

Taylor
Wimpey

Find your way around

MOSELEY GREEN PHASE II

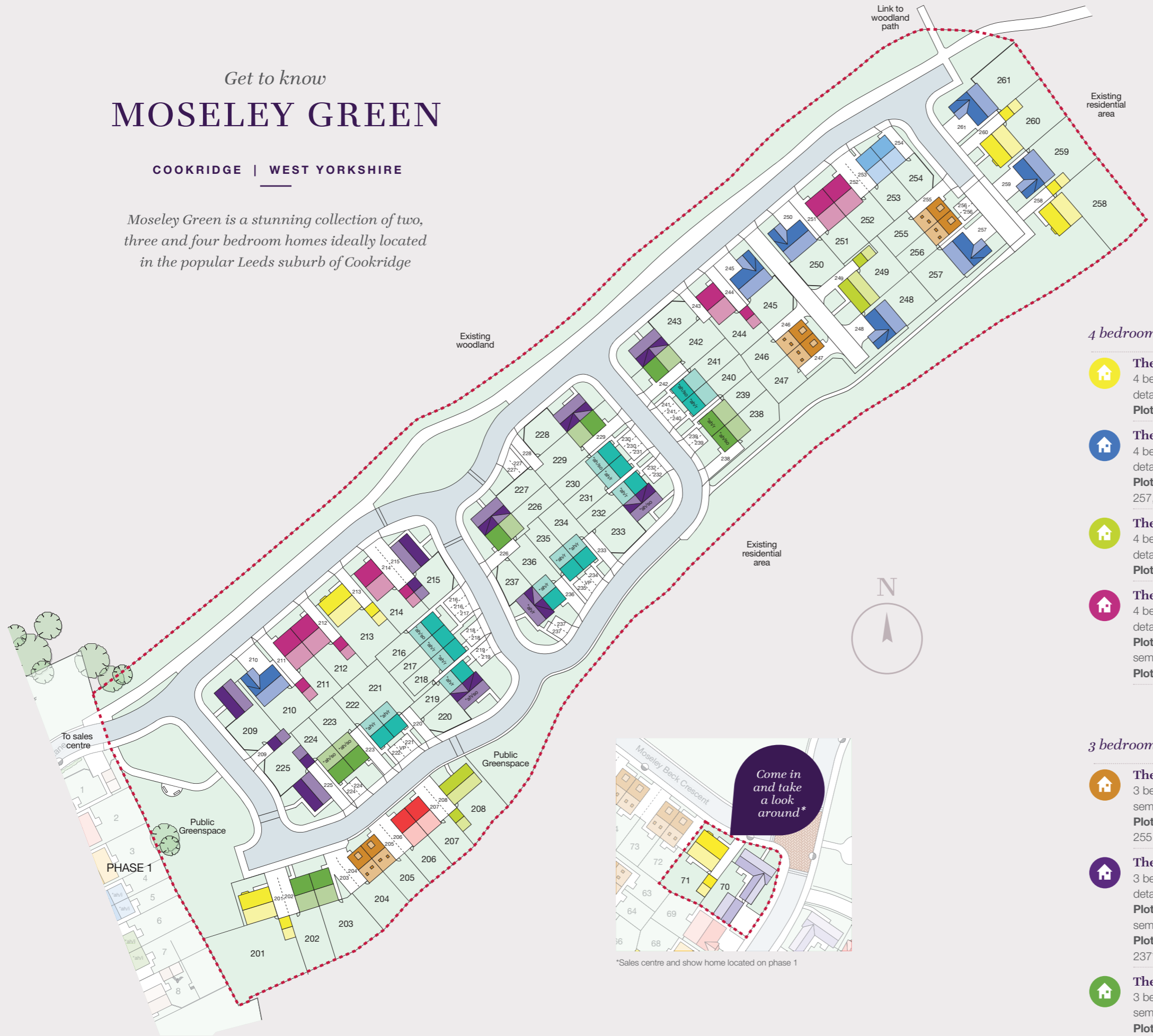
COOKRIDGE | WEST YORKSHIRE







Get to know
MOSELEY GREEN

COOKRIDGE | WEST YORKSHIRE

Moseley Green is a stunning collection of two, three and four bedroom homes ideally located in the popular Leeds suburb of Cookridge






4 bedroom homes

-  **The Manford**
4 bedroom detached home
Plot: 201, 213, 258 & 260
-  **The Coltham**
4 bedroom detached home
Plots: 210, 245, 248, 250, 257, 259 & 261
-  **The Rossdale**
4 bedroom detached home
Plots: 208 & 249
-  **The Huxford**
4 bedroom detached home
Plots: 214 & 244 semi-detached home
Plots: 211, 212, 251 & 252

3 bedroom homes

-  **The Braxton**
3 bedroom semi-detached home
Plots: 204, 205, 246, 247, 255 & 256
-  **The Kingdale**
3 bedroom detached home
Plots: 209, 215, 220* & 225 semi-detached home
Plots: 227, 228, 233*, 237* & 243
-  **The Byford**
3 bedroom semi-detached home
Plots: 202, 203, 223*, 224*, 226, 229, 238*, 239* & 242

2 bedroom homes

-  **The Moford**
2 bedroom semi-detached home
Plots: 206 & 207
-  **The Beauford**
2 bedroom semi-detached home
Plots: 253 & 254
-  **The Ashenford**
2 bedroom semi-detached home
Plots: 216-219*, 221*, 222*, 230-232*, 234-236*, 240* & 241*

*ah/r Social rent homes
*ah/so Shared ownership homes
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 64801/February 2021

Taylor Wimpey

MOSELEY GREEN

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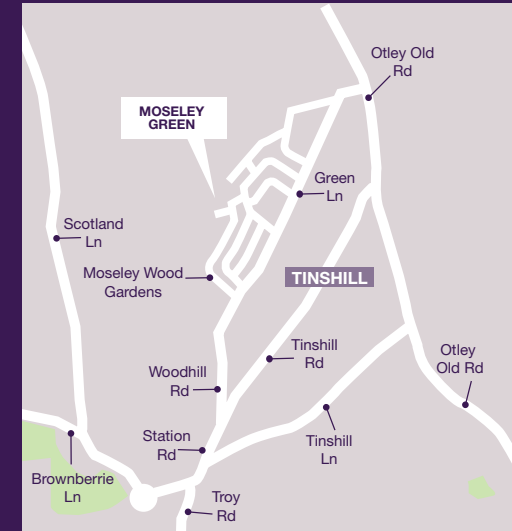
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FROM LEEDS CITY CENTRE:

- Head north out of Leeds on the A660, for approximately 2.5 miles.
- At the roundabout take the third exit onto A660/Otley Road then the second exit to continue on Otley Road
- After approximately 0.2 miles bear left onto Otley Old Road then turn left onto Tinshill Drive and left again onto Tinshill Road
- Turn left onto Moseley Wood Approach, then left again onto Green lane and take your first right onto Moseley Wood Rise where Moseley Green will be on your right.

FROM OTLEY:

- Take Otley Old Road to Cookridge Avenue in Leeds then head west on Boroughgate/ A659 towards Wesley Street
- Turn left onto Crossgate, then left again onto Bondgate and continue onto Gay Lane
- Turn right onto E Chevin Road, continue onto Otley Old Road, then turn right onto Cookridge Lane
- Continue to Cookridge Avenue then turn right onto Cookridge Drive then left onto Moseley Wood Avenue
- Turn right onto Moseley Woods Gardens then turn right onto Moseley Wood Rise where Moseley Green will be on your right.



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. TWY 61145/June 2020

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THE MANFORD

4 bedroom detached home



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THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

TOTAL 128.67 sq. m. / 1385 sq. ft.

Ground floor



| | | |
|-----------------------|---------------|-----------------|
| Lounge | 3.88m × 4.74m | 12' 9" × 15' 7" |
| Kitchen/Dining | 8.11m × 2.88m | 26' 7" × 9' 6" |
| Study | 2.10m × 2.65m | 6' 11" × 8' 8" |

First floor



| | | |
|-------------------------|---------------|------------------|
| Bedroom 1 (max.) | 3.88m × 3.03m | 12' 9" × 9' 11" |
| Bedroom 2 (max.) | 3.09m × 3.33m | 10' 2" × 10' 11" |
| Bedroom 3 (max.) | 3.03m × 3.66m | 10' 0" × 12' 0" |
| Bedroom 4 (max.) | 2.75m × 3.28m | 9' 0" × 10' 9" |



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THE COLTHAM

4 bedroom detached 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. / 1259 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 (max.) | 3.84m × 3.10m | 12' 7" × 10' 2" |
| 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" |



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THE ROSSDALE

4 bedroom detached home



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THE ROSSDALE

With traditional styling and a generous layout, The Rossdale is a four bedroom home perfect for growing families. The large entrance hallway leads to a spacious kitchen/dining room, living room with French doors to the garden, and a downstairs cloakroom. Upstairs are four well proportioned bedrooms, including a master bedroom complete with built in wardrobes and en suite, and the main bathroom.

TOTAL 115.48 sq. m. / 1243 sq. ft.

Ground floor



| | | |
|------------------------------|---------------|-----------------|
| Lounge | 3.46m x 6.09m | 11' 4" x 20' 0" |
| Kitchen/Dining (max.) | 3.58m x 6.09m | 11' 9" x 20' 0" |

First floor



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



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THE HUXFORD

*4 bedroom semi-detached/
detached home**



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THE HUXFORD

Families looking for practical living space will find all they need in the well proportioned four bedroom Huxford. A spacious kitchen/dining room leads through French doors to the garden, making a perfect spot for al fresco dining. Meanwhile, a separate living room and 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 109.16 sq. m. / 1175 sq. ft.

Ground floor



| | | |
|-----------------------|---------------|------------------|
| Lounge | 3.63m x 4.66m | 11' 11" x 15' 4" |
| Kitchen/Dining | 5.73m x 3.00m | 18' 10" x 9' 10" |

First floor



| | | |
|------------------|---------------|-----------------|
| Bedroom 1 | 3.42m x 3.16m | 11' 3" x 10' 5" |
| Bedroom 2 | 3.23m x 2.84m | 10' 7" x 9' 4" |
| Bedroom 3 | 2.23m x 3.25m | 7' 4" x 10' 8" |
| Bedroom 4 | 2.41m x 2.52m | 7' 11" x 8' 3" |



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THE BRAXTON
3 bedroom semi-detached 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 (max.) | 3.19m x 4.19m | 10' 6" x 13' 9" |
| Kitchen/Dining (max.) | 4.25m x 3.43m | 14' 0" x 11' 3" |

First floor



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

Second floor



| | | |
|-------------------------|---------------|-----------------|
| Bedroom 1 (max.) | 3.16m x 5.56m | 10' 4" x 18' 3" |
|-------------------------|---------------|-----------------|



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THE KINGDALE

*3 bedroom semi-detached/
detached home**

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THE KINGDALE

The Kingdale is a spacious three bedroom semi-detached or detached property, offering ample living space for young families.

The entrance hallways opens onto a well-sized living room which is perfect for relaxing in, plus a light and airy kitchen/dining room provides a comfortable setting for family meal times. A guest cloakroom and under stairs storage cupboard complete the ground floor layout.

TOTAL 96.62 sq. m. / 1040 sq. ft.

Ground floor



Lounge 3.07m x 5.41m 10' 1" x 17' 9"

Kitchen/Dining (max.) 3.35m x 5.41m 11' 0" x 17' 9"

First floor



Bedroom 1 3.09m x 4.10m 10' 2" x 13' 6"

Bedroom 2 2.64m x 2.95m 8' 8" x 9' 8"

Bedroom 3 3.41m x 2.37m 11' 2" x 7' 9"



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THE BYFORD

3 bedroom semi-detached home



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THE BYFORD

The Byford is a three bedroom property, ideal for young families. The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs the en suite master bedroom is found along with the main bathroom, and two further well proportioned bedrooms, one of which has an adjoining closet attached.

TOTAL 90.67 sq. m. / 976 sq. ft.

Ground floor



| | | |
|-----------------------|---------------|------------------|
| Lounge (max.) | 3.98m x 4.24m | 13' 1" x 13' 11" |
| Kitchen/Dining | 5.06m x 2.87m | 16' 7" x 9' 5" |

First floor



| | | |
|-------------------------|---------------|-----------------|
| Bedroom 1 (max.) | 3.98m x 3.00m | 13' 1" x 9' 10" |
| Bedroom 2 | 2.82m x 2.57m | 9' 3" x 8' 5" |
| Bedroom 3 | 2.15m x 3.91m | 7' 1" x 12' 10" |



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THE MOFORD

2 bedroom semi-detached home



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THE MOFORD

The two bedroom Moford will appeal to first time buyers, couples and families looking for a little extra space. A large, light, open plan lounge / dining room and kitchen space opens through French doors to the private rear garden, making it perfect for entertaining. A guest cloakroom, store cupboard and downstairs toilet complete the ground floor layout. The first floor comprises the spacious first bedroom, a main bathroom, and an additional dual aspect bedroom.

TOTAL 85.56 sq. m. / 921 sq. ft.

Ground floor



Lounge/Kitchen/Dining 7.44m x 4.55m 24' 5" x 14' 11"

First floor



Bedroom 1 3.95m x 4.55m 13' 0" x 14' 11"

Bedroom 2 2.50m x 4.55m 8' 2" x 14' 11"



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THE BEAUFORD

2 bedroom semi-detached home



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THE BEAUFORD

The two bedroom Beauford will appeal to first time buyers, couples and families looking for a little extra space. A large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises the en suite master bedroom, a main bathroom, and a further double bedroom.

TOTAL 81.10 sq. m. / 873 sq. ft.

Ground floor



| | | |
|-----------------------|---------------|-----------------|
| Lounge (max.) | 3.67m x 4.04m | 12' 1" x 13' 3" |
| Kitchen/Dining | 4.70m x 2.87m | 15' 5" x 9' 5" |

First floor



| | | |
|------------------|---------------|----------------|
| Bedroom 1 | 2.94m x 3.57m | 9' 8" x 11' 9" |
| Bedroom 2 | 4.70m x 2.55m | 15' 5" x 8' 4" |



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MOSELEY GREEN YOUR JOURNEY STARTS HERE

A warm welcome to Moseley Green.

*Here you'll find a stunning collection of three, four
and five bedroom homes ideally located in the
popular Leeds suburb of Cookridge.*

An exciting place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

RIGHT ON YOUR DOORSTEP

Located in the popular Leeds suburb of Cookridge, all of the amenities you would expect are close at hand.

Young families will be pleased with the choice of local schools whilst those who love to shop will be spoilt for choice in the city of Leeds.

Commuters will be just a mile away from Horsforth station which provides regular services to Leeds city centre.

This wonderful setting is the perfect spot for your dream home.

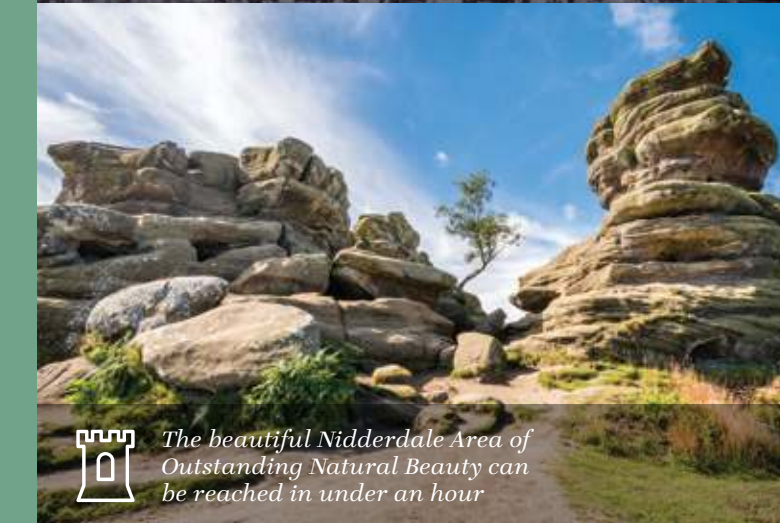


THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know that Moseley Green has fantastic transport links - the M621 and M1 motorways are easily accessible. Horsforth station is just a mile away and provides regular services to Leeds - taking just 15 minutes by train. For those going further afield, Leeds Bradford Airport is just a 10 mile car journey away.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.





WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

Easymover could help remove some of the stress if you need to sell your existing house.

HERE TO HELP YOU SELL

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

