

The Willows

SILSDEN







Introducing The Willows, Silsden

New and exclusive, semi-rural homes
at an affordable price.

Development Overview

Auxesia Homes is pleased to be offering nine shared ownership properties for sale in collaboration with Skipton Properties at the Willows development in Silsden. Our collection of homes includes 3-bedroom houses and 1 and 2-bedroom apartments, expected to be ready to move in from Summer 2024.

The Ashton is a wonderful 3-bedroom terraced property constructed from a beautiful natural stone, cleverly designed for a wide variety of buyers. The front entrance hall leads to a spacious living area next to the open plan kitchen and dining area benefitting from French doors to the turfed rear garden. The first floor comprises two double bedrooms, a third single bedroom and a house bathroom. The property also benefits from two off-street parking spaces.

Our apartments are a mixture of one and two bedrooms set over either the ground or first floor in 2 blocks. Each property benefits from its own private entrance, off-street parking and access to a communal garden area. All properties have an open-plan layout perfect for couples, downsizers or young professionals.





We provide affordable good-quality homes for those who serve our country and communities in collaboration with our housebuilder partners.

We believe that public service workers deserve to be given highest priority when searching for a safe, energy-efficient home, to buy or rent, in a place that they want to live.

To support our mission, our shared ownership properties are offered exclusively for sale to public service workers for the first month of marketing.



Location

Silsden in Yorkshire is an idyllic town, enticing residents with its beautiful countryside, historic charm, and the meandering Leeds and Liverpool Canal. The town's picturesque landscapes, dotted with historic buildings, create a serene backdrop for a high quality of life.

The canal offers not only a scenic setting but also opportunities for outdoor activities like walking and cycling.

Homeowners also benefit from Silsden's proximity to larger cities ensuring easy access for commuters.

The Willows, Bolton Rd, Silsden, Keighley BD20 0LY





The Willows

LEISURE

- 01 Airedale Shopping Centre
- 02 The Hive Community Centre
- 03 Steeton Hall & Restaurant
- 04 Silsden Golf Driving Range
- 05 Glusburn Institute Community & Arts Centre

SCHOOLS

- 01 Merlin Top Primary School
- 02 Beckfoot Phoenix Special School
- 03 Bradleys Both Community Primary School
- 04 Cononley Community Primary School
- 05 Silsden Primary School

Site Plan



Availability

Plot No	BEDROOMS	HOUSE TYPE	SQ.FT
6	3	The Ashton	908
7	3	The Ashton	908
8	3	The Ashton	908
24	2	FF	753
25	2	GF	687
26	1	FF	628
27	1	GF	560
28	1	GF	560
29	1	FF	628

**Houses from £143,750 and
Apartments from £82,500***

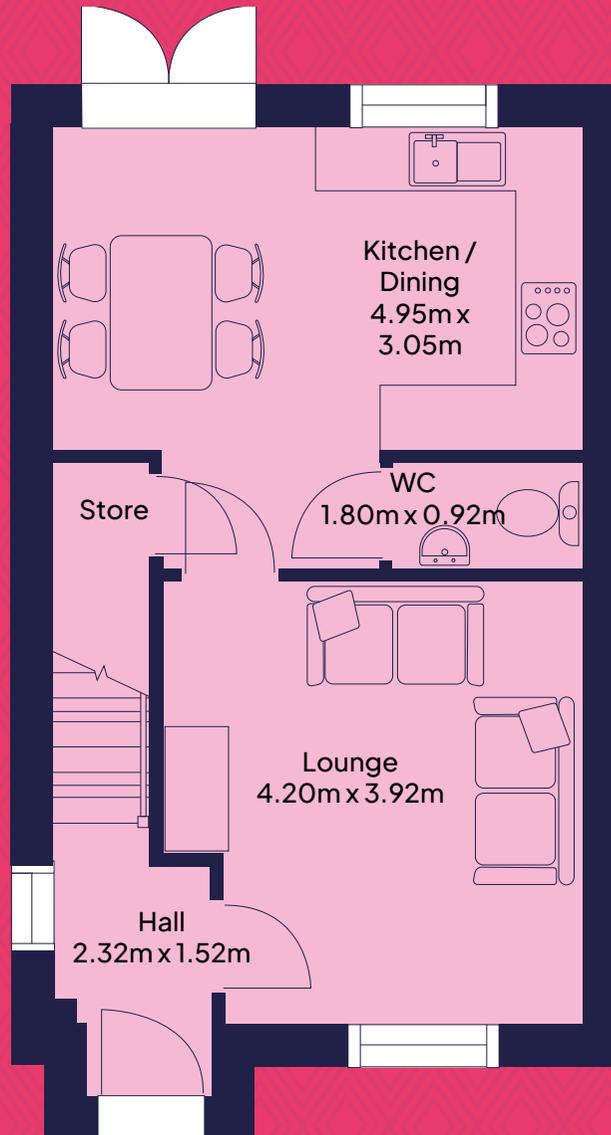
*Price based on purchasing a 50% share

House Floor Plan

 **Ground Floor Plan**
Approx 44m² / 473 sq ft

 **First Floor Plan**
Approx 40m² / 430 sq ft

Total Area
Approx 84m² / 908 sq ft



Apartment Floor Plan



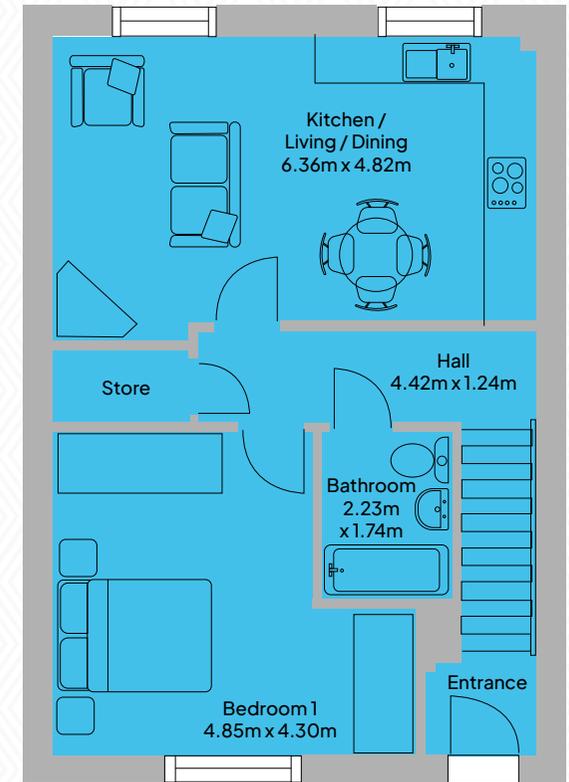
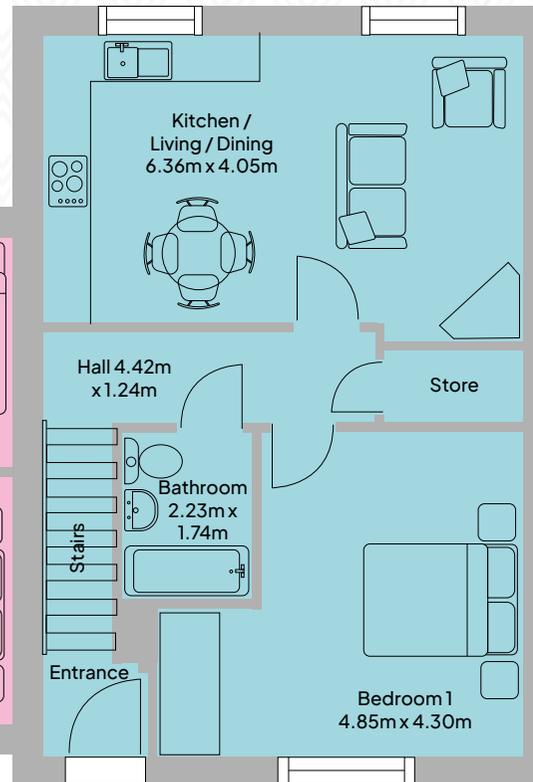
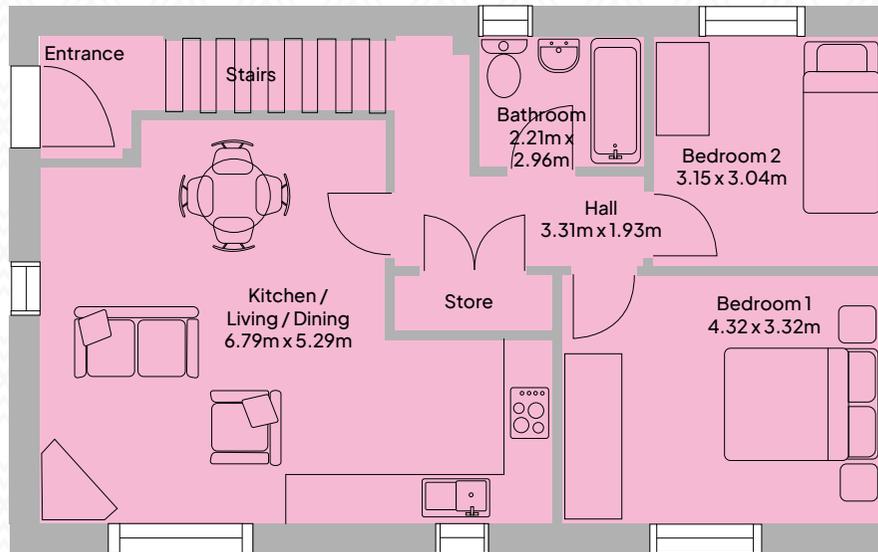
Plot 24



Plot 26



Plot 29



Apartment Floor Plan



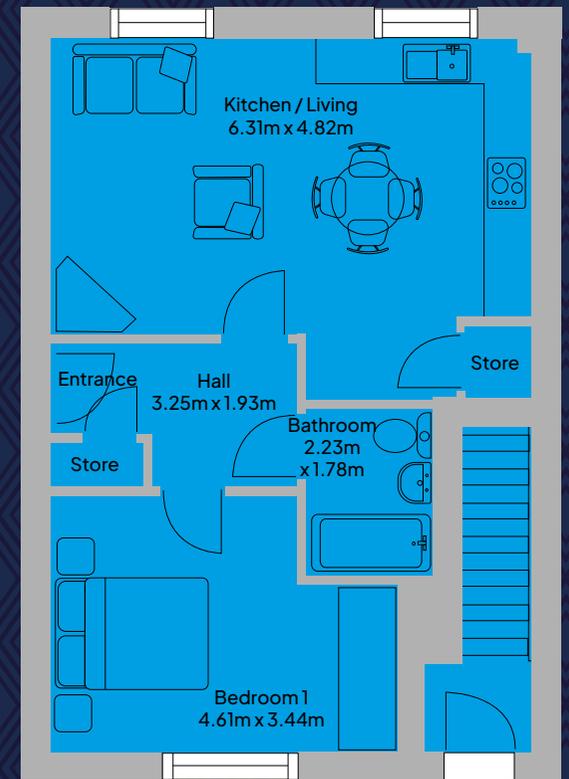
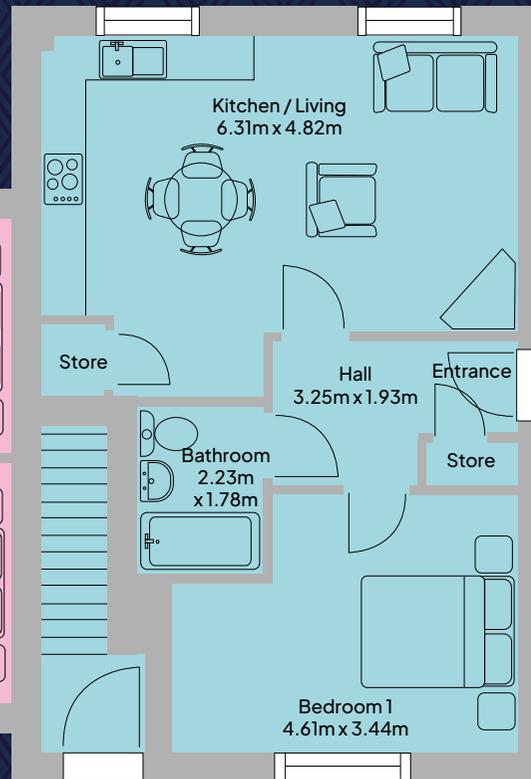
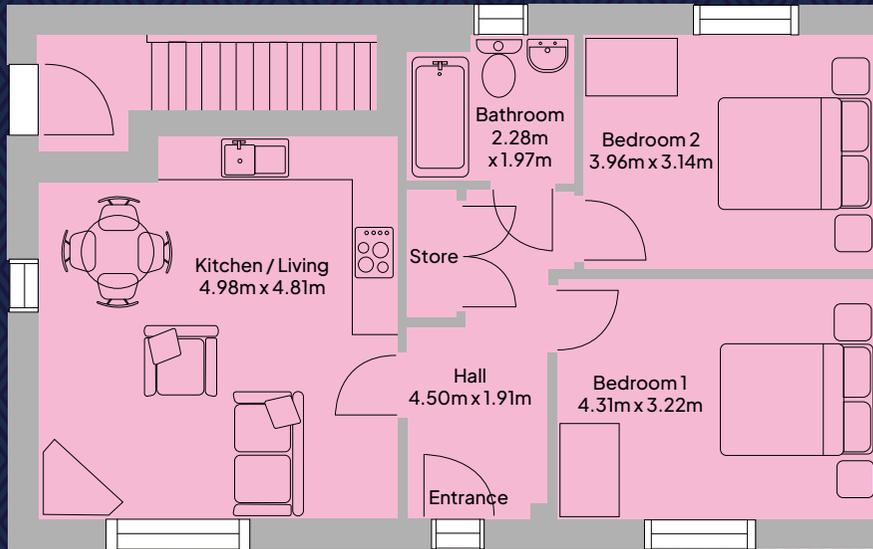
Plot 25



Plot 27



Plot 28





Specification

KITCHEN

- Howdens Halesworth Range – Dove Grey
- Lamona Single Oven
- Lamona 4 Burner Gas Hob
- Extractor Hood
- Marble Laminate Worktop
- Lamona Freestanding Fridge Freezer
- Space and Plumbing for Washing-Machine

BATHROOM

- Shower Over Bath
- Heated Towel Rail to Bathroom and W/C
- Glass Shower Screen
- Tiling around shower
- Splashback to Basin

INTERNAL

- Oak Mexicano Doors
- White Emulsion Walls & Ceilings
- Downlights to Kitchen, Bathroom and W/C
- Vinyl Flooring to Kitchen, Bathroom and W/C – Houses
- Vinyl Flooring to Kitchen Dining Area – Apartments
- Gas Central Heating
- Ideal Combi Boiler

EXTERNAL

- Turfed Rear Garden – Houses
- Turfed Communal Area – Apartments
- Front and Rear External Light – Houses
- Front External Light – Apartments
- Private Parking Spaces

OTHER

- 10 Year LABC New Homes Warranty

The Willows, Silsden

sales@auxesiahomes.co.uk
www.auxesiahomes.co.uk



Regulated by the Regulator of Social Housing No. 4765
Auxesia Homes Limited Company No. 07451258

Registered office: Teb Booths Hall Booths Park, Chelford Road, Knutsford, England, WA16 8QZ

All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Auxesia Homes Limited. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Auxesia Homes Limited or The Developer for any loss or damage suffered by any party resulting from their use of this publication.

All photography and illustrations are representative only. Images and floor plans are indicative of the current design intent. Actual, detailed design may be subject to change as the construction process advances. The dimensions indicated are approximate, and the maximum dimension for each measurement. The particulars are set out as a general guideline only for the guidance of intended purchasers and do not form part of any offer or contract. The Developer reserves the right to alter any part of the development, specification, or floor layout at any time and without notice.