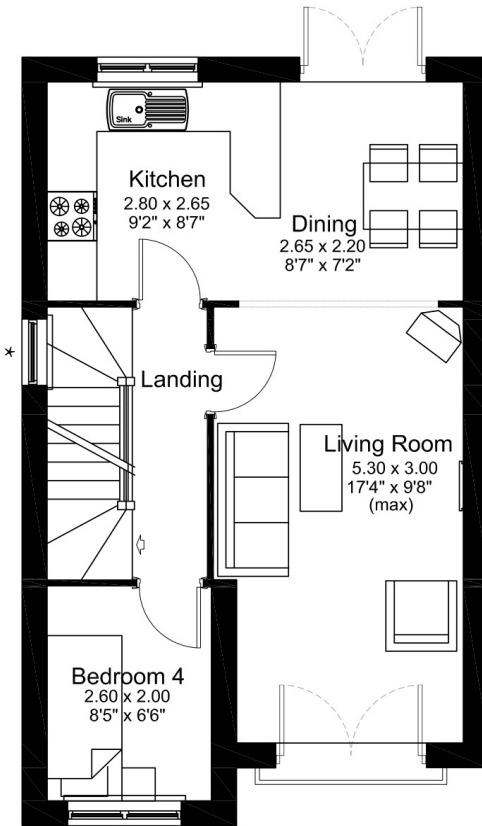
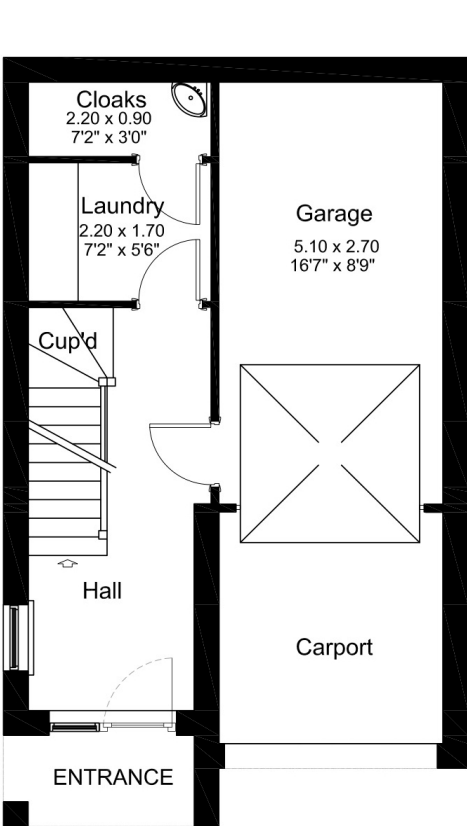
1



2



3



The Burton

1. Ground Floor

Garage	5.1 x 2.7 (16'7" x 8'9")
Laundry	2.2 x 1.7 (7'2" x 5'6")
Cloakroom	2.2 x 0.9 (7'2" x 3'0")

2. First Floor

Kitchen	2.8 x 2.65 (9'2" x 8'7")
Dining	2.65 x 2.2 (8'7" x 7'2")
Living Room	5.3 x 3.0 (17'4" x 9'8")
Bedroom Four	2.6 x 2.0 (8'5" x 6'6")

3. Second Floor

Bedroom One	4.0 x 3.4 (13'1" x 11'2")
Bathroom	2.4 x 2.1 (7'9" x 6'9")
Bedroom Two	2.75 x 2.65 (9'0" x 8'7")
Bedroom Three	2.65 x 2.2 (8'7" x 7'2")

Total living area: 996 ft²

Garage: 149 ft²

* Optional windows subject to development conditions

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