

# TA THE ALDERS

AN OUTSTANDING NEW  
DEVELOPMENT OF 2, 3, AND 4  
BEDROOM HOMES



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## **We're delighted to be building locally once again.**

Our previous Skipton development was a huge success, providing 103 quality homes, and we hope The Alders will be similarly well received.

This new, 98 home development has been sensitively designed and is reflective of local feedback received in the consultation process. The design ensures the area around Jenny Beck continues to be a destination for wildlife and further enhances the local landscape.

Building in the town in which our business was founded means a great deal to us and we are extremely excited to welcome you at the Alders.

*Sarah Barraclough*

# Introducing The Alders, an outstanding new development of stylish, stone-built homes with 2, 3, and 4 bedrooms in the heart of Skipton.

We're proud to call Skipton, a town that is often ranked among the happiest in the UK and rated as one of its best places to live, home. It's the gateway to the Yorkshire Dales and the perfect base for exploring 'God's own country', or simply strolling along the picturesque canal.

This historic market town prospered from the trade of sheep and woollen goods, and there's still a bustling market several days a week, along with a wealth of independent shops and familiar brands. The Alders is conveniently located just a few minutes' drive from the town centre and train station, with regular connecting services to Leeds, Carlisle and beyond, as well as several excellent schools, including Ermysted's Boys' and Skipton Girls' Grammar Schools. York, Leeds and other major towns and cities are within easy reach via road, as is Leeds Bradford Airport.



# The Middleton

A three/ four bedroom detached home with study and garage



**Our Middleton home is instantly recognisable thanks to its charming covered porch. This opens onto a generous hall with a kitchen/breakfast room at the end and living spaces on either side.**

On the left is a living room and on the right is a snug/playroom/TV room. There's plenty of storage and worktop space in the well-designed kitchen. The other side of the room is open plan for family dining and has doors to the turfed garden and the laundry room and WC. The large laundry has direct access to the garden, so can double as a boot room, and is ideal for pets.

Upstairs you'll find a spacious master suite with shower room. Two further bedrooms – a double and a generous single – share a family bathroom with bath. There's also a fourth room which would be ideal as a study or fourth bedroom. The Middleton benefits from a detached garage too.

*The traditional covered porch gives our Middleton home a wonderfully welcoming feel. This detached home has three generously sized bedrooms, a potential study or fourth bedroom and a garage.*

**Outside the Curlew has an attractive canopy over its front door, which welcomes you into the wide entrance hall.**

From here, doors lead to a living room with plenty of space for the family to relax, a WC, an understairs cupboard, and a well-equipped kitchen/diner that's sure to be the heart of the home. Leading off the kitchen are double doors to the turfed garden and a utility room that can also be accessed directly from outside.

Upstairs the bright, expansive master bedroom has its own sleek en suite shower room, and there's also a house bathroom which is shared by the other two bedrooms. Of these, one is a double and one a spacious single. Out on the landing you'll find another storage cupboard: the Curlew also benefits from a detached garage for further storage and parking.

*The Curlew's thoughtfully designed layout means that this three-bedroom, detached home flows beautifully. Highlights include a desirable laundry room, storage and a seriously spacious master suite.*

# The Curlew

A three-bedroom detached home with garage



# The Hawthorn

A three/ four bedroom detached home with integrated garage and study



**A garage is always a brilliant addition to a home, and having one that's integrated is so convenient. In the case of our Hawthorn home, it's connected to the kitchen/breakfast room.**

This room has a horseshoe-shaped integrated kitchen and French doors to the turfed rear garden, plus access to the practical laundry room and WC. Another connecting door leads to the large lounge.

Back in the entrance hall, stairs lead to the first floor. Here you'll find three bedrooms plus a study providing dedicated space for home working, or indeed a fourth bedroom.

The large master has an en suite shower room and a built-in storage closet (there's further cupboard space on the landing and in the lounge downstairs).

The two additional bedrooms – one double and one single – share a house bathroom with bath.

*Nothing beats the convenience of an integrated garage, and our handsome Hawthorn home benefits from that as well as three bedrooms and a potential fourth bedroom or study.*





# The Gallagher

A three-bedroom detached home with garage

**You'll notice one of our Gallagher home's biggest selling points right away – its practical self-contained garage. The door to the garage is adjacent to the front door, which opens onto a porch.**

From here the cosy lounge flows into the hallway, with stairs up to the first floor, a downstairs cloakroom and a door through to the kitchen/diner. In here you'll find a well-proportioned kitchen with plenty of work surface, a sink positioned under the window and the French doors that open onto the turfed rear garden.

Upstairs the master bedroom benefits from an en suite shower room, while the separate family bathroom has a bath. The other bedrooms are a double and large single, and there's also a useful storage cupboard on the landing.

*A perfectly-formed home with a practical garage, the Gallagher has three bedrooms and plenty of easy family living space.*



# The Bramble

A three-bedroom detached home with garage



**The Bramble is an attractive, double-fronted home with a welcoming porch canopy. Inside, the central hallway opens onto the living room and the kitchen/breakfast room, with a storage cupboard in the centre.**

The spacious living room is bright and airy, with French doors to the turfed rear garden. The kitchen has plenty of clever storage and an open-plan area for dining on the other side of the room. There is also a door to the laundry room, which in turn has access to the WC and turfed garden.

Up on the first floor you'll find a wonderfully spacious master bedroom with dressing area and en suite shower room.

There are two further bedrooms – a double and a single – and a house bathroom with bath, plus more storage on the landing. Outside there's a detached garage.

*Just two of our double-fronted, three-bedroom Bramble homes are available and they're sure to be snapped up quickly, thanks to their spacious layout, luxurious master suite and garage.*

# The Wood

A four-bedroom detached home with integrated garage and study

**The double-fronted Wood is finished with decorative corner stones and corbels, and features an integrated garage for parking, storage, a workshop, or even a home gym.**

This home has a wide and spacious entryway, with access to the comfortable family sitting room on the right and the kitchen/dining room on the left. This is sure to be where the family will spend much of their time, with a well-appointed kitchen, a dining area with French doors to the turfed garden, and access to the WC and utility, which has space for two appliances and a sink.

Up on the first floor, the Wood has four good-sized bedrooms as well as a fifth bedroom/study. The large master bedroom has its own en suite shower room, and there are two further double bedrooms as well as a large single, plus a house bathroom with bath.

*The Wood is one of the larger homes at The Alders, benefitting from four bedrooms as well as a study. Downstairs an integrated garage and laundry room enhance the living space.*



# The Lark

A semi-detached home with two bedrooms, two bathrooms and study



**Designed to hark back to Yorkshire's traditional cottages from the outside, inside our modern, semi-detached Lark homes have been thoughtfully designed to maximise living space.**

From the good-sized hallway doors lead to the WC and a very spacious lounge, where you can get together and chill out in front of the TV after a busy day. The lounge opens onto the kitchen/diner with double doors leading to the turfed garden.

Upstairs, as well as the master suite with integrated shower room, there's a large single bedroom, plus a home office – a must-have for flexible working.

There's also a house bathroom with bath, and a practical storage cupboard.

*A charming semi-detached home, the Lark packs in a wealth of cleverly designed living space, with two bedrooms, two bathrooms and a study.*



# The Robin

A two-bedroom terraced home

**Our modern take on Yorkshire's typical stone-built terraces, the Robin is a compact but perfectly-formed home, arranged in groups of three and four.**

Outside, a canopy over the front door provides shelter as well as decoration. The front door opens onto a welcoming lounge with plenty of room for sofas, TV, coffee table and more, plus a handy storage space under the stairs up to the first floor. There's also a door to the cloakroom, and one to the kitchen/breakfast room with double doors to the turfed rear garden.

Upstairs the Lark has two double bedrooms of equal size, one with a built-in storage cupboard. In between the two is a bathroom with bath.

*A modern take on Yorkshire's traditional stone-built terraces, the Robin is a charming two-bedroom cottage.*



# The Linden

A two-bedroom semi-detached home



**Our Linden semi-detached homes are designed to nod to the traditional terraces you see throughout Yorkshire, but with all the benefits a new home brings.**

The entrance hall leads to the cloakroom and a lounge living space, which is itself connected to the kitchen/diner. Here, the integrated kitchen is intuitively designed, with an easy flow between the fridge, cooker and sink, and a storage cupboard.

Double French doors look out onto the garden and are sure to be wide open whenever the weather allows. Upstairs the Linden boasts two large double bedrooms, which share a spacious bathroom with bath.

*Meet the Linden – a spacious semi-detached home with two large double bedrooms.*

**The semi-detached Aspen homes are arranged in matching pairs with attractive covered porches and dormer windows marking them out.**

Once inside, the porch opens onto a spacious lounge complete with understairs storage. At the end of the living room is a compact hallway with the WC, stairs up to the other floors, and a door to the kitchen/diner. This thoughtfully designed space features a fully equipped kitchen on one side, and room for your dining table and chairs on the other, as well as double doors to the turfed rear garden. Up on the first floor you'll find a large double bedroom and house

bathroom with bath, as well as another well-proportioned room that would make an ideal home office or third bedroom. Meanwhile the entire second floor is occupied by a luxurious master suite featuring a bedroom, shower room and eaves storage.

*The semi-detached, split-level Aspen has plenty of family living space plus two double bedrooms and a home office.*

# The Aspen

A two/three-bedroom, split level, semi-detached home







# The Cooper

A two/three-bedroom, split level, semi-detached home



**We excel at split-level, space-maximising homes like the Cooper: made for modern life with a nod to Yorkshire's traditional terraces. The ground floor packs in a handy integrated garage and a WC.**

There's another WC on the first floor, which is this home's USP: an entire level dedicated to family living and entertaining. On one side of the landing is a full-width lounge with large window and double doors that open onto a Juliet balcony. The other side is occupied by an expansive kitchen/diner with more double doors – these open onto the turfed rear garden.

The fitted kitchen has tons of storage and worktop space for those who love to cook and entertain. The second floor features two double bedrooms – one of which is the master, complete with en suite shower room – as well as a single bedroom and house bathroom.

*The spacious, practical Cooper has a garage, three bedrooms and an entire floor dedicated to living and dining.*

# The Elder

A two-bedroom, two-bathroom, semi-detached home

**Meet the Elder: a charming cottage-style home. The front door opens onto a wide hallway with space for shoes and coats as well storage under the stairs.**

Doors also lead to a well-proportioned double bedroom, whose ground floor location means it is easily accessible; a house bathroom with bath, and a large open plan living area. As well as the large integrated kitchen there's plenty of space here for your dining table, sofas, TV and more, plus French doors to the turfed garden – this airy room is sure

to be where you spend much of your time. The master suite takes up the entire first floor, with a double bedroom, shower room, inbuilt storage, and plenty of light from the dormer and Velux windows.

*A cute, compact, two-bedroom cottage that benefits from open plan living and an entire floor for its master suite.*



# The Trent

A four bedroom, split-level home with garage and home office



If you're looking for a home that's designed to help the whole family live in harmony, the Trent just might be for you. The ground floor has a full-length, open plan living space with zones for sitting and dining as well as an integrated kitchen.

From here, doors lead to a cupboard and covetable laundry room, which in turn leads to the cloakroom. While all the homes in this style benefit from a garage, in half of the plots it is connected and accessible from the living area. On the first floor you'll find a lounge with more space to sit and relax, and French doors to the turfed garden.

There's also a master bedroom suite with Juliet balcony and shower room that's accessible from the landing too. The second floor features two double bedrooms plus a fourth bedroom/study, and a family bathroom.

*A three-storey family home with open plan living and a separate lounge; three double bedrooms, study and garage.*



**This split-level version of our handsome Hawthorn home packs in even more living space – and even more flexibility for your family.**

# The Hawthorn SL

A three/four-bedroom, split-level home with integrated garage and study

From the front, only two of its three storeys are visible, with the entrance – and integrated garage – on the first floor. Leading off the entrance hall you’ll also find the fourth bedroom/snug and the kitchen/dining room. This airy room has a Juliet balcony and access to the utility room and WC. Downstairs, most of the ground floor is taken up by another living area, with plenty of space for seating as well as dining, if you choose, and double doors to the turfed garden. Two floors

up, on the second floor, there are two double bedrooms – one with an en suite shower room – and a single bedroom, as well as a family bathroom with bath and a study for home working.

*A spacious, split-level home with an integrated garage and flexible accommodation: three/four bedrooms plus a study.*



# The Gallagher SL

A split-level, detached home with three bedrooms, study and garage



**We've boosted our Lark house style with a split-level layout that provides more room and a reimagined layout. Only two floors are visible from the front elevation, but this home is spread across three storeys.**

The reconfigured first floor in this version features an integrated garage next to the main entrance, a WC and a lovely light living room with a Juliet balcony. Head down the ground floor to find the kitchen/diner, with its huge run of work-top space, bonus storage under the stairs, access to the turfed garden through glass double doors, and a huge utility room that's sure to be a big selling point.

The bedrooms are located on the second floor: there's a master suite with its own shower room, a second double bedroom and a third single, plus a house bathroom with bath and storage on the landing.

*The split-level Gallagher gains an extra floor, meaning more living space, a study, three bedrooms and a garage.*

# The Eden

A three-storey, semi-detached home with two/three bedrooms

**Just two of our three-bedroom Eden homes are available, built side-by-side and occupying a secluded position on the eastern edge of the development.**

One of a handful of true three-storey house styles at The Alders, the homes share an awning that covers their front doors, which open directly into a comfortable living room. At the other end of the room is a hallway with access to the WC and kitchen/dining room. The integrated kitchen has been designed to maximise worktop and storage space, and the room benefits from double doors to the turfed garden. The first floor is home to

a large double bedroom and an adaptable study/single bedroom, plus a house bathroom with bath. An expansive master bedroom occupies the entire second floor, with Velux windows overhead and two storage cupboards (there is further storage on the ground floor).

*Meet the Edens, a pair of three-storey, semi-detached homes with two spacious bedrooms plus a study.*





# The Lark SL

A split-level, semi-detached home with three bedrooms and an integrated garage

## A split-level variation of our Lark home with the added convenience of an integrated garage.

The split-level variation of our Lark home offers an abundance of additional living space, providing even greater flexibility and the added convenience of an integrated garage.

Only two of the three stories are immediately apparent from its front exterior. The ground floor comprises a spacious kitchen and dining area that seamlessly extends into a well-tended garden and a generous utility room. Access to the main entrance on the first floor offers four distinct pathways. You'll find a convenient WC to the left, while to the right, there's direct entry to the integrated garage. Proceeding straight ahead leads you into the welcoming family lounge. Additionally, you can access the ground floor and kitchen/dining area by descending the stairs from this point.

Moving up to the second floor, you'll discover the expansive master suite, a second double bedroom, and a single bedroom. The second floor also features a house bathroom equipped with a bath, a separate ensuite, and a practical storage cupboard.

*The split-level variation of our Lark home offers an abundance of additional living space, with the added convenience of an integrated garage.*



## We specialise in crafting homes across three levels, offering you the utmost flexibility

Upon entering this splendid home, you'll step into a generously proportioned hallway with a convenient WC to the left. As you venture further to the left, you'll discover the heart of the home: the kitchen, dining area, and lounge. This space is thoughtfully designed with an L-shaped kitchen layout, an inviting dining area that comfortably accommodates the entire family, and a cosy lounge area where you can relax and unwind. Here, you can access the tufed garden via patio doors.

When you ascend the stairs to the first floor, you'll encounter a delightful master suite complete with an ensuite bathroom. Adjacent to the master suite, you'll find a second lounge area catering to the diverse needs of your entire family. Moving on to the second floor, you'll be greeted by two additional dou-

ble bedrooms, offering ample space for family members or guests. A conveniently located study provides a dedicated space for remote work or focused study sessions, ensuring your home meets all your professional and educational needs. On this level, you'll also find valuable storage solutions to keep your living space organised and clutter-free. On this level, you'll also find valuable storage solutions to keep your living space organised and clutter-free

We specialise in crafting homes across three levels, offering you the most flexibility and an array of options to tailor your living space to your unique lifestyle and family needs

# The Thames

A three-bedroom, semi-detached, 3-storey home



# Specifications



## PREMIUM

**Premium Specification applies to the following house types: Lark, Linden, Gallagher and Elder**

- ✓ Marshalls Rustic Epoch Elevations
- ✓ uPVC agate grey windows and cottage style front door in chartwell green with chrome letterbox and toughened glass vision panel
- ✓ Block paving to driveways
- ✓ Traditional or contemporary kitchen cabinetry from our upgraded range including Allendale, Greenwich, Fairford, Chelsford and Clerkenwell styles

- ✓ Oak-effect interiors and soft-close doors
- ✓ Under and over cabinetry lighting
- ✓ Chrome Rienza Tap and cutlery tray
- ✓ Integrated Zanussi double oven and extractor, fridge/freezer and dishwasher
- ✓ Contemporary sanitary ware and chrome towel radiators
- ✓ Hansgrohe Ecosmart showers and taps
- ✓ RainAir technology shower in en-suites
- ✓ Smart, energy-saving Honeywell thermostat
- ✓ Ideal Standard gas boiler
- ✓ Contemporary black external lighting
- ✓ Motion sensor light adjacent to the entrance door
- ✓ Electric car charging point to all garages
- ✓ Simpli Safe smart alarm
- ✓ Brushed nickel doorbell

## CLASSIC

**Standard Specification applies to the following house types: Trent, Middleton, Hawthorn SP, Wood, Lark SP, Curlew, Gallagher SP, Aspen, Bramble, Cooper and Hawthorn**

- ✓ Marshalls Rustic Epoch Elevations
- ✓ uPVC agate grey windows and cottage style front door in chartwell green with chrome letterbox and toughened glass vision panel
- ✓ Block paving to driveways
- ✓ Allendale Traditional or Greenwich contemporary kitchen cabinetry, with oak-effect interiors and soft-close doors
- ✓ Under and over cabinetry lighting
- ✓ Chrome Rienza Tap and cutlery tray
- ✓ Integrated Zanussi oven and extractor, fridge/freezer and dishwasher
- ✓ Contemporary sanitary ware and chrome towel radiators
- ✓ Hansgrohe Ecosmart showers and taps
- ✓ RainAir technology shower in en-suites
- ✓ Low energy lighting, including down lights to kitchen and bathrooms
- ✓ White painted square newel staircase

- ✓ Oak effect cottage style doors with chrome handles
- ✓ Smart, energy-saving Honeywell thermostat
- ✓ Ideal Standard gas boiler
- ✓ Contemporary black external lighting
- ✓ Motion sensor light adjacent to the entrance door
- ✓ Electric car charging point to all garages
- ✓ Simpli Safe smart alarm
- ✓ Brushed nickel doorbell



**Disclaimer**  
Skipton Properties policy is one of continuous development and improvement. The final plans and specification may change and we reserve the right to alter the plans and specification without prior notice. We would recommend that these are checked by you prior to entering into any contract to purchase the property.



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