

**Taylor  
Wimpey**

*Find your way around*

# CROSFIELD PARK II

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HUDDERSFIELD | WEST YORKSHIRE

Get to know  
**CROSFIELD PARK II**

**Huddersfield | West Yorkshire**

Crosfield Park II is a superb collection of three and four bedroom homes situated in the popular Huddersfield suburb of Lindley.



**4 BEDROOM HOMES**

-  **The Haddenham**  
4 bedroom home  
Plots: 1, 6, 8, 31, 42, 44, 53, 61, 71 & 82
-  **The Eynsham**  
4 bedroom home  
Plots: 7, 34, 36, 38, 45, 49, 58 & 76
-  **The Downham**  
4 bedroom home  
Plots: 30, 37, 40, 50, 54 & 57
-  **The Shelford**  
4 bedroom home  
Plots: 35, 39, 41, 43, 48 & 70

**3 BEDROOM HOMES**

-  **The Alton-G**  
3 bedroom home  
Plots: 2, 3, 20-23, 32, 33, 55, 56, 59, 60, 62, 63, 68, 69, 74, 75, 77 & 78
-  **The Gosford**  
3 bedroom home  
Plots: 4, 10-18\*, 24-29\*, 46, 47, 51, 52, 64-67, 73 & 79-81
-  **The Milldale**  
3 bedroom home  
Plots: 5, 9\*, 19\* & 72

SS = Sub Station  
 BS = Bin Store  
 V = Visitor Parking  
 \*ah/sr = Affordable homes - social rented  
 \*ah/i = Affordable homes - intermediate

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. 54990 TWY JULY 2019

The Taylor Wimpey logo, consisting of the words "Taylor" and "Wimpey" stacked vertically in a white serif font, is positioned in the top right corner of the image against a red background.

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# THE HADDENHAM

4 BEDROOM DETACHED HOME

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Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

# THE HADDENHAM

The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home. The entrance hallway leads to the living/ kitchen/dining room opening through French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage. Two en suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and useful storage cupboard.

**TOTAL 1,460sqft / 135.63 sqm**

## GROUND FLOOR



<b>Lounge (max.)</b>	5.62m x 3.44m	18' 5" x 11' 3"
<b>Kitchen/Dining</b>	6.34m x 3.30m	20' 9" x 10' 10"

## FIRST FLOOR



<b>Master Bedroom (max.)</b>	4.04m x 4.86m	13' 3" x 15' 11"
<b>Bedroom 2 (max.)</b>	4.04m x 3.83m	13' 3" x 12' 7"
<b>Bedroom 3</b>	3.28m x 3.23m	10' 9" x 10' 7"
<b>Bedroom 4</b>	2.79m x 3.23m	9' 2" x 10' 7"



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 54990 OCTOBER 2019

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# THE EYNESHAM

4 BEDROOM DETACHED HOME

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# THE EYNESHAM

This four bedroom detached home features a large lounge leading through double doors to the dining room and an open plan kitchen with breakfast area which has French doors to the private rear garden. A guest cloakroom and an integral garage complete the ground floor layout. Four double bedrooms occupy the first floor, including two with en-suite shower rooms. A family bathroom and storage cupboard can also be found off the landing.

TOTAL 1,334sqft / 123.93 sqm

## GROUND FLOOR



<b>Kitchen</b>	2.89m x 2.98m	9'6" x 9'10"
<b>Breakfast Area</b>	2.60m x 2.98m	8'7" x 9'10"
<b>Dining Room</b>	2.96m x 2.98m	9'9" x 9'10"
<b>Lounge</b>	3.32m x 5.59m	10'11" x 18'4"

## FIRST FLOOR



<b>Master Bedroom (max.)</b>	3.38m x 4.59m	11'11" x 15'1"
<b>Bedroom 2</b>	3.64m x 2.90m	12'0" x 9'6"
<b>Bedroom 3</b>	3.13m x 2.70m	10'3" x 8'10"
<b>Bedroom 4</b>	2.57m x 3.13m	8'5" x 10'4"



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# THE DOWNHAM

4 BEDROOM DETACHED HOME



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# THE DOWNHAM

This superb four bedroom home is perfect for growing families. It features an open plan kitchen with dining with family area leading through French doors to the rear garden, a spacious lounge with bay window overlooking the front of the home and a cloakroom. Upstairs you will find three double bedrooms, one with an en-suite shower room, a further bedroom and a stylish family bathroom.

**TOTAL 1,244sqft / 115.57sqm**

## GROUND FLOOR



<b>Lounge (max.)</b>	5.27m x 3.18m	17' 4" x 10' 5"
<b>Kitchen/Dining</b>	7.94m x 2.98m	26' 1" x 9' 10"

## FIRST FLOOR



<b>Master Bedroom</b>	4.30m x 3.03m	14' 1" x 10' 0"
<b>Bedroom 2 (max.)</b>	3.51m x 3.28m	11' 6" x 10' 9"
<b>Bedroom 3</b>	3.55m x 3.03m	11' 8" x 10' 0"
<b>Bedroom 4</b>	2.62m x 2.53m	8' 7" x 8' 4"



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# THE SHELFORD

4 BEDROOM DETACHED HOME

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# THE SHELFORD

This four bedroom detached home features a spacious kitchen/dining area, with French doors to the private rear garden. A lounge and separate study are found at the front of the property, where there is also a guest cloakroom and convenient under stairs storage cupboard. An en-suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

**TOTAL 1,378sqft / 128.02sqm**

## GROUND FLOOR



<b>Kitchen/Dining Area</b>	8.10m × 3.24m	26' 7" × 10' 8"
<b>Lounge</b>	3.88m × 4.74m	12' 9" × 15' 7"
<b>Study</b>	2.64m × 2.10m	8' 8" × 6' 11"

## FIRST FLOOR



<b>Master Bedroom</b>	3.88m × 3.76m	12' 9" × 12' 4"
<b>Bedroom 2</b>	3.07m × 4.22m	10' 1" × 13' 10"
<b>Bedroom 3</b>	3.09m × 3.43m	10' 2" × 11' 3"
<b>Bedroom 4</b>	2.75m × 3.89m	9' 0" × 12' 9"



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## THE ALTON-G

3 BEDROOM 2½ STOREY HOME

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# THE ALTON-G

This three bedroom home offers 2½ floors of flexible living. A fitted kitchen and dining area overlook the front of the home, whilst the spacious lounge completes the ground floor and features French doors leading out to the rear garden. Two double bedrooms and a family bathroom occupy the first floor. The master bedroom occupies the entire second floor and benefits from a dressing area and en-suite shower room.

**TOTAL 1,085sqft / 100.80 sqm**

## GROUND FLOOR



<b>Kitchen/Dining Area (max.)</b>	5.26m × 3.20m	17'3" × 10'6"
<b>Lounge</b>	4.23m × 3.49m	13'11" × 11'6"

## FIRST FLOOR



<b>Bedroom 2 (max.)</b>	4.23m × 3.49m	13'11" × 11'6"
<b>Bedroom 3</b>	3.28m × 2.16m	10'9" × 7'1"

## SECOND FLOOR



<b>Master Bedroom (max.)</b>	6.00m × 3.20m	19'8" × 10'6"
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# THE GOSFORD

3 BEDROOM SEMI-DETACHED 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 866sqft / 80.45sqm**

### GROUND FLOOR



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

### FIRST FLOOR



<b>Master Bedroom (min.)</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>Bedroom 2</b>	3.30m x 2.63m	10' 10" x 8' 8"
<b>Bedroom 3 (max.)</b>	3.55m x 2.00m	11' 8" x 6' 7"



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 54990 OCTOBER 2019

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## THE MILLDALE

3 BEDROOM SEMI-DETACHED HOME

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# THE MILLDALE

This three bedroom home offers ample living space with a large lounge opening through French doors to the private garden, plus a separate kitchen with dining area providing two ideal spaces for relaxing and entertaining. Upstairs, the landing leads to two double bedrooms, including one with an en-suite shower room. A well proportioned third bedroom can alternatively be used as a nursery or office while a family bathroom completes the accommodation.

**TOTAL 869sqft / 80.73sqm**

## GROUND FLOOR



<b>Kitchen/Dining Area</b>	4.62m × 2.96m	15'2" × 9'9"
<b>Lounge</b>	4.62m × 3.27m	15'2" × 10'9"

## FIRST FLOOR



<b>Master Bedroom</b>	3.33m × 2.83m	10'11" × 9'3"
<b>Bedroom 2</b>	3.03m × 2.61m	9'11" × 8'4"
<b>Bedroom 3</b>	3.03m × 1.97m	9'11" × 6'3"



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## CROSFIELD PARK II

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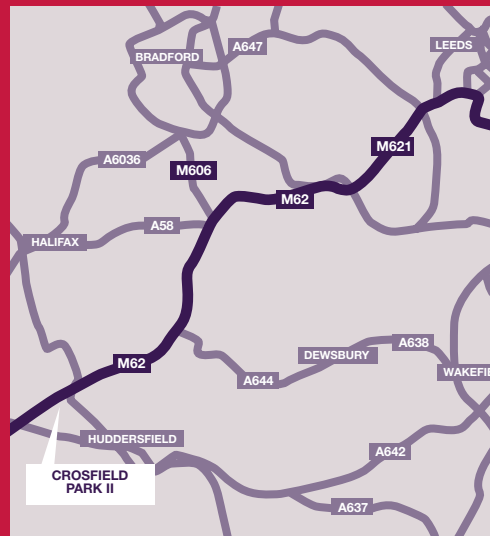
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## FROM HUDDERSFIELD TOWN CENTRE

- From the A62 join the A629 heading northwest (signposted Halifax)
- Follow the road for approximately 2.2 miles, going through one roundabout
- At the second roundabout take your second exit onto Lindley Moor Road/A643 (signposted Rochdale)
- Follow the road for approximately 0.7 miles, then turn left onto Crosland Road
- Crosfield Park is on your right



## FROM THE M62

- Leave the M62 at junction 24, exiting onto the A629 heading south towards Huddersfield
- At the roundabout take your first exit onto Lindley Moor Road/A643 (signposted Rochdale)
- Follow the road for approximately 0.7 miles, then turn left onto Crosland Road
- Crosfield Park is on your right





# 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<sup>†</sup> / 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)<sup>†</sup>

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