Taylor Wimpey

Find your way around

GALLEY HILL

GUISBOROUGH | NORTH YORKSHIRE

Existing Housing The Wilton 4 bedroom **Existing Housing** Play Area 168 & 323 & 169 Existing Housing 4 bedroom

Potential

Future Access

Potential

Future

Development

Stokesley Road

and take

around

Get to know

GALLEY HILL

GUISBOROUGH | NORTH YORKSHIRE

Galley Hill offers a collection of 2, 3, 4 and 5 bedroom new homes in a range of designs set in the historic market town of Guisborough.

5 bedroom homes

5 bedroom

detached home Plots: 2, 3, 9, 15, 22, 30, 36, 99-101 & 325



detached home **Plots:** 6, 8, 11, 13, 16, 21, 23, 28 & 39

4 bedroom homes

The Langdale

detached home **Plots:** 4, 12, 18, 27, 33, 42, 165 & 326

The Haddenham

4 bedroom detached home **Plots:** 5, 10, 14, 17, 19, 20, 25, 26, 29, 32, 38, 43 & 44

The Thornford 4 bedroom

detached home **Plots:** 1, 7, 31, 37, 40 & 45

The Shelford

4 bedroom detached home Plots: 24, 35, 41, 98, 108,

The Whitford

4 bedroom detached home Plots: 81, 102, 125, 127

The Downham

4 bedroom detached home **Plots:** 46, 103, 104, 145, 163, 166 & 324

The Midford

detached home Plots: 50, 105, 107, 113, 123, 128, 161 & 162

The Development Layout does not show details of gradients of land, boundary

The Development raybut does not show details of gradients of land, obundary 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. TWNY 52688/ April 2021.

The Bradenham 4 bedroom

detached home **Plots:** 49, 82, 93, 106, 109, 112, 114, 122, 126, 158, 164, 167 & 180

3 bedroom homes

The Aldenham 3 bedroom

detached home **Plots:** 119, 124, 144, 152, 159, 160, 170 & 179

The Gosford 3 bedroom semi-detached home Plots: 47, 91, 92, 94-97, 110, 111, 117, 118, 187 & 188

The Dadford

3 bedroom mews home **Plots:** 48, 83, 84, 115, 116, 120, 121, 155-157, 171-173, 177, 178, 185, 186 & 189-191

2 bedroom homes



The Canford 2 bedroom mews home Plots: 85-90. 146-151

Bin collection point

& 174-176

*ah/sm = Affordable sub market

*ah/r = Affordable rent

Taylor Wimpey

GALLEY HILL

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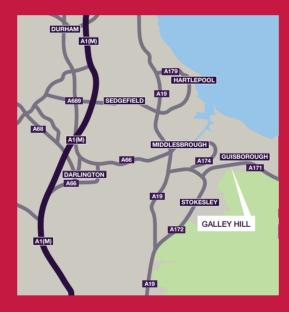
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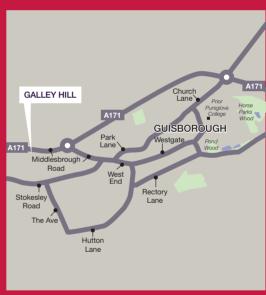
taylorwimpey.co.uk

HOW TO FIND US:

From the A19

- Coming North or South on the A19, take the A174 junction just south of Middlesbrough which is signposted to Guisborough and Saltburn-by-the-Sea
- Take the third exit off the A174, and on the slip-road turn right onto the A172 heading towards Stokesley
- At the first roundabout, take the second exit onto the A1043 towards Ormesby
- After roughly one mile you will come to another roundabout and should take the third exit onto the A171 to Guisborough
- Continue along the A171 for approximately one and a half miles and you will come to a roundabout, take the third exit signposted Pinchinthorpe
- Take your first left onto Stokesley Road, continue along the road and Galley Hill will be on your left hand side





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THE WILTON

The Wilton is a five bedroom home which is ideal for family life. The central hallway leads to a spacious living room and separate study which overlook the front of the home. The kitchen with dining area features French doors to the rear garden. Bedroom 1 with en-suite shower room and dressing area is on the first floor along with two further bedrooms and the family bathroom. The second floor has two more bedrooms and a shower room.

TOTAL 163.41 sq. m. / 1759 sq. ft.

GROUND FLOOR



Living Room

4.59m × 3.58m 15'1" × 11'9"

Kitchen

4.37m × 3.24m 14'4" × 10'8"

Dining Area

3.73m × 2.86m 12'3" × 9'5"

Study

2.46m × 2.40m 8'1" × 7'10"

FIRST FLOOR



Bedroom 1 min

 $3.56m \times 3.37m$ $11'8" \times 11'1"$

Bedroom 3 max

4.02m × 2.45m 13'2" × 8'0"

Bedroom 4 max

3.48m × 2.91m 11'5" × 9'7"

SECOND FLOOR



Bedroom 2 max exc dormer

4.80m × 3.37m 15'9" × 11'1"

Bedroom 5 / Living Room max exc dormer

4.80m × 3.58m 15'9" × 11'9"









THE LAVENHAM

A five bedroom detached house with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions.

Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

TOTAL 152.91 sq. m. / 1646 sq. ft

GROUND FLOOR

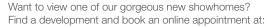


Lounge (min.)	3.90m × 5.26m	12'10" × 17'3"
Kitchen (max.)	5.69m × 3.30m	18'8" × 10'10"
Dining	3.06m × 3.20m	10'1" × 10'6"



Bedroom 1 (max.)	4.53m × 3.81m	14'10" × 12'6"
Bedroom 2	3.81m × 3.52m	12'6" × 11'7"
Bedroom 3	3.40m × 2.69m	11'2" × 8'10"
Bedroom 4	3.28m × 2.69m	10'9" × 8'10"
Bedroom 5 (min.)	2.85m × 3.00m	9'4" × 9'10"











THE THORNFORD

The Thornford is a modern four bedroom home which is perfect for growing families or couples in need of extra space. The kitchen leads through to a family and dining area. The spacious living room features French doors leading to the rear garden and there is a separate dining room.

The master bedroom with en-suite shower room is located off the central landing as are three further bedrooms and the family bathroom.

TOTAL 145.11 sq. m. / 1562 sq. ft.

GROUND FLOOR

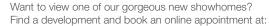


Kitchen	4.79m × 3.32m	
Family Area	3.91m × 3.26m	12'10" × 10'8"
Living Room	4.74m × 3.91m	15'7" × 12'10"
Dining Room/Study	3.04m × 2.66m	10'0" × 8'9"



Bedroom 1 min	4.90m × 3.11m	
Bedroom 2	4.00m × 3.32m	
Bedroom 3 max	4.72m × 3.36m	
Bedroom 4	3.81m × 2.53m	









THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 140 sq. m. / 1507 sq. ft.

GROUND FLOOR



Living room	4.56m × 4.49m	15'0" × 14'9"
Kitchen/ Family area	6.82m × 3.44m	22'4" × 11'3"
Dining room	3.41m × 3.05m	11'2" × 10'0"



Bedroom 1 (max.)	6.07m × 3.44m	19'11" × 11'3"
Bedroom 2	4.56m × 3.06m	15'0" × 10'0"
Bedroom 3	3.05m × 2.94m	10'0" × 9'8"
Bedroom 4	3.48m × 2.68m	11'5" × 8'10"











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 133.9 sq. m. / 1441 sq. ft.

GROUND FLOOR

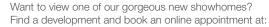


Living room (max	.) 5.62m × 3.44m	18'5" × 11'3"
Kitchen	4.21m × 3.00m	13'10 × 9'10
Dining area	3.34m × 3.30m	10'11" × 10'10"
Utility	3.30m × 1.73m	10'10" × 5'8"



Bedroom 1 (max.)	4.46m × 4.02m	14'8" × 12'10"
Bedroom 2 (max.)	4.05m × 3.56m	13'4" × 11'8"
Bedroom 3	3.27m × 2.99m	10'9" × 9'10"
Bedroom 4	2.99m × 2.78m	9'10" × 9'2"









THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 125.6 sq. m. / 1351 sq. ft.

GROUND FLOOR

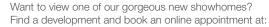


Living room	4.74m × 3.88m	15'7" × 12'9"
Kitchen/Dining room (max.)	8.10m × 3.24m	26'7" × 10'8"
Study	2.64m × 2.10m	8'8" × 6'11"



Bedroom 1 (max.)	3.88m × 3.76m	12'9" × 12'4"
Bedroom 2 (max.)	4.22m × 3.07m	13'10" × 10'1"
Bedroom 3 (max.)	3.43m × 3.09m	11'3" × 10'2"
Bedroom 4 (max.)	3.89m × 2.75m	12'9" × 9'0"











THE WHITFORD

Traditionally designed and with a spacious interior, the four bedroom Whitford makes the ideal family home. An entrance hallway leads to a living room and open plan kitchen/dining room, each with French doors out to the garden. A study and guest cloakroom complete the ground floor. Upstairs, an en suite master bedroom is found off the landing along with two double bedrooms, a fourth bedroom and main bathroom.

TOTAL 114.4 sq. m. / 1231 sq. ft.

GROUND FLOOR



Lounge	4.57m × 3.35m	15'0" × 11'0"
Kitchen	3.87m × 2.85m	12'8" × 9'4"
Dining	2.88m × 2.85m	9'6" × 9'4"
Study	2.31m × 2.18m	7'7" × 7'2"



Bedroom 1 (max.)	4.04m × 3.41m	13'3"× 11'2"
Bedroom 2 (max.)	3.60m × 2.91m	11'10"× 9'7"
Bedroom 3 (max.)	3.16m × 2.91m	10'5"× 9'7"
Bedroom 4 (max.)	3.16m × 2.71m	10'5"× 8'11"









THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL 113.9 sq. m. / 1226 sq. ft.

GROUND FLOOR

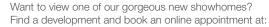


Living room (max.)	5.27m × 3.18m	17'4" × 10'5"
Kitchen	2.98m × 2.50m	9'10" × 8'3"
Breakfast / Dining area	5.43m × 2.98m	17'10" × 9'10"



Bedroom 1	4.30m × 3.03m	14'1" × 10'0"
Bedroom 2	3.51m × 3.28m	11'6" × 10'9"
Bedroom 3	3.55m × 3.03m	11'8" × 10'0"
Bedroom 4	2.62m × 2.53m	8'7" × 8'4"











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 107.2 sq. m. / 1153 sq. ft.

GROUND FLOOR



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



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









THE BRADENHAM

This 4 bedroom home has an integral garage and offers plenty of space for growing families. The entrance hallway leads to a living room and a kitchen/ breakfast room which both open through French doors to the garden. There is also a cloakroom under the stairs and a separate formal dining room. An en-suite master bedroom and three further bedrooms occupy the first floor, along with a family bathroom.

TOTAL 105.6 sq. m. / 1137 sq. ft.

GROUND FLOOR



Living room	4.64m × 3.43m	15'3" × 11'3"
Kitchen (max.)	3.35m × 2.35m	11'0" × 7'9"
Breakfast area	2.35m × 2.07m	7'9" × 6'10"
Dining room	2.87m × 2.35m	9'5" × 7'9"



Bedroom 1 (max.)	3.66m × 3.39m	12'0" × 11'2"
Bedroom 2 (max.)	4.37m × 2.67m	14'4" × 8'9"
Bedroom 3 (max.)	3.58m × 2.67m	11'9" × 8'9"
Bedroom 4	3.32m × 2.40m	10'11" × 7'11"



