



Meadow Heights Hanging Heaton

A collection of 2,3 & 4 bedroom homes in heart of West Yorkshire.

Our stylish new build homes in Dewsbury have been purposefully designed for easy, modern living. Suitable for any type of homeowner, Meadow Heights features contemporary two, three and four-bedroom homes.

The village of Hanging Heaton offers community living without the hustle and bustle of city life, while the town of nearby Dewsbury is home to the largest open market in the county, a recently refurbished modern sports centre and a plethora of shops, pubs and cafes.

Leeds city centre is just over 10 miles away and Wakefield only 8 miles east, perfect for commuters or those wanting easy access to all the high street has to offer.

With excellent transport links, including the nearby M1 and M62, travelling further afield is also a breeze.

For those moments when you want to escape, the Peak District National Park can be reached in under 40 minutes. With beautiful countryside, cosy pubs, cycling routes and scenic walking trails, you won't be short on adventures

Meadow Heights

Hanging Heaton WF17 6JN | 01924 589 158

[lindenhomes.co.uk/meadowheights](https://www.lindenhomes.co.uk/meadowheights)

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Development layout



4 bedroom home

- The Goodridge
- The Mylne

3 bedroom home

- The Elmslie
- The Becket
- The Wyatt

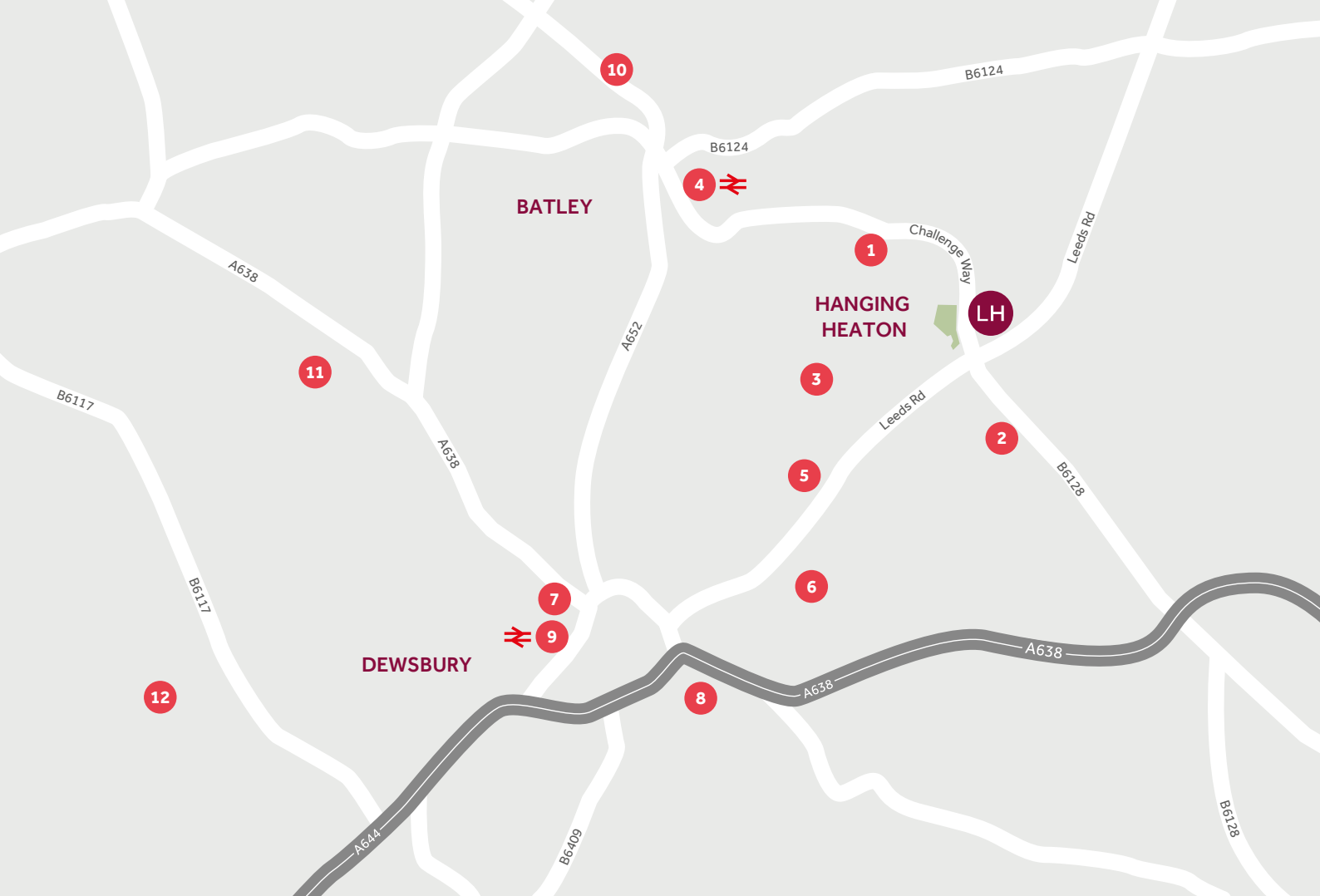
2 bedroom home

- The Cartwright

- * Shared Ownership
- Affordable Homes

- bc bin collection point
- ss substation
- ▶ garage entrance
- v visitor parking space

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales consultant for specific details.



Around the local neighbourhood

- | | | | | | |
|---|-----------------------------|---|--------------------------|----|------------------------|
| 1 | Hanging Heaton J&I School | 5 | Hanging Heaton Golf Club | 9 | Dewsbury Train Station |
| 2 | Dewsbury Rams RLFC | 6 | Manor Croft Academy | 10 | Tesco Extra |
| 3 | Hanging Heaton Cricket Club | 7 | Dewsbury Market | 11 | Dewsbury Hospital |
| 4 | Batley Train Station | 8 | Sainsbury's | 12 | Dewsbury Country Park |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
July 2022.

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The Mylne

4 bedroom home

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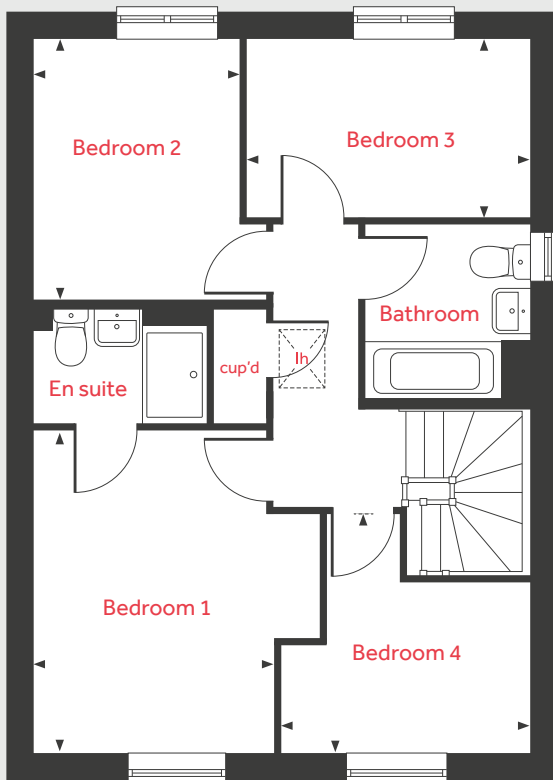
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The Mylne

4 bedroom home

First floor



Ground floor

Living room

4.83m x 3.39m 15'10" x 11'1"

Kitchen / dining / family area

6.04m x 4.37m 19'9" x 14'4"

First floor

Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

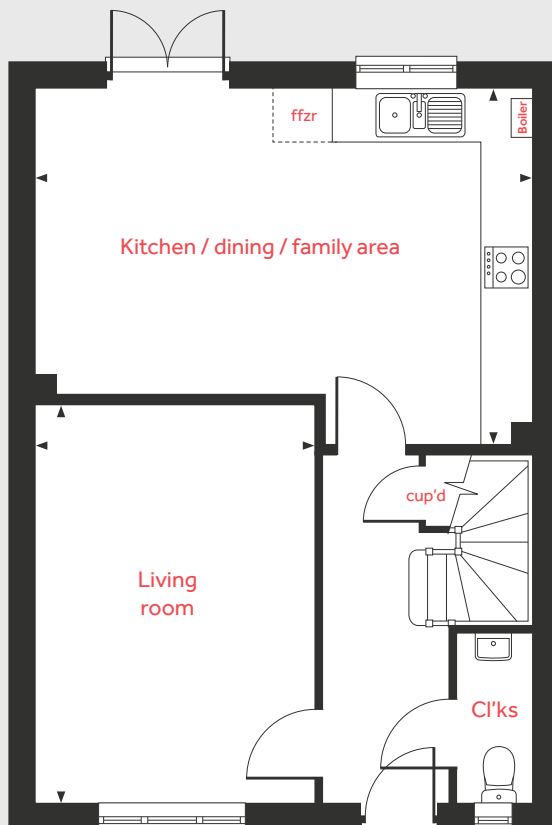
Bedroom 3

3.39m x 2.20m 11'1" x 7'3"

Bedroom 4

3.10m x 2.10m 10'2" x 6'11"

Ground floor



lh	loft hatch	ffzr	integrated fridge freezer
cup'd	cupboard	◀ ▶	measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. July 2022.

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The Cartwright

2 bedroom home

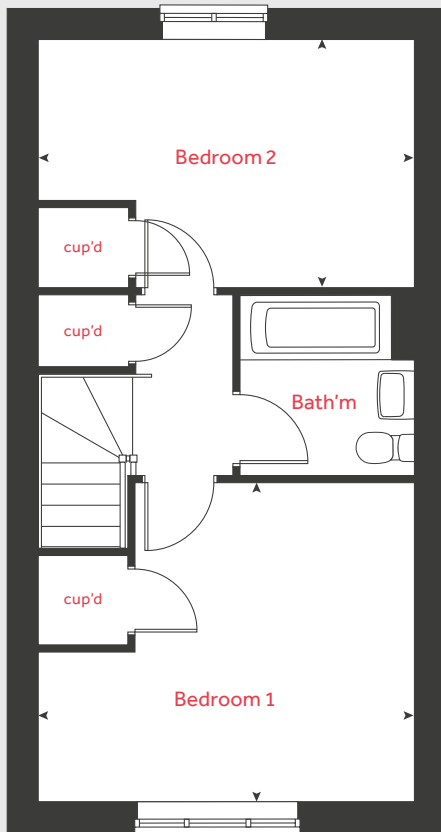
Meadow Heights

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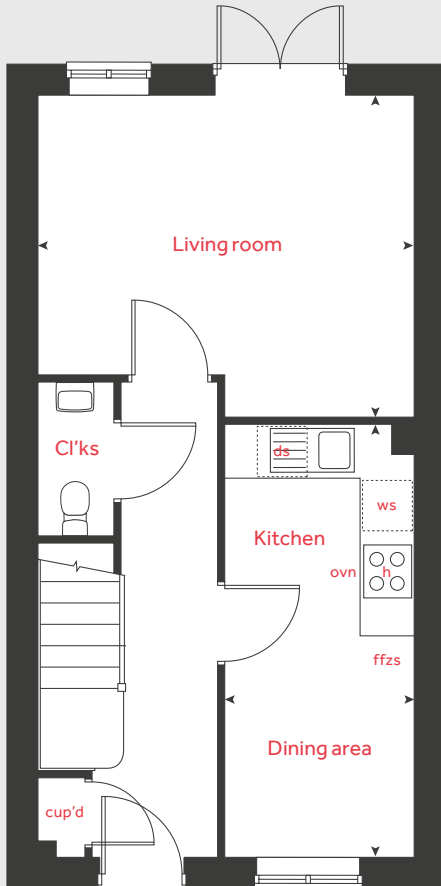
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First floor



Ground floor



The Cartwright

2 bedroom home

Ground floor

Kitchen / dining area

4.82m x 2.13m 15' 10" x 7' 0"

Living room

4.20m x 3.58m 13' 9" x 11' 9"

First floor

Bedroom 1

4.20m x 3.58m 13' 9" x 11' 9"

Bedroom 2

4.20m x 2.76m 13' 9" x 9' 1"

h	hob	cup'd	cupboard
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

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The Elmslie

3 bedroom home

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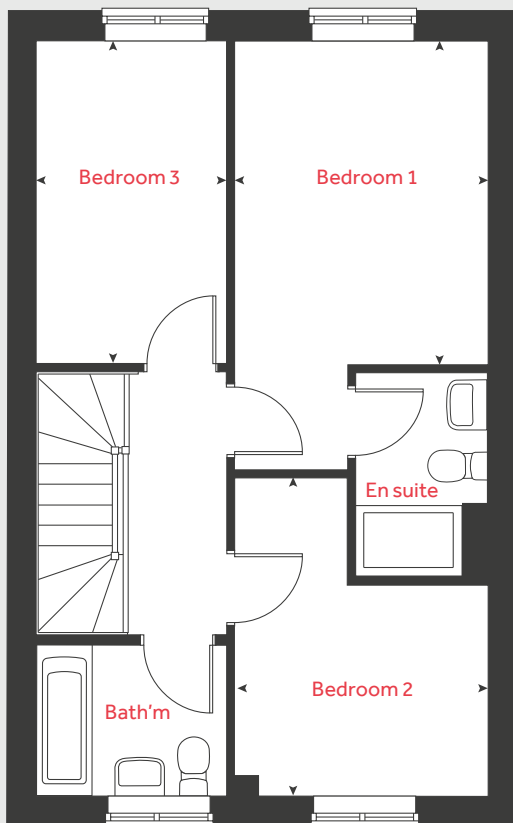
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The Elmslie

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.78m x 2.91m 15' 8" x 9' 6"

Living room

5.09m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2

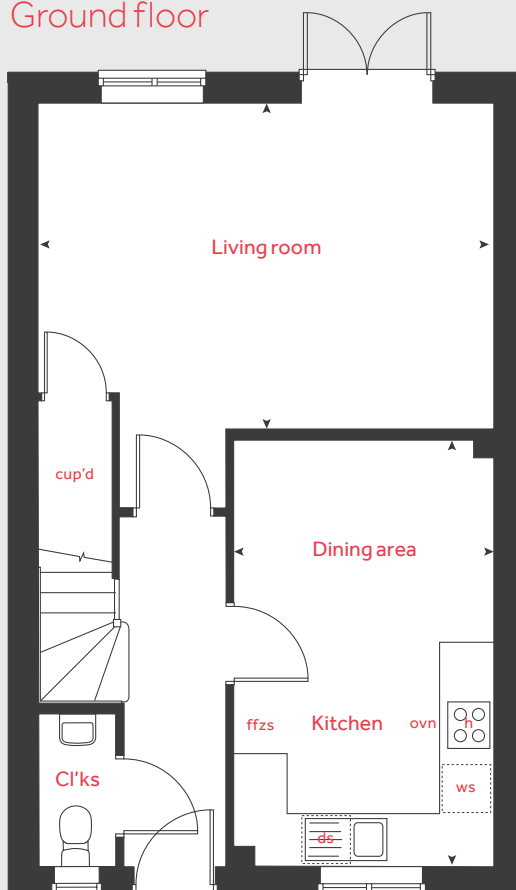
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.65m x 2.15m 12' 0" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Goodridge

4 bedroom home

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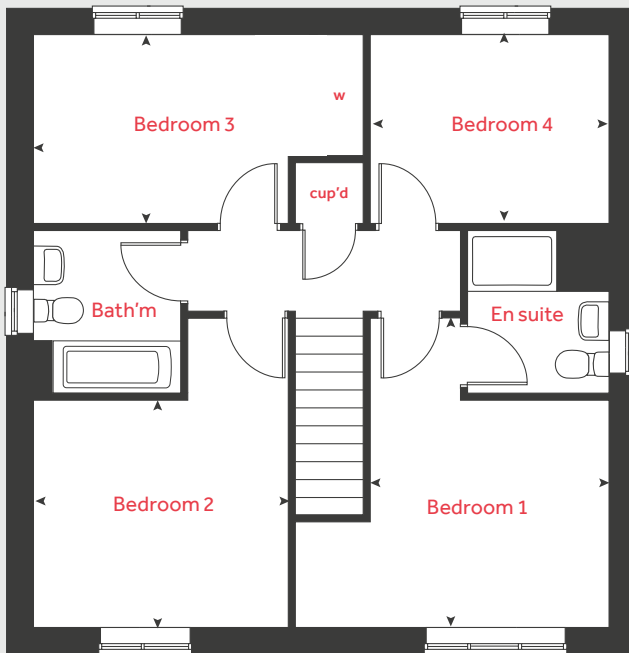
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The Goodridge

4 bedroom home

First floor



Ground floor

Kitchen / dining room
5.73m x 2.96m 18' 10" x 9' 9"

Living room
4.74m x 3.46m 15' 7" x 11' 4"

First floor

Bedroom 1
4.06m x 2.98m 13' 4" x 9' 10"

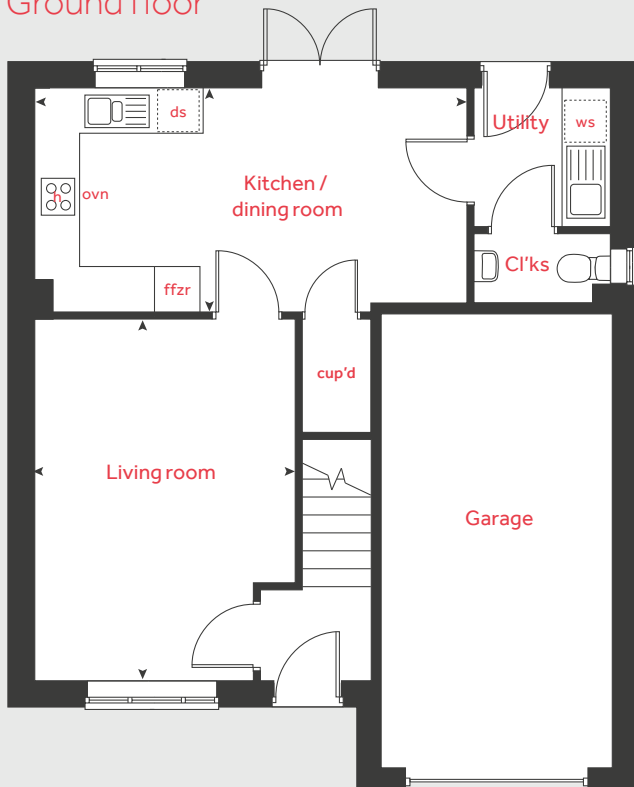
Bedroom 2
3.46m x 2.99m 11' 4" x 9' 10"

Bedroom 3
4.36m x 2.51m 14' 3" x 8' 3"

Bedroom 4
3.17m x 2.51m 10' 5" x 8' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	w	wardrobe
ds	dishwasher space	< >	measuring points

Ground floor



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The Wyatt

3 bedroom home

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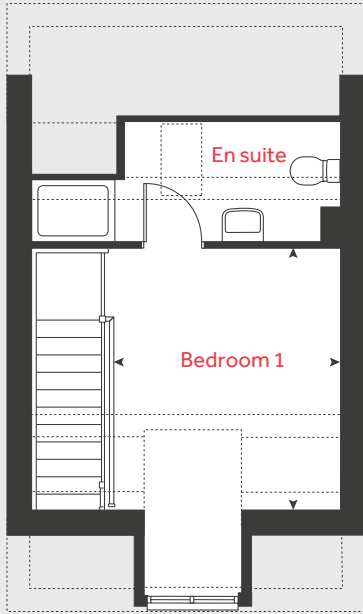
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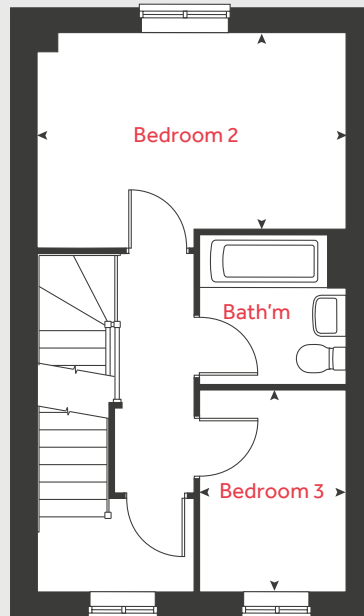
The Wyatt

3 bedroom home

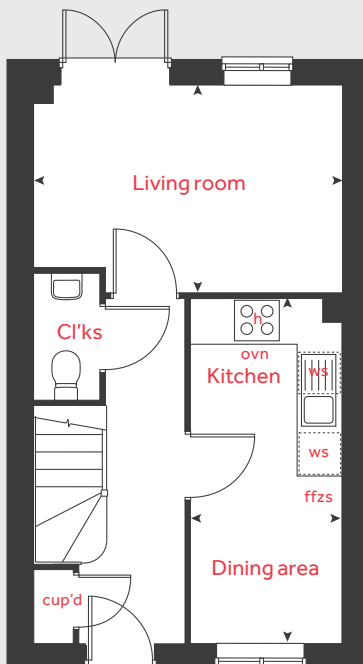
Second floor



First floor



Ground floor



Ground floor

Kitchen / dining area
4.56m x 2.00m 14' 11" x 6' 7"

Living room
4.08m x 2.74m 13' 5" x 9' 0"

First floor

Bedroom 2
4.08m x 2.82m 13' 5" x 9' 3"

Bedroom 3
2.66m x 1.93m 8' 8" x 6' 4"

Second floor

Bedroom 1
3.21m x 2.99m 10' 7" x 9' 10"

h hob ffzs fridge freezer s
ovn oven cup'd cup't
ws washing machine space < > measuring p
ds dishwasher space

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The Becket

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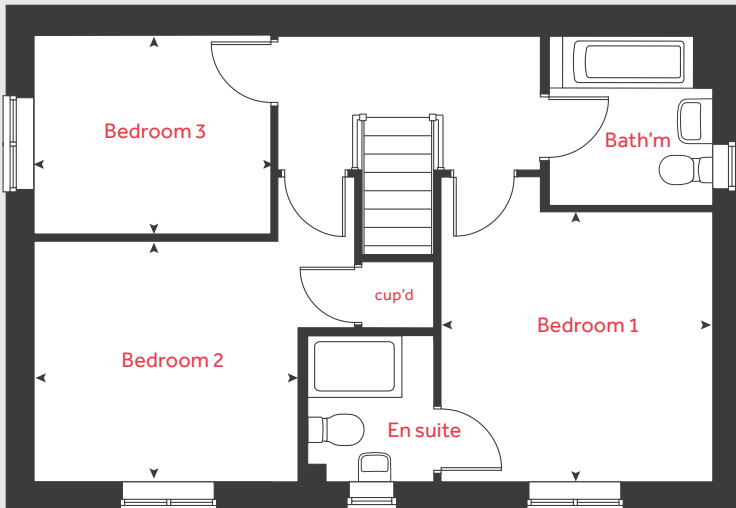
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area

5.59m x 2.90m 18' 4" x 9' 6"

Living room

5.59m x 3.33m 18' 4" x 10' 11"

First floor

Bedroom 1

3.43m x 3.39m 11' 3" x 11' 2"

Bedroom 2

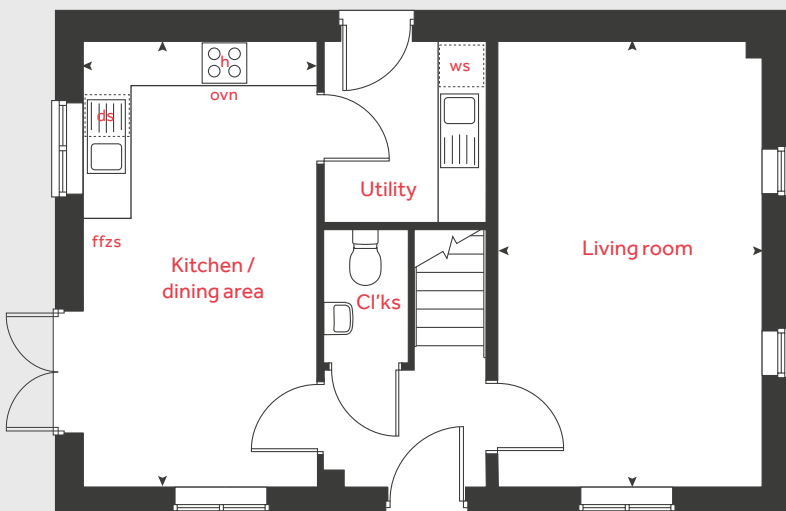
3.34m x 2.94m 10' 11" x 9' 8"

Bedroom 3

2.99m x 2.56m 9' 10" x 8' 5"

h	hob	ws	washing machine s
ovn	oven	cup'd	cupb
ffzs	fridge freezer space	< >	measuring p
ds	dishwasher space		

Ground floor



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Specification

We give you so much more

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Specification

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We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom	The Cartwright	3 bedroom	The Wyatt	The Elmslie	The Becket	4 bedroom	The Myline	The Goodridge
Kitchen									
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility						■			■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■	■	■	■			
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood.								■	■
White pendant light holder	■	■	■	■	■	■		■	■
Fridge/ freezer space	■	■	■	■	■	■		■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■		■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■			■	
Space for washing machine with plumbing and electrics in utility						■			■
Bathroom, en suite(s)									
Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■	■	■	■		■	■
Handheld hair wash attachment in bathroom		■	■	■	■	■		■	■
Shower over the bath	■								
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■		■	■
White batten light holder	■	■	■	■	■			■	■
Doors & Windows									
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■
Other									
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)									
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■		■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■		■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■		■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■		■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■		■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■		■	■
NHBC Buildmark cover	■	■	■	■	■	■		■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■		■	■