

**Taylor
Wimpey**

Find your way around

STONECROSS RISE

PONTEFRACT | WEST YORKSHIRE

Get to know

STONECROSS RISE

PONTEFRACT | WEST YORKSHIRE

Sitting just a stone's throw from Pontefract town centre, Stonecross Rise offers a beautiful collection of 2, 3 and 4 bedroom new homes in a variety of styles to suit all families.

4 BEDROOM HOMES



The Coltham

4 bedroom home

Plots: 3-5, 22, 23, 35, 39, 57, 62, 76, 79, 92, 98 & 99



The Midford

4 bedroom home

Plots: 51, 52, 56, 60, 69, 72, 75 & 97



The Trusdale

4 bedroom home

Plots: 53, 61, 73 & 74



3 BEDROOM HOMES



The Gosford

3 bedroom home

Plots: 1, 2, 6**, 7**, 8*, 9*, 10**, 11**, 12*, 13*, 18-20, 24-26, 33, 34, 36-38, 42, 54, 55, 80, 81, 90, 93 & 94



The Braxton

3 bedroom home

Plots: 27, 28, 40, 41, 58, 59, 63, 64, 77, 78, 82-85, 88, 89, 100 & 101



The Easedale

3 bedroom home

Plots: 43 & 91

2 BEDROOM HOMES



The Canford

2 bedroom home

Plots: 14*, 15*, 16**, 17**, 29**, 30** 31*, 32*, 44-46*, 47-50**, 65**, 66**, 67*, 68*, 70, 71, 86**, 87*, 95 & 96



2 bedroom bungalow

Plot: 21*

*ah/r = Rental homes

**ah/so = Shared ownership

SS = Sub Station

VP = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. TWY 59068/January 2020.

STONECROSS RISE

Glen Rise
Off Stumpcross Lane
Pontefract
West Yorkshire
WF8 2FE

CONTACT US ON

01977 800 782

SATNAV

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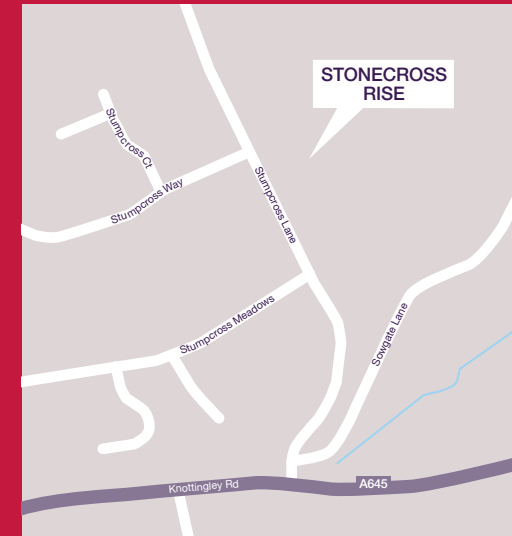
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FROM THE M62:

- At junction 33, exit onto A162.
- Merge onto A162 & stay on A162.
- Turn right onto Knottingley Rd/A645.
- Turn right onto Stumpcross Lane.
- Turn right onto Glen Rise.
- Destination will be straight ahead.

FROM PONTEFRACT:

- Head north-west on Baxtergate towards Horse Fair.
- Turn right onto Horse Fair.
- Continue straight onto Broad Lane.
- Turn left onto Southgate/A645.
- Turn left onto Stumpcross Lane.
- Turn right onto Glen Rise.
- Destination will be straight ahead.



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THE COLTHAM

4 BEDROOM HOME



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THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including a master bedroom with en suite and a family bathroom.

TOTAL 116.96 sq. m. / 1,259 sq. ft

GROUND FLOOR



Lounge (max.)	3.84m × 4.53m	12' 7" × 14' 11"
Kitchen/Dining	5.39m × 2.86m	17' 8" × 9' 5"

FIRST FLOOR



Bedroom 1	3.84m × 3.10m (max.)	12' 7" × 10' 2" (max.)
Bedroom 2	3.66m × 3.15m	12' 0" × 10' 4"
Bedroom 3	3.33m × 2.79m	10' 11" × 9' 2"
Bedroom 4	2.58m × 2.88m	8' 6" × 9' 6"



* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWY 59068/January 2020.

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THE TRUSDALE

4 BEDROOM HOME

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THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, the master bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

TOTAL 115.48 sq. m. / 1,243 sq. ft

GROUND FLOOR



Lounge	3.46m × 6.09m	11' 4" × 20' 0"
Kitchen/Dining	3.58m (max.) × 6.09m	11' 9" (min.) × 20' 0"

*Utility door is not included on plot 73.

FIRST FLOOR



Bedroom 1	3.52m × 3.03m	11' 7" × 9' 11"
Bedroom 2	3.64m × 2.95m (max.)	11' 11" × 9' 8" (max.)
Bedroom 3	2.51m × 3.05m	8' 3" × 10' 0"
Bedroom 4	3.54m × 2.25m (max.)	11' 7" × 7' 5" (max.)



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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 107.12 sq. m. / 1170 sq. ft

GROUND FLOOR



Lounge	3.62m × 4.49m	11' 11" × 14' 9"
Kitchen/Dining	5.71m × 3.38m	18' 9" × 11' 1"

FIRST FLOOR



Bedroom 1	3.27m × 3.61m	10' 9" × 11' 10"
Bedroom 2	2.81m × 3.53m	9' 3" × 11' 7"
Bedroom 3	2.81m × 2.52m (min.)	9' 3" × 8' 3" (min.)
Bedroom 4	2.35m × 2.23m	7' 9" × 7' 4"



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THE EASEDALE

3 BEDROOM HOME

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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 86.49 sq. m. / 931 sq. ft

GROUND FLOOR



Lounge	3.02m × 5.10m	9' 11" × 16' 9"
Kitchen/Dining	2.95m × 5.10m	9' 8" × 16' 9"

FIRST FLOOR



Bedroom 1	3.08m × 3.78m	10' 1" × 12' 5"
Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
Bedroom 3	2.95m × 2.15m	9' 8" × 7' 1"



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THE GOSFORD

3 BEDROOM HOME

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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 80.45 sq. m. / 866 sq. ft

GROUND FLOOR



Lounge (max.)	3.69m × 4.26m	12' 1" × 14' 0"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"

FIRST FLOOR



Bedroom 1 (min.)	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	2.63m × 3.30m	8' 8" × 10' 10"
Bedroom 3	2.00m × 3.55m (max.)	6' 7" × 11' 8" (max.)



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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/breakfast area, a living/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite master bedroom on the top floor.

TOTAL 101.45 sq. m. / 1092 sq. ft

GROUND FLOOR



Lounge	3.19m (max.) × 4.19m	10' 6" (max.) × 13' 9"
Kitchen/Dining	4.25m × 3.43m (max.)	14' 0" × 11' 3" (max.)

FIRST FLOOR



Bedroom 2	4.25m (max.) × 2.82m	14' 0" (max.) × 9' 3"
Bedroom 3	2.15m × 3.59m	7' 1" × 11' 10"

SECOND FLOOR



Bedroom 1	3.16m (max.) × 5.56m	10' 4" (max.) × 18' 3"
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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway.

TOTAL 64.01 sq. m. / 689 sq. ft

GROUND FLOOR



Lounge/ Dining (max.)	3.98m × 4.73m	13' 1" × 15' 6"
Kitchen	1.85m × 3.02m	6' 1" × 9' 11"

FIRST FLOOR



Bedroom 1	3.08m × 2.97m	10' 1" × 9' 9"
Bedroom 2	3.98m (max.) × 2.56m	13' 1" (max.) × 8' 5"



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STANDARD SPECIFICATIONS

TAYLOR WIMPEY H/O YORKSHIRE

Sandpiper House, Peel Avenue,
Calder Park, Wakefield, WF2 7UA

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

Kitchens

Fitted kitchen with choice of door fronts*

Choice of post formed laminate worktops with matching upstand*

Chrome 1.5 bowl sink and chrome tap[†] / 1 bowl

Stainless steel electric oven and built in gas hob

Integrated extractor fan

Stainless steel splashback behind the hob

Bathrooms, En suites & Cloakrooms*

Chrome taps and fittings

Choice of splashback tiling from selected range*

Half height tiling to bathrooms and en-suites where applicable

Central Heating/Hot Water System

Fully programmable gas central heating providing hot water

White thermostatic controlled radiators

Mains pressure hot water system providing plumbing free roof space

Cavity wall insulation

Loft insulation in line with Building Regulations

Electrical Features

Power points in line with NHBC requirements

TV socket to lounge and master bedroom (if indicated on service layout)

Master telephone socket to lounge

One Double Socket in kitchen to incorporate USB charging points

Finishing Touches

Flat white finish to ceilings

White emulsion to walls

White paint to woodwork

White doors with chrome ironmongery

External Features

Have number to front entrance

Wiring for Outside Rear Light

Outside tap to rear garden

Doorbell

Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations

Gardens, Paths and Drives

Front garden turfed or shrubbed (weather permitting)[†]

Driveways finished in tarmac

1.8m fencing to rear garden

Turf as standard to rear garden

NHBC 10-year Warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion