



# 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)

**Linden**  
HOMES

# Development layout



## 4 bedroom home

- The Goodridge
- The Mylne

## 3 bedroom home

- The Elmslie
- The Becket
- The Wyatt

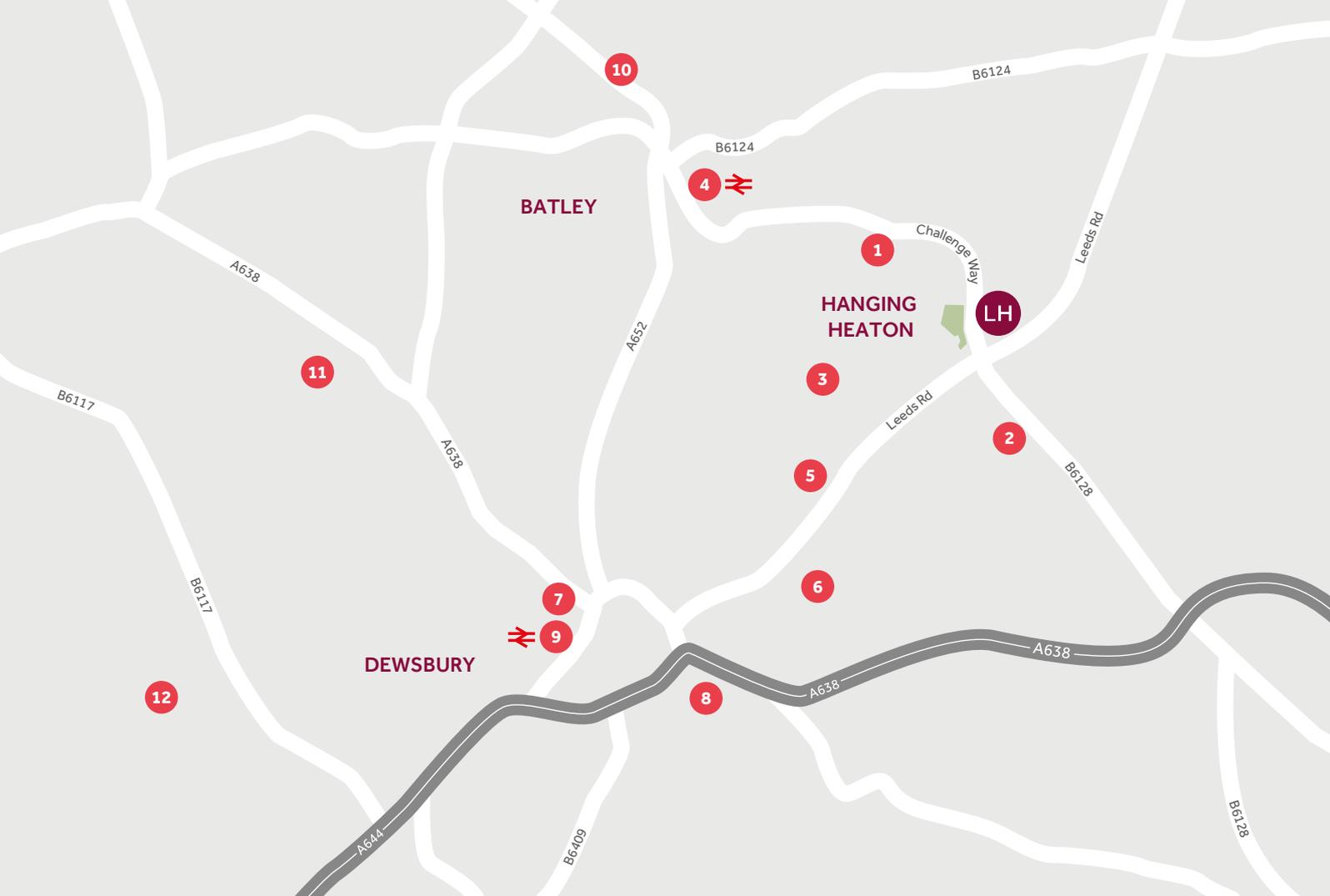
## 2 bedroom home

- The Cartwright

- \* Shared Ownership
- Affordable Homes

- bc bin collection point
- ss sub station
- ▶ 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

- |                                      |                                   |                                 |
|--------------------------------------|-----------------------------------|---------------------------------|
| <b>1</b> Hanging Heaton J&I School   | <b>5</b> Hanging Heaton Golf Club | <b>9</b> Dewsbury Train Station |
| <b>2</b> Dewsbury Rams RLFC          | <b>6</b> Manor Croft Academy      | <b>10</b> Tesco Extra           |
| <b>3</b> Hanging Heaton Cricket Club | <b>7</b> Dewsbury Market          | <b>11</b> Dewsbury Hospital     |
| <b>4</b> Batley Train Station        | <b>8</b> Sainsburys               | <b>12</b> 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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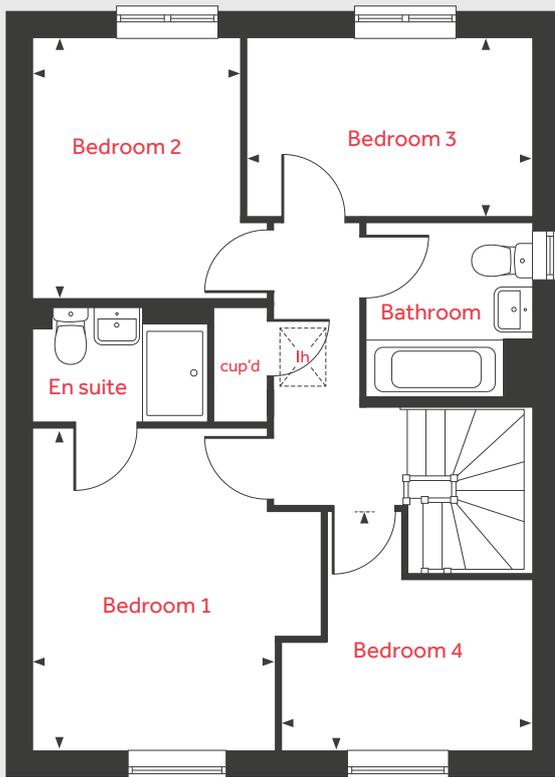
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# The Mylne

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"

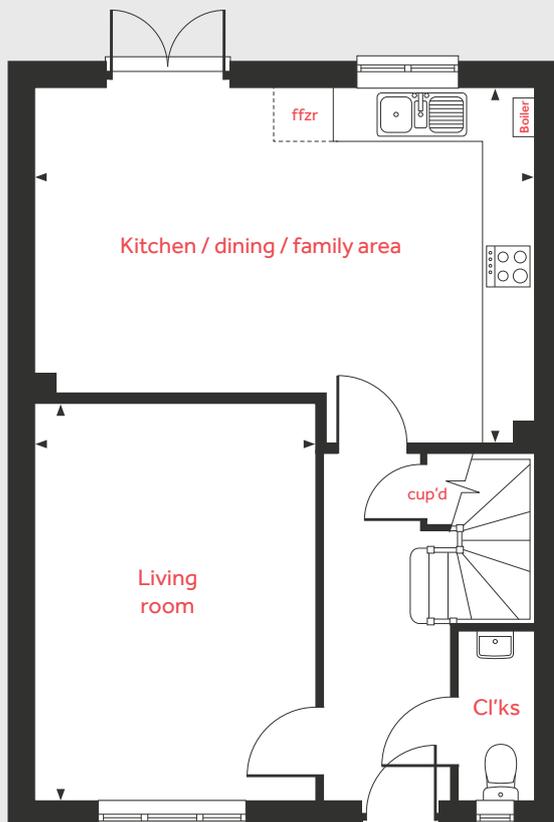
### Bedroom 3

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

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# The Cartwright

2 bedroom home

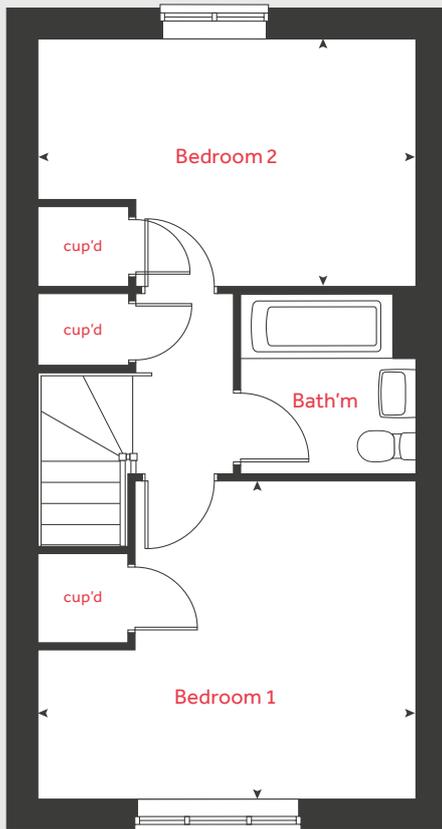
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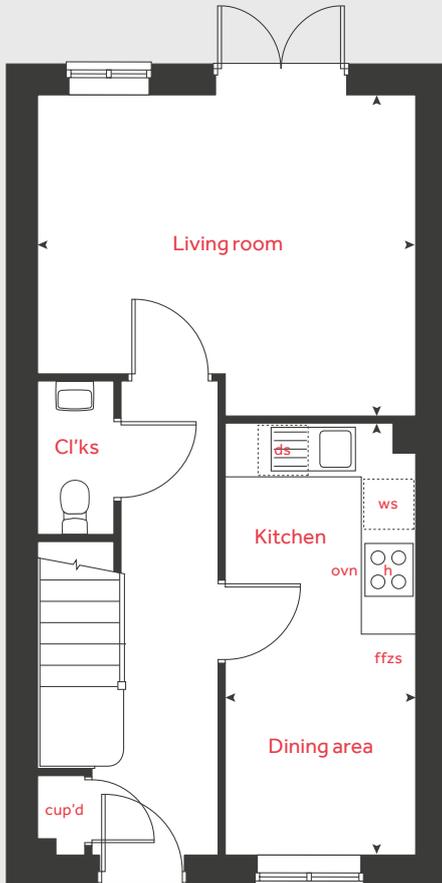
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## First floor



## 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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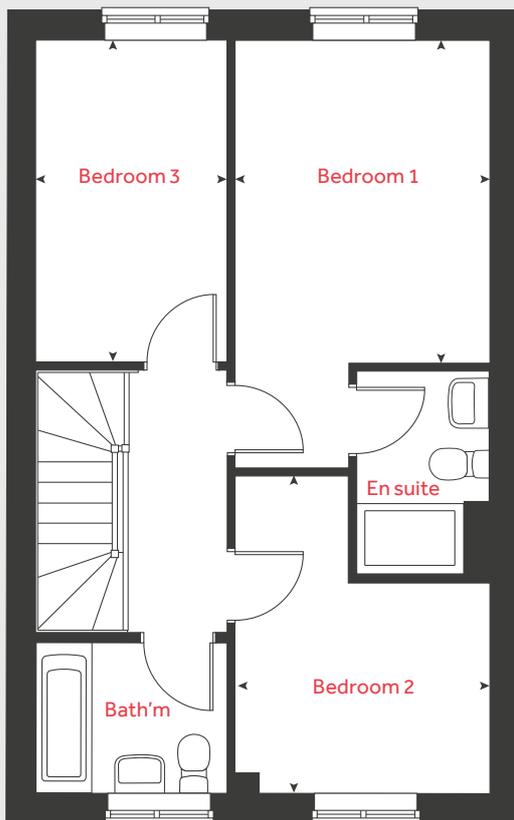
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# The Elmslie

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

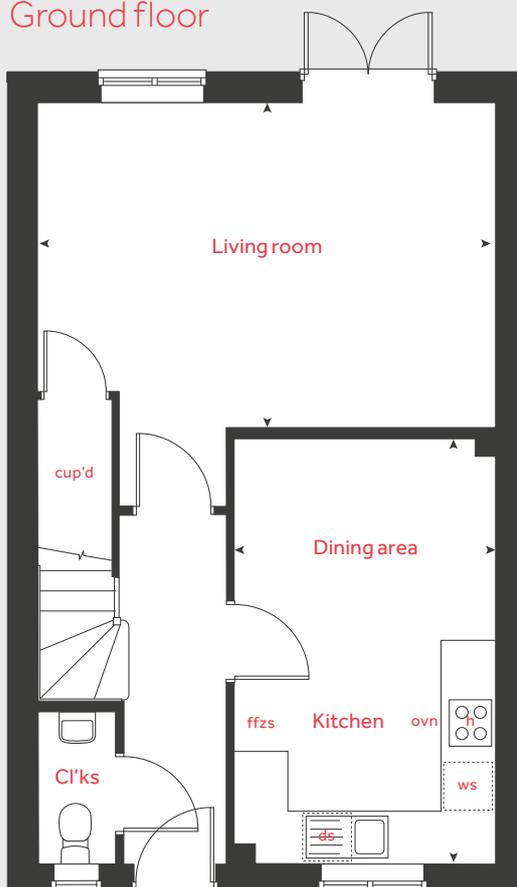
2.85m x 2.37m 9' 4" x 7' 9"

#### 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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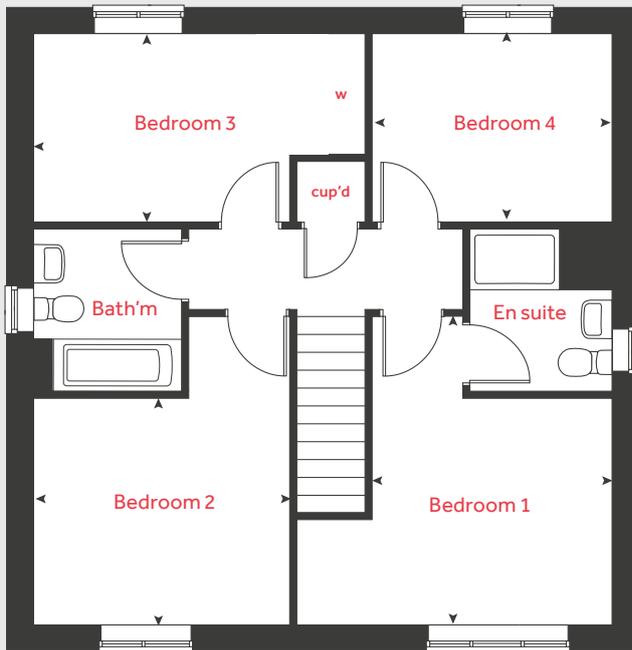
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# The Goodridge

## 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"

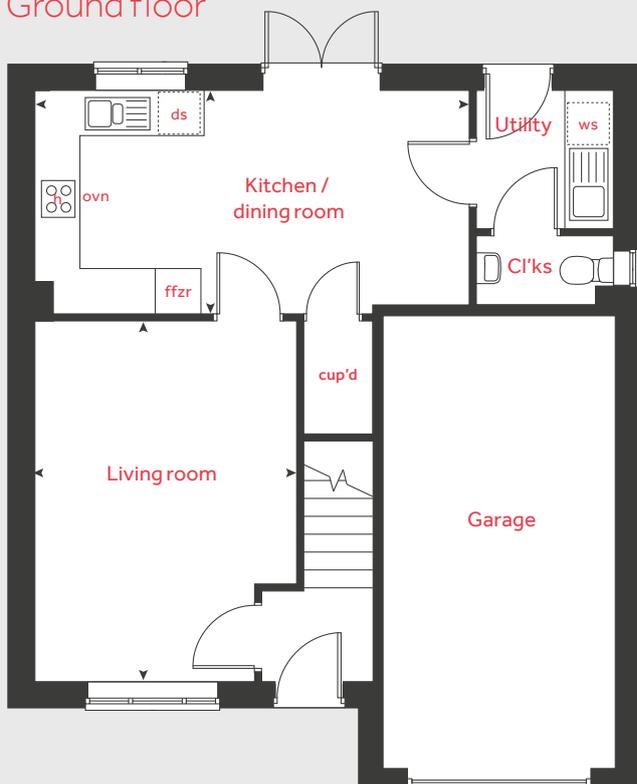
**Bedroom 2**  
3.46m x 2.99m      11' 4" x 9' 10"

**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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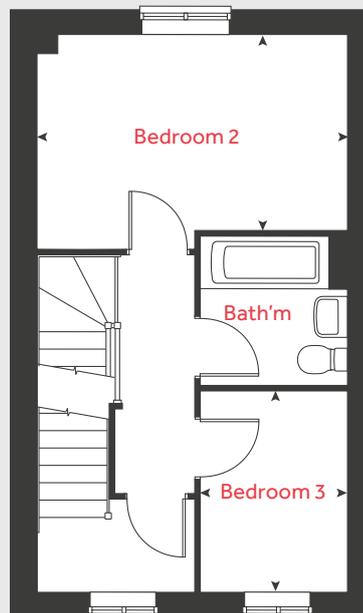
# The Wyatt

3 bedroom home

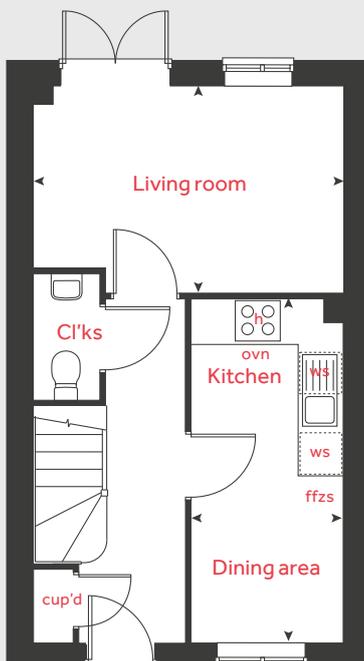
## Second floor



## 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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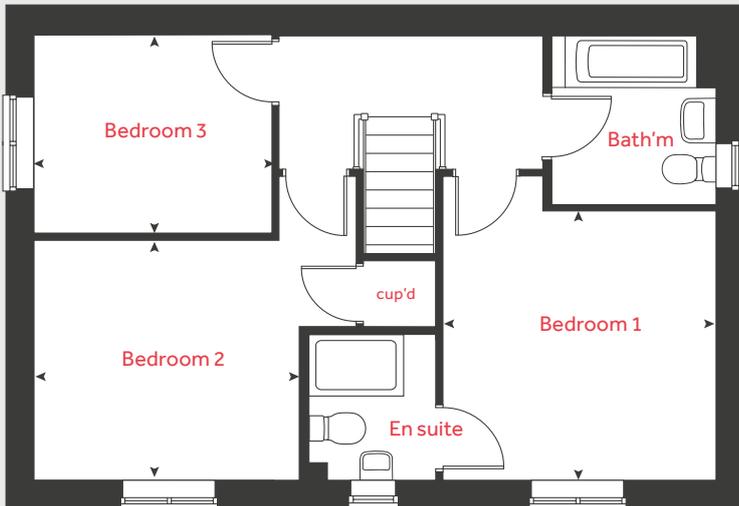
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# The Becket

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

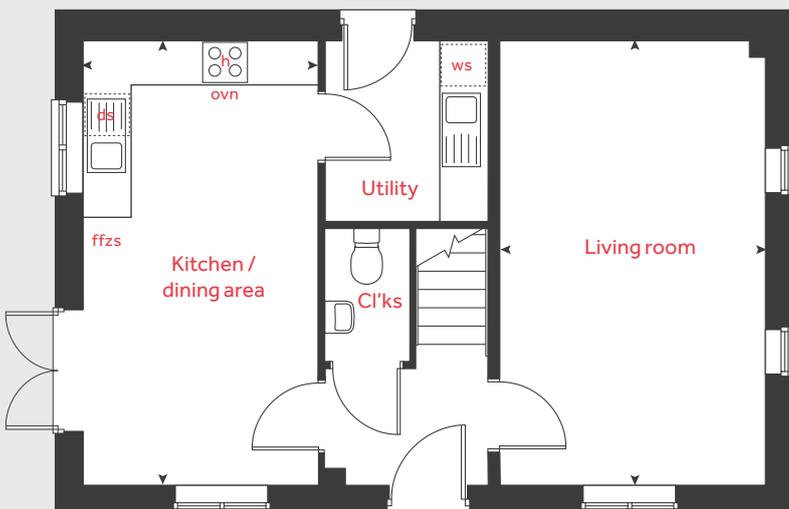
3.34m x 2.94m 10' 11" x 9' 8"

#### 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

## 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 homes	3 bedroom homes	4 bedroom semi-detached homes	4 bedroom detached homes
<b>Kitchen</b>				
Fitted kitchen with laminate worktop and upstand	■	■	■	■
Single oven	■	■		
Double oven			■	■
Chimney hood				■
Integrated pull open hood	■	■	■	
Four burner gas hob	■	■	■	■
Stainless steel splashback to hob	■	■	■	■
Integrated fridge freezer				■
1½ stainless steel sink with monobloc mixer tap			■	■
Single stainless steel sink with monobloc mixer tap	■	■		
Track lighting to kitchen	■	■	■	■
<b>Bathroom, en suite &amp; cloakroom</b>				
Contemporary white sanitaryware and chrome fittings	■	■	■	■
Shower above bath	■			
Shower to en suite		■	■	■
Choice of Porcelanosa wall tiles	■	■	■	■
<b>Electrical</b>				
BT Fibre ready, media plate & telephone point. Refer to Sales consultant	■	■	■	■
Smoke alarm and carbon monoxide alarm	■	■	■	■
Socket to allow for future EV charging point	■	■	■	■
<b>Other</b>				
Outside tap	■	■	■	■
Walls and ceilings in White matt emulsion	■	■	■	■
Internal woodwork in gloss white	■	■	■	■
Softwood white painted staircase	■	■	■	■
Gas fired boiler	■	■	■	■
External door with multipoint locking system and doorbell	■	■	■	■
Low energy external light to front door	■	■	■	■
6 ft fences to rear garden	■	■	■	■
<b>Garages</b>				
Lighting and power supply if within curtilage				■
<b>NHBC</b>				
10 year NHBC warranty	■	■	■	■