

WELCOME TO WEAVERS BECK

WHERE QUALITY AND
STYLE BLEND SEAMLESSLY



WEAVERS BECK

YEADON

ManningStainton
helping people move

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CAMSTEAD
HOMES

3 The Gateway North
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Leeds
LS9 8AX

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www.camstead.co.uk



The INGLEBOROUGH



The WHERNSIDE



The CHEVIN



The BUCKDEN



The BRIGHAM



The ASKWITH



The WOODALE



The WINTERLEY



The ADDLEBOROUGH



The BEAMSLEY

HOMES *in the* HEART OF YORKSHIRE



WEAVERS BECK
YEADON

THE PERFECT
LOCATION TO
ENJOY A MORE
RELAXED
FAMILY
LIFESTYLE.

WEAVERS BECK OFFERS
ANOTHER LANDMARK
DEVELOPMENT FROM
RENOWNED HOUSEBUILDER
CAMSTEAD HOMES WITH AN
OUTSTANDING COLLECTION
OF 93 THREE, FOUR AND FIVE
BEDROOM HOMES.

Located in Yeadon, one of Leeds' most
popular suburbs, this development
has been expertly crafted providing
a country-like setting mixed with the
convenience of city living.

Our landscape architects have carefully
planned the development with a beck
marking its boundary and walkways
imaginatively designed through
woodland to be enjoyed by all.

With over fifty five years experience,
the developer has gained a reputation
for delivering homes of exceptional
quality and unique design in prime
city and countryside locations.

Each home will provide warm, bright
and contemporary living spaces to suit
any buyer's needs.



FAMILY LIVING

at its finest



WEAVERS BECK IS PERFECTLY POSITIONED WITHIN EASY REACH OF THE VIBRANT COMMERCIAL CENTRES OF LEEDS AND BRADFORD, WHILST SURROUNDED BY BEAUTIFUL COUNTRYSIDE.

Yeadon is an area steeped in heritage, dating back to as early as the 7th Century but latterly was renowned as being one of the centres of woollen manufacturing in the 19th Century. The Green Lane Mills, an original weaving mill and dyeworks, provides the setting for the creation of Weavers Beck and is situated at the heart of this popular suburb.

The town of Yeadon itself has at its centre a bustling high street with an array of local shops, supermarkets and a choice of eating and drinking establishments with many excellent cafes, restaurants, bars and pubs. As a popular commuter town Yeadon is well connected by road, rail and with Leeds Bradford International Airport nearby is ideally suited for the national and international traveller.

There are a number of excellent schools for all ages, sporting facilities and parks to be enjoyed. Of particular interest are the nearby Yeadon Tarn, home to the Airedale Sailing Club and The Chevin, a national park with a magical mix of nature walks, wildlife habitats and cycle trails.

Leeds itself is the largest legal and financial centre in the UK outside of London and enjoys a most diverse economy as one of the UK's main employment centres. This success has led to a bid for Leeds to be named the European Capital of Culture in 2023.



WEAVERS BECK
YEADON

SITE PLAN

KEY

 The **INGLEBOROUGH**



 The **WHERNSIDE**



 The **CHEVIN**



 The **BUCKDEN**



 The **BRIGHAM**



 The **ASKWITH**



 The **WOODALE**



 The **WINTERLEY**



 The **ADDLEBOROUGH**



 The **BEAMSLEY**



WEAVERS BECK

YEADON



SPECIFICATION

ATTENTION TO DETAIL RUNS THROUGHOUT THIS AND EVERY CAMSTEAD DEVELOPMENT WITH OUR TEAM OF ARCHITECTS AND DESIGNERS CREATING DISTINCTIVE HOMES WITH MODERN HIGH QUALITY INTERIORS, SETTING THE STANDARD FOR NEW HOMES IN THIS LOCATION.



Images show previous developments

KITCHENS

- Contemporary high quality fitted kitchens in a choice of colours by Symphony Kitchens
- A choice of complementary quality laminate worktops with matching upstands. Choice of granite worktops as an additional extra*
- Glass splash backs
- Integrated stainless steel built in double oven to all house types.
- Stainless steel 5 burner gas hob to house types Whernside, Buckden, Brigham, Askwith, Woodale, Winterley and Addleborough
- Stainless steel 4 burner gas hob to house types Ingleborough, Chevin, & Beamsley
- Glass & stainless steel cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel one and a half bowl sinks with chrome polished tap
- Plumbing for washer/dryer to house types Ingleborough, Chevin & Beamsley
- LED feature lighting to underside of wall units
- A choice of quality floor tiles*

UTILITY/LAUNDRY ROOM

- (Woodale, Winterley, Addleborough, Brigham, Buckden & Askwith)
- Choice of units and worktops as per kitchen*
 - Washer/dryer plumbing with space for further dryer in The Buckden, Brigham, Askwith, Woodale, Winterley and Addleborough
 - Stainless steel one and a half bowl sinks with chrome polished tap
 - A choice of quality floor tiles*

BATHROOMS & CLOAKROOMS

- Contemporary sanitaryware & polished chrome fittings throughout
- Fitted mirror to Master en-suite
- Choice of quality floor and wall tiles
- Half tile with full tile to bath and shower area
- Splash back to cloakroom
- Choice of coordinated, fitted vanity units to bathroom and Master en-suite

INTERIOR FINISHES

- Matt White Chiffon painted walls throughout
- Eggshell woodwork throughout
- White matt emulsion to ceilings
- Moulded skirtings and architraves
- Smooth plaster finish to all ceilings
- Choice of fitted carpets throughout excluding kitchen, utility and wet areas

ELECTRICAL AND LIGHTING

- Recessed low voltage chrome down lighters to kitchen, bathroom and en-suites
- Brushed steel switch plates throughout
- Chrome finished shaver points to bathrooms and en-suites
- External lights to front and rear door
- Door bell
- Power and lighting to garage
- Pre-installed internal HDMI cabling for wall mounted TV and external aerial

HEATING & HOT WATER

- Gas fired radiator central heating with digital programmer and thermostatic radiator valves
- Chrome heated towel rail to bathroom and en-suites

WINDOWS & DOORS

- Sealed cream double-glazed UPVC windows
- Quality doors throughout with designer black nickel ironmongery

WARDROBES

- Built-in wardrobe to Master bedroom complete with shelf, internal light, and hanging rail (excluding Ingleborough)

EXTERNAL

- Turfed front and rear gardens
- Outside tap
- Vehicular Macadam surfacing
- Block paved drive to selected properties*
- Paving to rear with patio
- Storage Shed provided to Ingleborough and Beamsley gardens

SECURITY & PEACE OF MIND

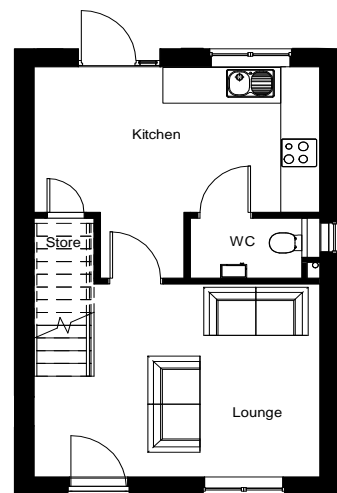
- 'Secured by design' front door plus chrome security chain
- Mains operated smoke detectors with battery back-up
- LABC 10-year warranty

* Subject to stage of construction





The **BEAMSLEY** 763 SQ FT

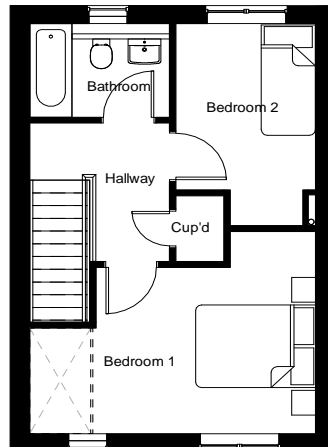


GROUND FLOOR

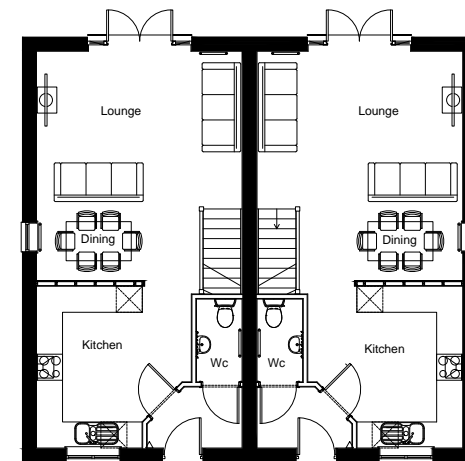
<i>Ground Floor</i>	m	ft
Lounge	4.75 x 3.50	15'7" x 11'6"
Kitchen/Dining	4.75 x 3.83	15'7" x 12'7"
WC	2.15 x 1.08	7'1" x 3'7"
Store	1.00 x 0.90	3'3" x 2'11"

<i>First Floor</i>	m	ft
Hallway	2.33 x 2.50	7'8" x 8'2"
Bedroom 1	4.75 x 3.66	15'7" x 12'0"
Bedroom 2	2.33 x 3.66	7'8" x 12'0"
Bathroom	2.31 x 1.70	7'7" x 5'7"
Store	0.80 x 1.18	2'7" x 3'10"

FIRST FLOOR



The **INGLEBOROUGH** 931 SQ FT

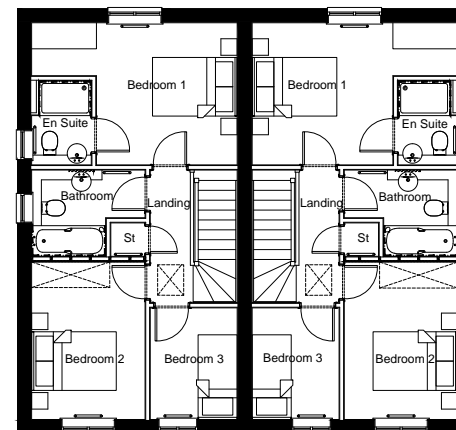


GROUND FLOOR

<i>Ground Floor</i>	m	ft
Lounge/Dining	4.74 x 5.28	15'7" x 17'4"
Kitchen	3.57 x 3.73	11'9" x 12'3"
WC	1.05 x 1.91	3'5" x 6'3"

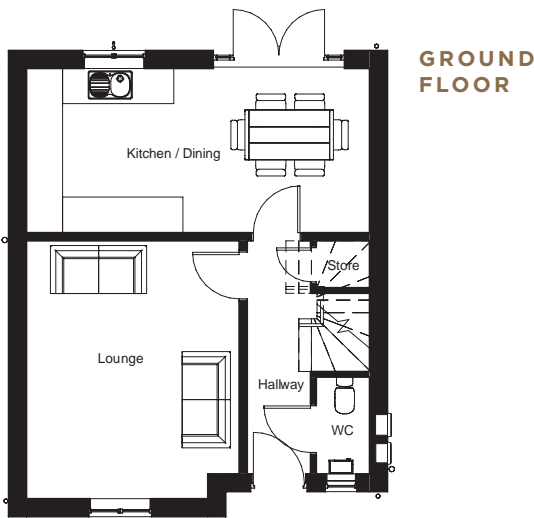
<i>First Floor</i>	m	ft
Bedroom 1	3.24 x 3.27	10' 8" x 10' 9" (max)
Ensuite	1.38 x 3.27	4' 6" x 10' 9" (max)
Bedroom 2	2.62 x 3.63	8'7" x 11'11"
Bedroom 3	2.01 x 2.57	6'7" x 8'5"
Bathroom	2.62 x 1.99	8'7" x 6'6"
Storage	0.79 x 0.76	2'7" x 2'6"

FIRST FLOOR





The **WHERNSIDE** 1010 SQ FT

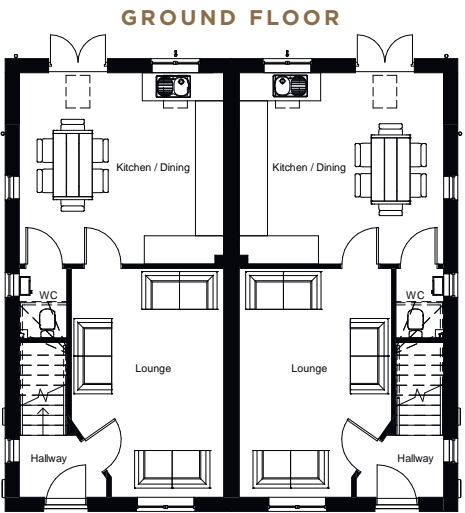


<i>Ground Floor</i>	m	ft
Hall/Lobby	1.13 x 4.20	3'8" x 13'9" (max)
Lounge	3.83 x 4.65	12'7" x 15'3" (max)
Kitchen/Dining	2.96 x 6.20	9'9" x 20'4"
WC	0.96 x 1.74	3'2" x 5'9"
Store	0.85 x 0.96	2'9" x 3'2"

<i>First Floor</i>	m	ft
Hallway	1.68 x 3.58	5'6" x 11'9" (max)
Bedroom 1	3.78 x 3.34	12'5" x 10'11" (max)
Ensuite	2.85 x 1.38	9'4" x 4'6" (max)
Bedroom 2	3.50 x 3.00	11'6" x 9'10" (max)
Bedroom 3	2.59 x 3.00	8'6" x 9'10" (max)
Bathroom	2.30 x 1.70	7'7" x 5'7"
Store	1.19 x 0.92	3'11" x 3'0"



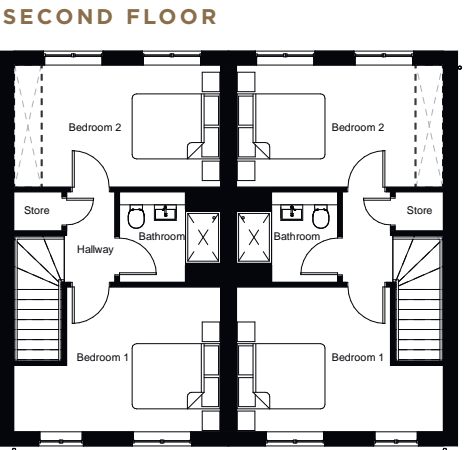
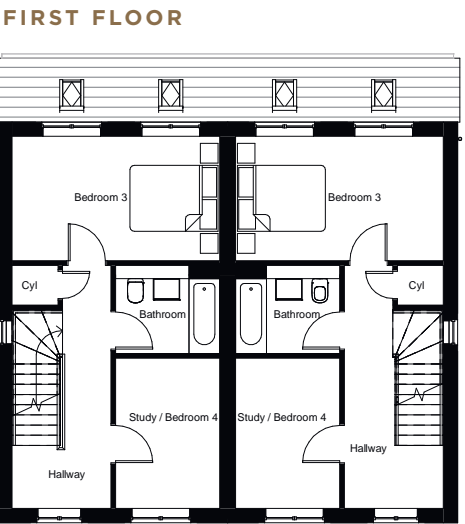
The **CHEVIN** 1357 SQ FT



<i>Ground Floor</i>	m	ft
Lobby/Hall	2.00 x 1.43	6'7" x 4'8" (max)
Lounge	3.50 x 5.28	11'6" x 17'4" (max)
Kitchen/Dining	4.72 x 4.41	15'6" x 14'6"
WC	1.10 x 1.59	3'7" x 5'2"

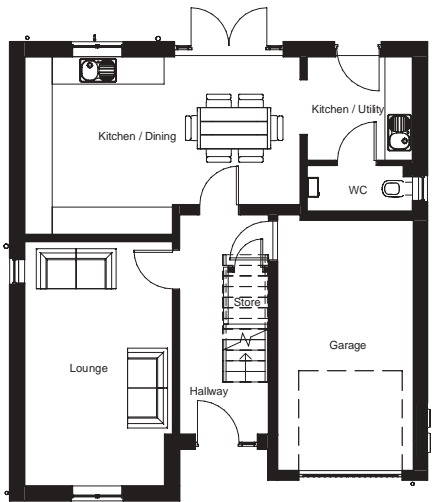
<i>First Floor</i>	m	ft
Hallway	2.25 x 5.50	7'5" x 18'1" (max)
Study/Bedroom 4	2.36 x 3.41	7'9" x 11'2"
Bedroom 3	4.72 x 2.83	15'6" x 9'3"
Bathroom	2.34 x 1.98	7'8" x 6'6"
Store	1.04 x 0.89	3'5" x 2'11"

<i>Second Floor</i>	m	ft
Hallway	1.10 x 2.08	3'7" x 6'10"
Bedroom 1	4.72 x 3.34	15'6" x 10'11" (max)
Ensuite	2.31 x 2.88	7'7" x 9'5"
Bedroom 2	4.72 x 2.81	15'6" x 9'3"
Store	1.10 x 0.89	3'7" x 2'11"





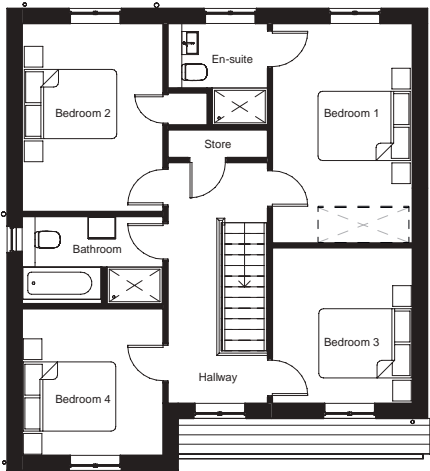
The **BUCKDEN** 1406 SQ FT*



GROUND FLOOR

<i>Ground Floor</i>	m	ft
Hall/Lobby	1.94 x 4.78	6'4" x 15'8" (max)
Lounge	3.23 x 5.33	10'7" x 17'6" (max)"
Kitchen/Dining	6.01 x 3.88	19'8" x 12'9" (max)
WC	2.23 x 0.98	7'6" x 3'3"
Utility	2.30 x 2.26	7'6" x 7'5"
Store	0.48 x 0.88	1'7" x 2'10"
Garage	2.96 x 5.57	9'9" x 18'3"

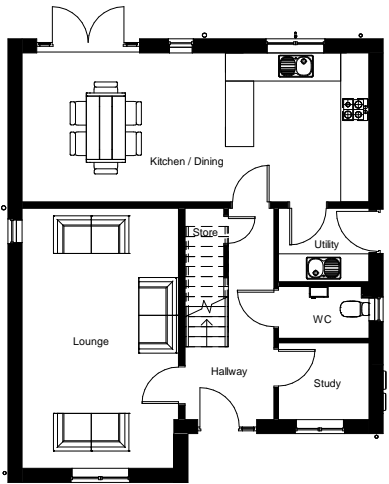
FIRST FLOOR



<i>First Floor</i>	m	ft
Hallway	2.15 x 5.21	7'1" x 17'1" (max)
Bedroom 1	3.03 x 4.75	9'11" x 15'7"
Ensuite	2.14 x 2.18	7'0" x 7'2" (max)
Bedroom 2	3.05 x 4.08	10'0" x 13'4"
Bedroom 2 Store	0.86 x 0.70	2'10" x 2'3"
Bedroom 3	3.03 x 3.37	9'11" x 11'0"
Bedroom 4	3.05 x 3.17	10'0" x 10'5"
Bathroom	3.05 x 1.88	10'0" x 6'2"
Store	2.15 x 0.60	7'1" x 2'0"



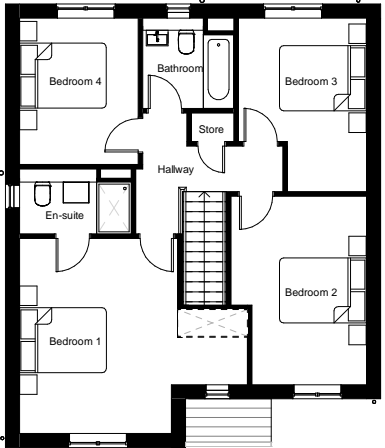
The **BRIGHAM** 1541 SQ FT



GROUND FLOOR

<i>Ground Floor</i>	m	ft
Hall/Lobby	2.05 x 4.87	6'9" x 16'0" (max)
Lounge	3.61 x 5.99	11'10" x 19'8" (max)
Kitchen/Dining	8.00 x 3.43	26'3" x 11'3"
Study	2.09 x 1.77	6'10" x 5'9"
WC	2.09 x 1.19	6'10" x 3'11"
Utility	2.09 x 1.69	6'10" x 5'7"
Store	0.90 x 1.29	2'11" x 4'3"

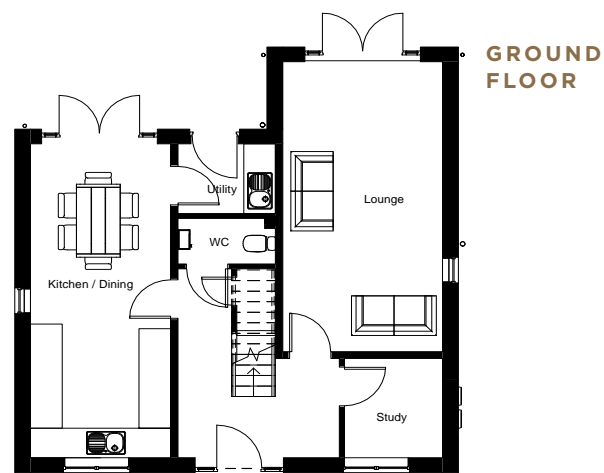
FIRST FLOOR



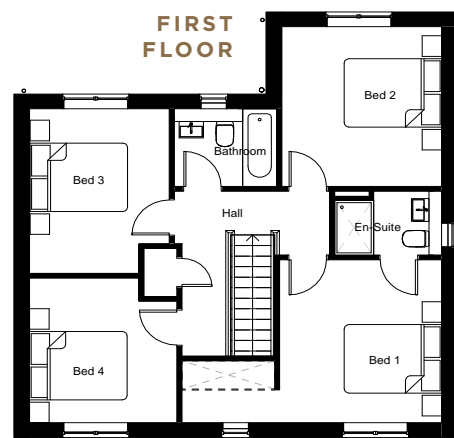
<i>First Floor</i>	m	ft
Hallway	3.39 x 1.06	11'1" x 3'6" (max)
Bedroom 1	5.25 x 4.50	17'3" x 14'9" (max)
Ensuite	2.56 x 1.48	8'5" x 4'10" (max)
Bedroom 2	3.13 x 4.35	10'3" x 14'3" (max)
Bedroom 3	2.96 x 4.00	9'8" x 13'1" (max)
Bedroom 4	2.73 x 3.38	8'11" x 11'1"
Bathroom	2.08 x 2.06	6'10" x 6'9" (max)
Store	0.98 x 0.65	3'2" x 2'2"



The **ASKWITH** 1395 SQ FT



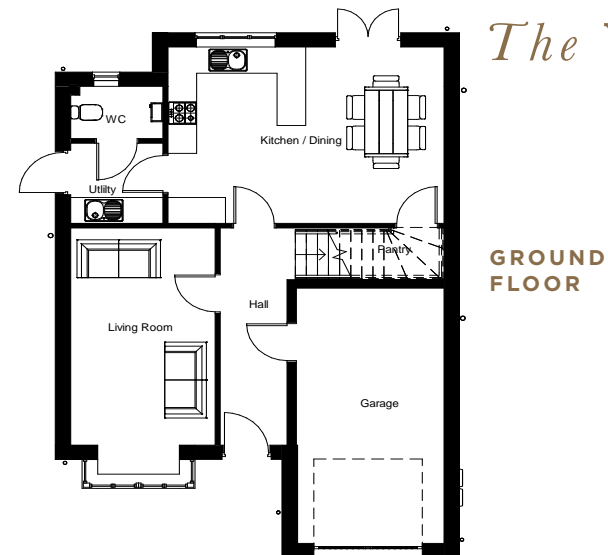
<i>Ground Floor</i>	m	ft
Hall/Lobby	3.31 x 2.18	10'10" x 7'2" (max)
Lounge	3.28 x 6.35	10'9" x 20'10"
Kitchen/Dining	2.88 x 6.88	9'5" x 22'7"
Study	2.01 x 2.18	6'7" x 7'2"
WC	2.00 x 1.00	6'7" x 3'3"
Utility	2.00 x 1.53	6'7" x 5'0"
Store	0.79 x 0.90	2'7" x 2'11"



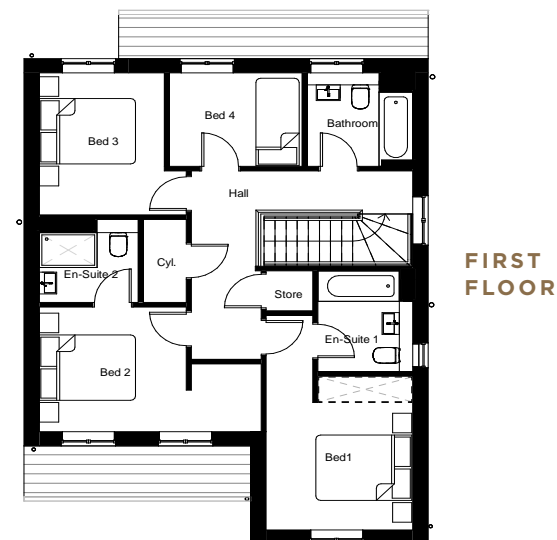
<i>First Floor</i>	m	ft
Hallway	3.18 x 1.40	10'5" x 4'7" (max)
Bedroom 1	5.33 x 3.57	17'6" x 11'8" (max)
Ensuite	2.18 x 1.38	7'2" x 4'6" (max)
Bedroom 2	3.28 x 3.50	10'9" x 11'6"
Bedroom 3	2.86 x 3.60	9'5" x 11'10" (max)
Bedroom 4	3.02 x 3.17	9'11" x 10'5" (max)
Bathroom	2.08 x 1.68	6'10" x 5'6"
Store	0.67 x 1.05	2'2" x 3'5"



The **WOODALE** 1383 SQ FT*



<i>Ground Floor</i>	m	ft
Hall/Lobby	1.31 x 4.98	4'4" x 16'4"
Kitchen / Dining	5.75 x 4.04	18'10" x 13'3" (max)
Lounge	3.0 x 5.64	9'10" x 18'6" (max)
WC	1.90 x 1.20	6'3" x 3'11"
Pantry	1.70 x 1.18	5'7" x 3'10"
Utility	1.92 x 1.83	6'4" x 6'0"
Garage	5.73 x 3.05	18'9" x 10'0"



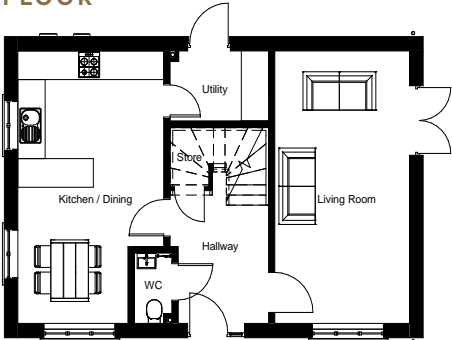
<i>First Floor</i>	m	ft
Hallway	1.45 x 4.62	4'9" x 15'2" (max)
Bedroom 1	3.05 x 4.92	10'0" x 16'2" (max)
En-suite 1	1.95 x 2.30	6'5" x 7'7" (max)
Bedroom 2	4.62 x 2.86	15'2" x 9'5" (max)
En-suite 2	2.05 x 1.90	6'9" x 6'3"
Bedroom 3	3.06 x 3.25	10'0" x 10'8" (max)
Bedroom 4	2.76 x 2.14	9'1" x 7'0"
Bathroom	2.20 x 2.14	7'3" x 7'0"
Store	0.90 x 1.90	2'11" x 6'3"
Cyl cupboard	0.98 x 0.90	3'3" x 2'11"

*Area does not include garage



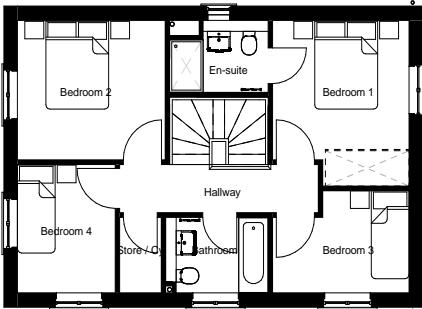
The **WINTERLEY** 1249 SQ FT

GROUND FLOOR



<i>Ground Floor</i>	m	ft
Lobby/Hall	2.35 x 4.45	7'9" x 14'7" (max)
Kitchen/Dining	3.48 x 6.20	11'5" x 20'4" (max)
Lounge	3.225 x 6.20	10'7" x 20'4"
WC	0.90 x 1.60	2'11" x 5'3"
Store	0.90 x 1.35	2'11" x 4'5" (max)
Utility	2.35 x 1.59	7'9" x 5'3"

FIRST FLOOR

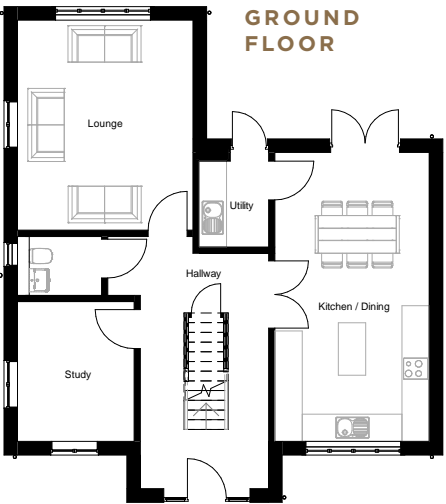


<i>First Floor</i>	m	ft
Hallway	4.75 x 2.625	15'7" x 8'7" (max)
Bedroom 1	3.27 x 3.16	10'9" x 10'4"
En-suite 1	2.35 x 1.63	7'9" x 5'4" (max)
Bedroom 2	3.525 x 3.17	11'7" x 10'5"
Bedroom 3	3.25 x 2.32	10'8" x 7'7" (max)
Bedroom 4	2.325 x 2.92	7'8" x 9'7"
Bathroom	2.44 x 1.71	8'0" x 5'7" (max)
Store	1.0 x 1.72	3'3" x 5'8"



The **ADDLEBOROUGH** 2095 SQ FT

GROUND FLOOR

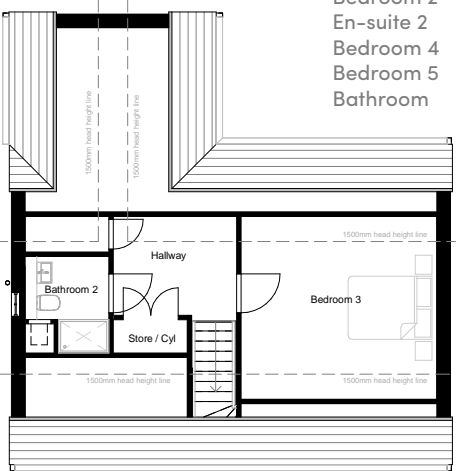


<i>Ground Floor</i>	m	ft
Lobby/Hall	3.83 x 6.00	12'7" x 19'8" (max)
Kitchen/Dining	3.68 x 6.88	12'1" x 22'7"
Lounge	4.18 x 5.00	13'8" x 16'5"
WC	2.00 x 1.40	6'7" x 4'7"
Study/Snug	2.78 x 3.33	9'1" x 10'11"
Utility	1.65 x 2.25	5'5" x 7'5" (max)
Store	0.84 x 0.86	2'9" x 2'10"

First Floor

Hallway	2.18 x 4.45	7'2" x 14'7" (max)
Bedroom 1	4.18 x 5.47	13'8" x 17'11" (max)
En-suite 1	2.38 x 2.21	7'10" x 7'3" (max)
Bedroom 2	3.86 x 3.95	12'8" x 12'12" (max)
En-suite 2	2.38 x 1.61	7'10" x 5'3" (max)
Bedroom 4	3.55 x 4.13	11'8" x 13'7" (max)
Bedroom 5	3.55 x 2.64	11'8" x 8'8"
Bathroom	2.08 x 2.69	6'10" x 8'10"

SECOND FLOOR



Second Floor

Study Area*	2.94 x 1.75	9'8" x 5'9"
Bedroom 3*	4.65 x 3.15	15'3" x 10'4" (max)
Bathroom	1.99 x 2.28	6'6" x 7'6" (max)
Store/Cyl	1.75 x 0.79	5'9" x 2'7"

*Dimensions taken to 1500mm head height



ABOUT CAMSTEAD

A FAMILY RUN COMPANY, CAMSTEAD HAS DEVELOPED A REPUTATION FOR BUILDING HIGH QUALITY DEVELOPMENTS IN PRIME LOCATIONS.

Camstead Homes is a part of the Scotfield Group, a Leeds based company that has created a reputation as a high quality house builder across England.

Scotfield has a passion for the city of Leeds and is known most recently for the hugely successful Willow Park and Parklands in Moortown, Misty Meadows in Morley and St Peters Hall on The Calls in Leeds city centre.

At Weavers Beck each new home is designed to provide a high quality, contemporary living space and the complete peace of mind afforded by a comprehensive LABC warranty.

Our team of architects strives to leave a long lasting legacy by creating homes that are the heart of the community.

We are committed to delivering real social benefits by providing material support to the wider community - from charitable donations, creation of green space for local communities and a variety of other support in the locations we are active within.

Weavers Beck will be another example of this, providing green space surrounding the development for the benefit of this and future generations.



This brochure and the show home are designed to give a general idea of the type of home on the development and how it could be decorated and furnished; they are not however, to be taken as part of the specification or contract. Dimensions are as accurate as practicable, but they may vary depending on internal finishes. The latest materials are always used, therefore certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the home in which they are interested with the sales staff. The marketing name may not always be retained. Images used in this brochure show previous developments and are for illustrative purposes only. Specification may differ from imagery, please ask sales staff for details. Some of the images in this brochure are computer generated.





LOCATION



**BY
CAR**

Yeadon is superbly located for both work and leisure being within easy access of the region's most vibrant and thriving cities of Leeds and Bradford as well as being on the doorstep of magnificent countryside to the north via the famous A65 gateway to Ilkley and The Dales beyond.

It is also located close to the Leeds outer ring road giving access to major motorways including the A1(M), M62 and M1.



**BY
TRAIN**

Weavers Beck is just 1.9 miles from Guiseley Station which runs an average of 35 trains per weekday to both Leeds and Bradford Stations.

With an average journey time of just 15 mins to Leeds and 18 mins to Bradford, both city centres can be accessed in around 30 minutes.

From Leeds Station the East Coast line runs between London (fastest time 2 hrs 15 mins) and Edinburgh (fastest time 3 hrs)



**BY
AIR**

Leeds Bradford Airport lies only 1.7 miles from the development and opens up unlimited opportunities to discover the UK and a host of cities across Europe.



**BY
BICYCLE**

Yeadon and the Aireborough Valley is considered to offer amongst the finest and most varied cycling in the country.

In fact the Tour De France made its way across the area during the first stage in England in the summer of 2014, attracting millions of visitors to the city and county.

From Weavers Beck to the front door of Leeds Town Hall is just 7.5 miles - mainly downhill!



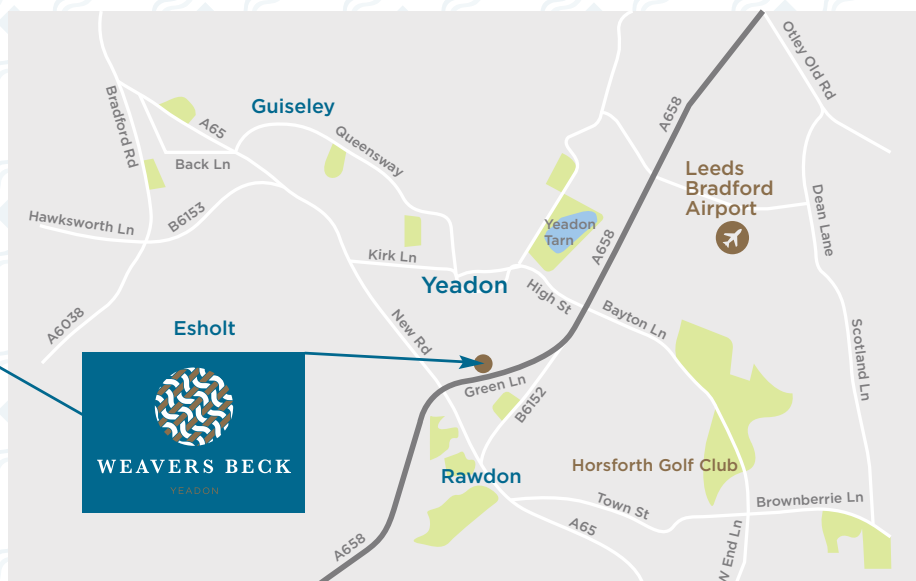
**BY
BUS**

There are bus stops within a two minute walk from Weavers Beck, with regular services to Leeds, Otley, Burley-in-Wharfedale, Ilkley and Bradford.



**BY
SAT NAV**

Green Lane,
Yeadon
LS19 7BA



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