



CHARLES CHURCH



Silverwood

Leeds | West Yorkshire



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



Silverwood

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Key features:

- > Collection of 2, 3 and 4-bedroom homes
- > Excellent local schools
- > Beautiful countryside on your doorstep
- > Good transport links

Join a friendly community just minutes from Leeds

In the active town of Garforth, 7.5 miles west of bustling and dynamic Leeds, our new Silverwood development presents a range of new two, three and four-bedroom properties in a location that will appeal to a wide range of buyers.

Silverwood is situated on the southern border of Garforth, meaning you'll be perfectly positioned to take advantage of the many shops and amenities in the area. A 15-minute walk will take you to the town centre, where you can support local businesses or meet for a drink with friends, while the Springs Retail Park - home to a number of high street shops, popular eateries, a cinema and crazy golf course – is just 2 miles away. Garforth's main supermarkets are a Tesco and Lidl, or you can shop local at the lovely Willow Park Farm Shop.

Popular with families and commuters, Garforth is a charming suburb of Leeds with a real sense of community. Along with the great range of shops, essential services and businesses in the centre, the town also offers supermarkets, restaurants, sports clubs, schools and a train station. There really is everything you need for day-to-day living – but if you do fancy a shopping spree or evening of entertainment, Leeds is just a 10-minute train journey away.

A good education for all.



Families will thrive in Garforth, thanks in part to the excellent schools in the area. There are five primary schools, of which St Benedict's Catholic School is rated 'Outstanding' by Ofsted and the rest are all 'Good'. Older students can attend Garforth Academy and sixth form, within easy walking distance of Silverwood and also rated 'Outstanding'. Meanwhile, there are many further education options in Leeds including five universities.



Always in reach.

Silverwood is perfectly placed for travel in the region, whether that's by road or rail. The development is just over a mile from junction 46 of the M1, meaning Sheffield, York and Wakefield are all within easy commuting distance. The closest city is of course Leeds, a huge centre for industry which can be reached in less than 20 minutes by car, or in 10 minutes from Garforth train station. The station also operates direct routes to York and Hull, and connecting trains from Leeds provide options to travel nationwide. For travel further afield, Leeds Bradford Airport is 15 miles away.



Approximate travel distance by car to:

- > M1 junction 46: **1.4 miles**
- > Garforth train station: **1.4 miles**
- > Leeds city centre: **7.5 miles**
- > Leeds Bradford Airport: **14.6 miles**
- > York: **23.8 miles**

Silverwood

Site plan



Sub Station

Future Development

KEY

- The Danbury (2)
- The Piccadilly (2)
- The Downing (3)
- The Knightsbridge (3)
- The Strand (4)
- The Mayfair (4)
- The Harley (4)
- The Marylebone (4)
- The Fenchurch (4)
- Affordable Housing

(3) indicates number of bedrooms

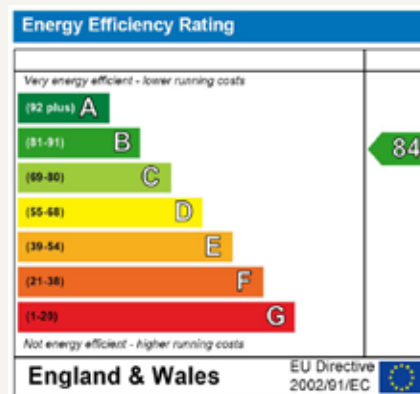




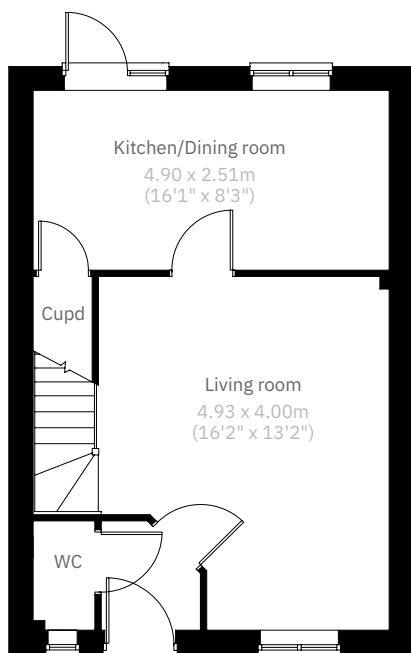
The Danbury



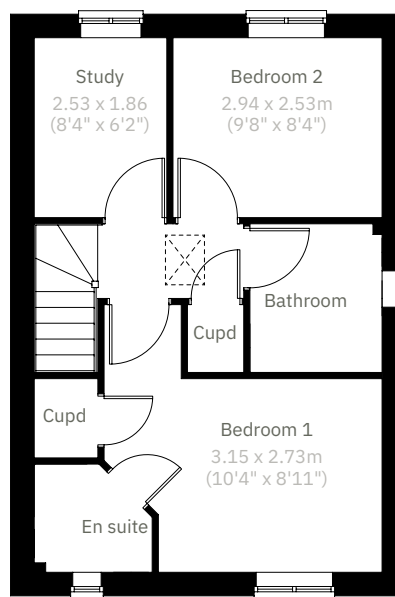
DANBURY
Two bedroom home



A beautifully proportioned two-bedroom home, the Danbury is designed for modern living. Its features include a front aspect living room and open plan kitchen/dining room with French doors leading into the garden. It's practical as well with two handy storage cupboards, a separate study, downstairs WC and an en suite to bedroom one.



Ground floor



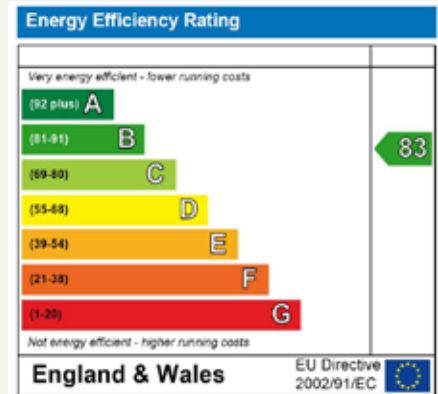
First floor

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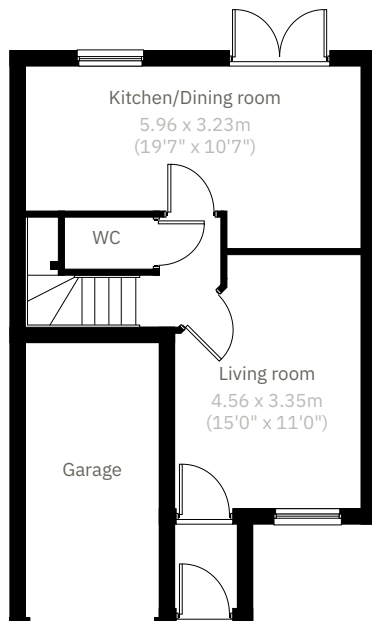
The Piccadilly



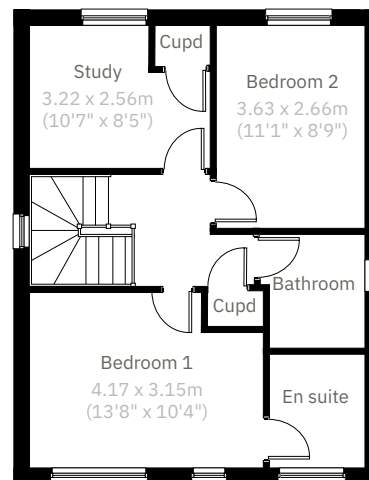
PICCADILLY
Two bedroom home



An attractive two-bedroom family home, the Piccadilly is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. There's a useful front porch, integral garage and downstairs WC. Plus there's a study, an en suite to bedroom one and spacious family bathroom.



Ground floor



First floor

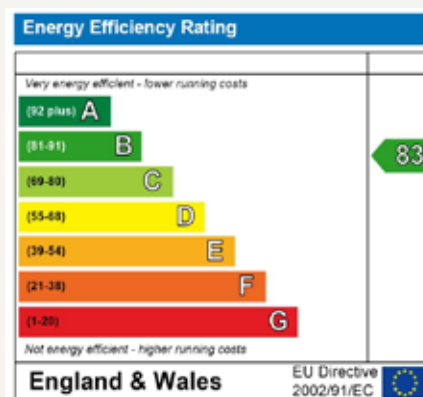
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The Downing

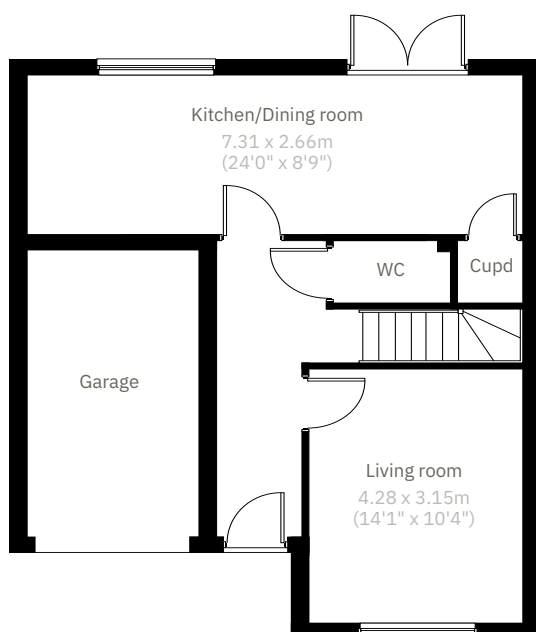


DOWNING

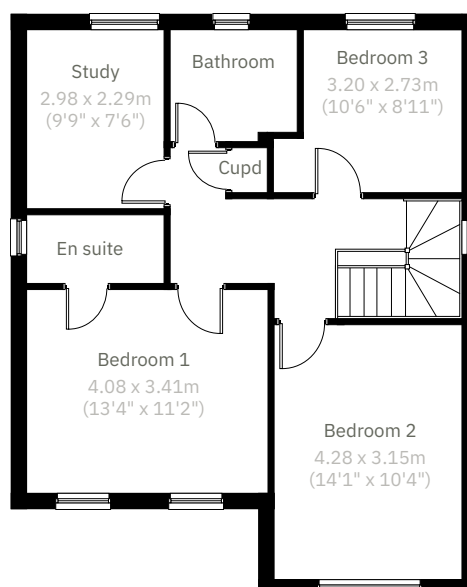
Three bedroom home



The Downing is a spacious three-bedroom detached home with an integral garage, a good-sized living room and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to two further bedrooms, a study and the main family bathroom.



Ground floor



First floor

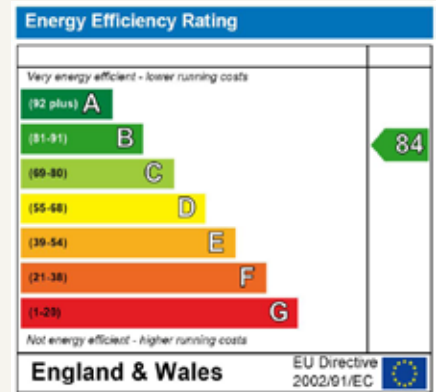
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The Knightsbridge

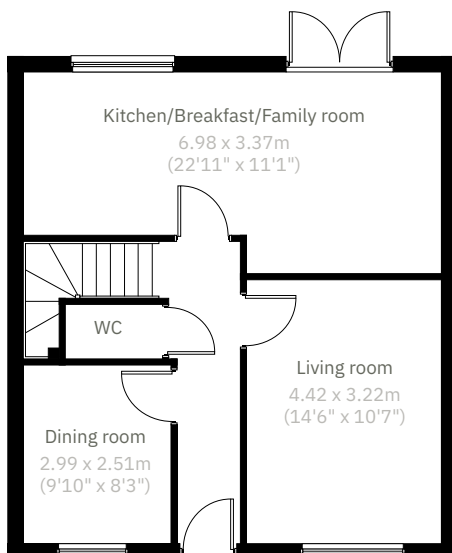


KNIGHTSBRIDGE

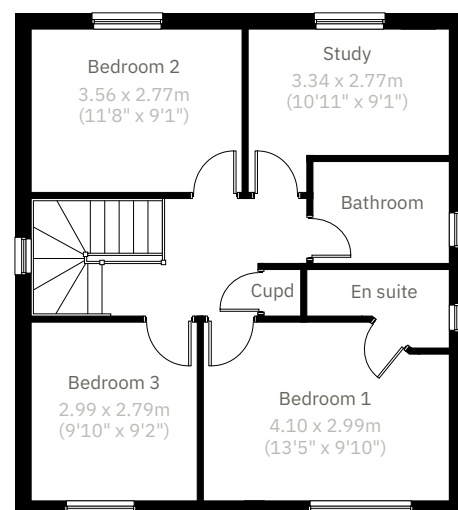
Three bedroom home



A popular family home, the Knightsbridge is a three-bedroom detached home perfectly designed for modern living. Its features include an open plan kitchen/breakfast/family room - ideal for entertaining friends and family - plus a bright front aspect living room, separate dining room, a study and en suite to bedroom one. There is also a detached garage.



Ground floor



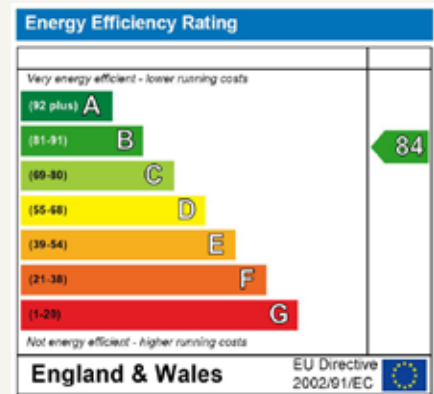
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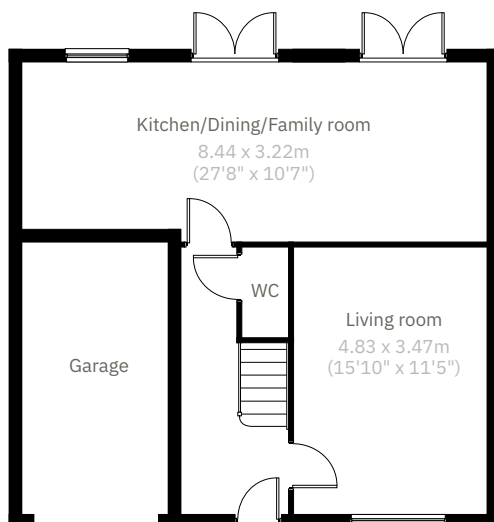
The Strand



STRAND
Four bedroom home



The Strand is a stunning four-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with double French doors leading into the garden. There's also a spacious front aspect living room, integral single garage and downstairs WC. The first floor benefits from four bedrooms - bedroom one with an en suite - a separate study, a large family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

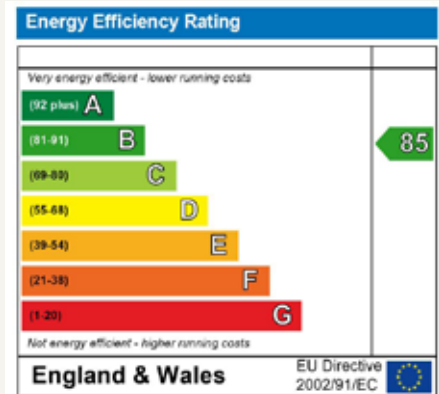
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The Mayfair

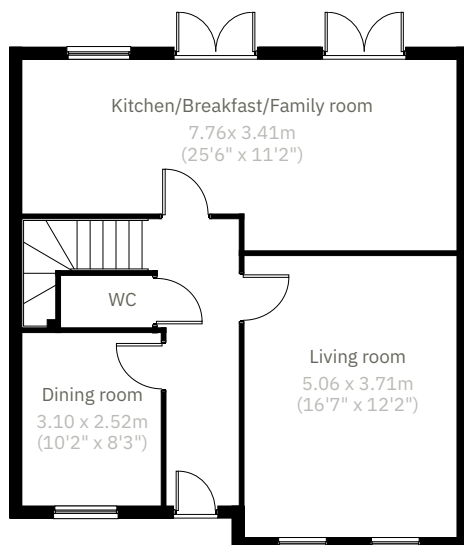


MAYFAIR

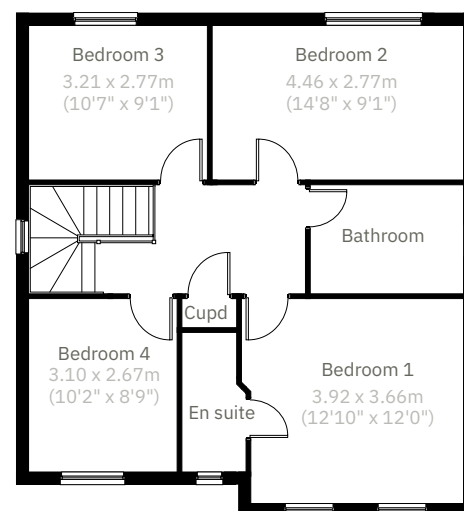
Four bedroom home



Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room, front aspect living room and an en suite to bedroom one. There is also a detached garage.



Ground floor



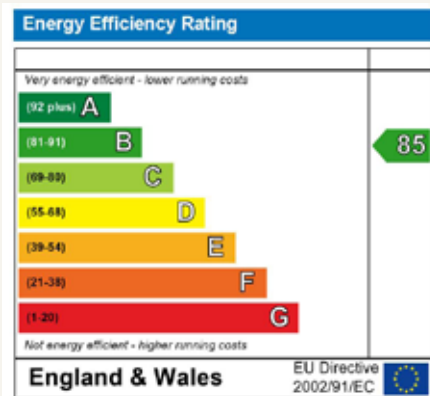
First floor

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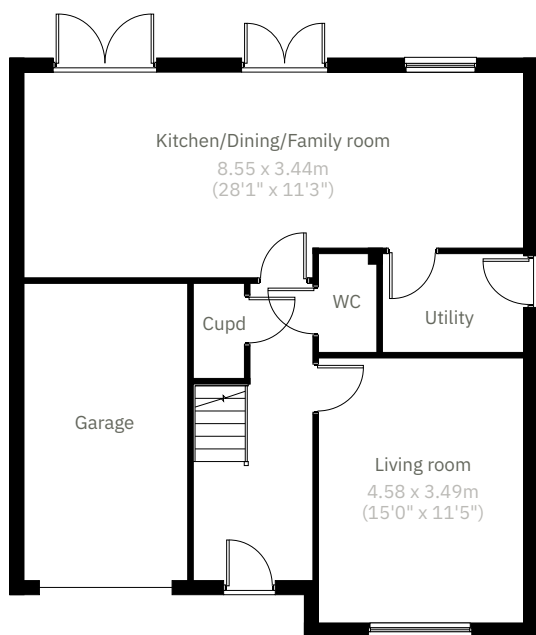
The Harley



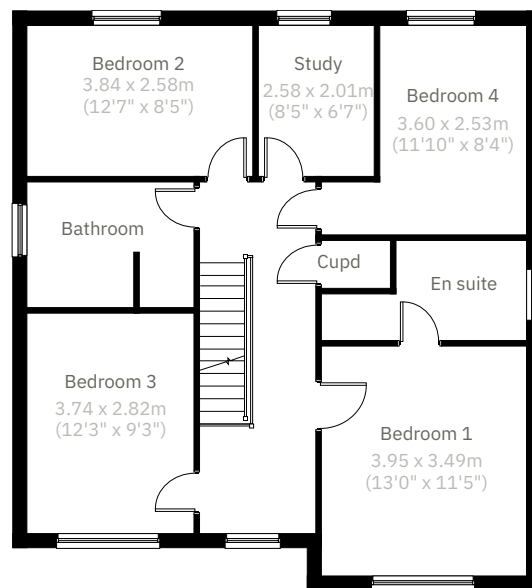
HARLEY
Four bedroom home



Spacious, modern-living at its best, the Harley is a four-bedroom home that comes complete with a downstairs WC, utility room, separate front aspect living room and a spacious open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are four bedrooms, a separate study, a family bathroom with modern fixtures and fittings and an en suite to bedroom one.



Ground floor



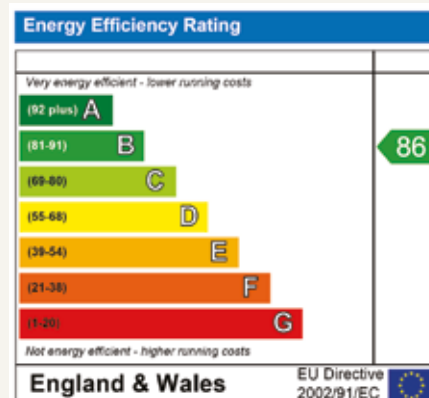
First floor

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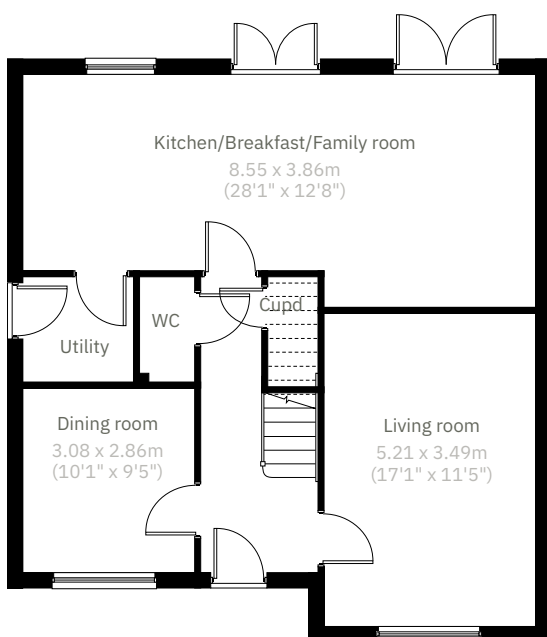
The Marylebone



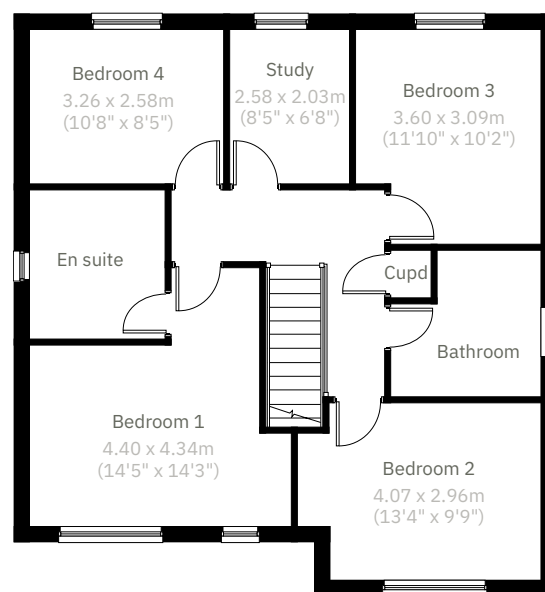
MARYLEBONE
Four bedroom home



A spacious and stylish four-bedroom family home, the Marylebone boasts a large open plan kitchen/breakfast/family room. The front aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a roomy en suite to bedroom one, three further double bedrooms and a study. There is also a detached garage.



Ground floor



First floor

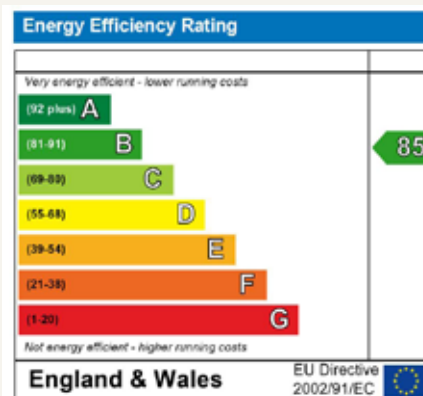
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The Fenchurch

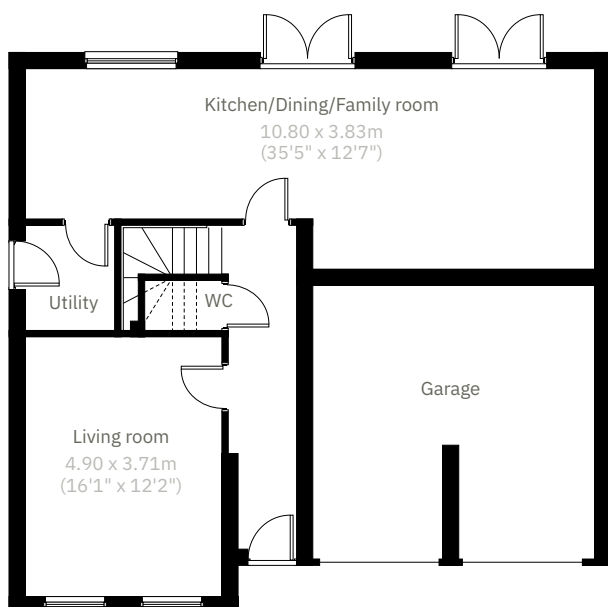


THE FENCHURCH

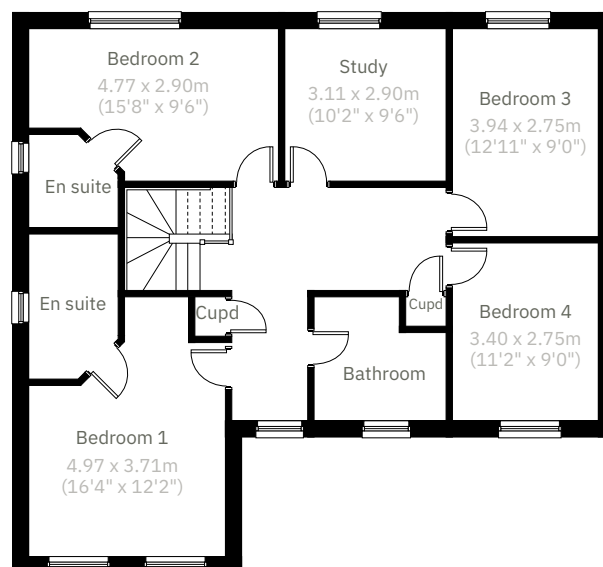
Four bedroom home



The Fenchurch is a beautiful four-bedroom home. The spacious kitchen/dining/family room, with French double doors to leading out to the rear garden, is perfect for entertaining. The ground floor also incorporates a front aspect living room, an integral double garage, a separate utility room with outside access and a convenient downstairs WC. The first floor features a family bathroom and two handy storage cupboards. Bedrooms one and two both enjoy their own en suite, and there's a separate study.



Ground floor



First floor

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Specifications

- ⊗ UPVC double glazed windows
- ⊗ Blocked paved drive
- ⊗ Rear PIR Sensor
- ⊗ Smooth finish ceilings
- ⊗ Chrome sockets and light switches throughout
- ⊗ Downlighters to kitchen, bathroom and en suite(s)
- ⊗ Electric spur adjacent to fireplace in living room
- ⊗ White 4-panel internal doors and black external door
- ⊗ Gas central heating
- ⊗ UPVC double glazed windows
- ⊗ TV point to living room and bedroom one
- ⊗ Pre-wired for digital TV
- ⊗ Telephone points to hallway
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Stainless steel splashback
- ⊗ Integrated fridge/freezer
- ⊗ Stainless steel Electrolux electric double oven
- ⊗ Plumbing for washing machine
- ⊗ Stainless steel gas hob
- ⊗ Integrated dishwasher
- ⊗ Contemporary style sanitaryware (Tempo Range)
- ⊗ Choice of wall tiling (dependent on build stage)
- ⊗ Mira Agile S EV eco shower to main en suites
- ⊗ Mira Agile S EV eco shower to second en suites
- ⊗ Chrome towel radiators in main bathroom and en suite(s)
- ⊗ Thermostatic radiator valves to bedrooms
- ⊗ Burglar alarm
- ⊗ Lockable windows
- ⊗ Security chain to front door
- ⊗ Smoke detectors to hall and landing
- ⊗ Power and light to garage (within integral of plot)
- ⊗ Black finish garage door and power to garage
- ⊗ 1.8-metre high fence
- ⊗ 10 year new homes warranty



Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our Select Options will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options, so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the Select Options range collection include carpet, wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. Then you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with our experienced sales executives on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing
packages to suit everyone's needs. From surfing the net on the sofa to binge-
watching the latest box set, streaming music with friends to ruling the galaxy in
the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenewest.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:

Silverwood

Selby Road
Garforth
Leeds
LS25 1LS

t: 0113 512 6135
e: silverwoodcc.wyor@charleschurch.com
w: www.charleschurch.com/silverwood

Head Office

Charles Church West Yorkshire
3 Hepton Court
York Road
Leeds
LS9 6PW

t: 0113 240 9726
e: wyor.sales@charleschurch.com

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Charles Church Developments Limited, Registered
office: Charles Church House, Fulford, York YO19 4FE

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