

**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

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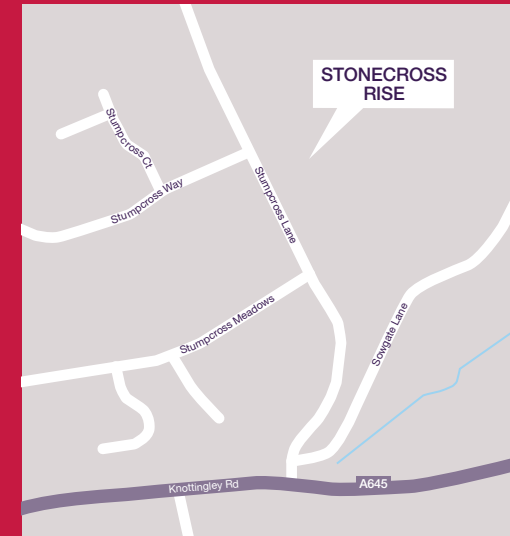
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FROM THE M62:

- 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 x 4.53m | 12' 7" x 14' 11" |
| Kitchen/Dining | 5.39m x 2.86m | 17' 8" x 9' 5" |

FIRST FLOOR



| | | |
|------------------|----------------------|------------------------|
| Bedroom 1 | 3.84m x 3.10m (max.) | 12' 7" x 10' 2" (max.) |
| Bedroom 2 | 3.66m x 3.15m | 12' 0" x 10' 4" |
| Bedroom 3 | 3.33m x 2.79m | 10' 11" x 9' 2" |
| Bedroom 4 | 2.58m x 2.88m | 8' 6" x 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 x 4.49m | 11' 11" x 14' 9" |
| Kitchen/Dining | 5.71m x 3.38m | 18' 9" x 11' 1" |

FIRST FLOOR



| | | |
|------------------|----------------------|----------------------|
| Bedroom 1 | 3.27m x 3.61m | 10' 9" x 11' 10" |
| Bedroom 2 | 2.81m x 3.53m | 9' 3" x 11' 7" |
| Bedroom 3 | 2.81m x 2.52m (min.) | 9' 3" x 8' 3" (min.) |
| Bedroom 4 | 2.35m x 2.23m | 7' 9" x 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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STONECROSS RISE A VERY SPECIAL PLACE TO BE

A warm welcome to Stonecross Rise.

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.

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.

LIFE IN PONTEFRACT

The historic market town of Pontefract has been home to a local market since the Middle Ages. Today the large market hall forms the focal point of the town, and on Wednesdays and Saturdays colourful stalls spill outside and line the streets.

The town is brimming with history, and also boasts a wealth of amenities and attractions. Stop for a bite to eat at one of the many cafes, shop til you drop at the Junction 32 Outlet mall, or visit the ruins of Pontefract Castle - which was once so fearsome and impressive it earned the nickname 'Key to the North'. For something a little different, Xscape Yorkshire is just a 15 minutes away and offers high-adrenaline fun for the whole family, with skiing and snowboarding, trampolining, virtual reality, and aerial adventures.



Pontefract All Saints Church



Pontefract race course



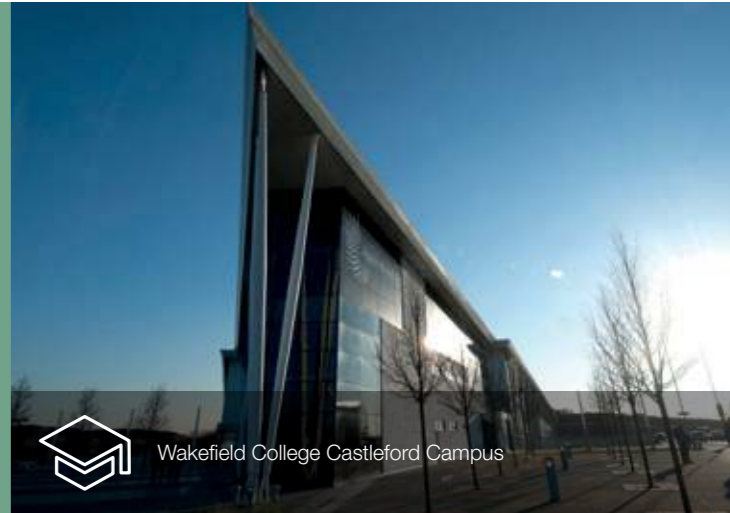
Pontefract Valley Gardens

THE PERFECT PLACE TO BE

Stonecross Rise is perfectly positioned for exploring the cities of the North, with good road links and excellent public transport services. Pontefract Monkhill and Baghill railway stations are both less than 5 minutes from home and provide direct connections to Leeds, Wakefield, Castleford, York and Sheffield. And for those who prefer to drive, the A1 and M62 are also close by.



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



Wakefield College Castleford Campus



Magistrates Market



Xscape, Castleford



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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

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



EASYMOVER

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

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...

