



Stanhope Fields

POOL-IN-WHARFEDALE

An exclusive selection of two, three and four-bedroom homes in Pool-in-Wharfedale, part of the Taylor Wimpey Elite Collection, offering upgraded specifications.

Taylor
Wimpey

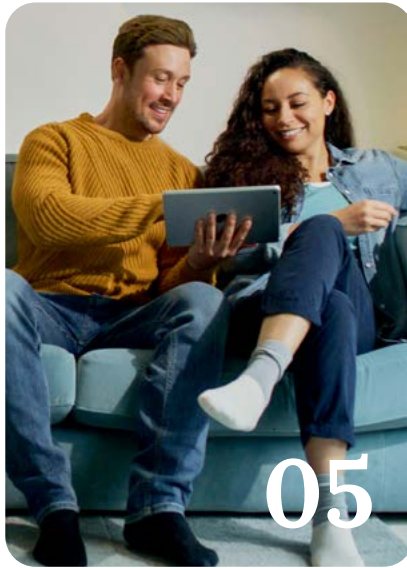
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Welcome to Stanhope Fields

Situated in the picturesque village of Pool-in-Wharfedale, this exclusive development at Stanhope Fields will offer 55 homes in a range of designs, which will be perfect for young couples and families alike. The development is designed to complement its local surroundings and all the properties have a range of sustainable features, such as solar panels, triple glazing, smart heating controls, EV charging points, wastewater heat recovery and thermal door and window lintels.

Stanhope Fields offers residents the chance to unwind and escape the hustle and bustle of everyday life.



Love village life

The scenic village of Pool-in-Wharfedale enjoys views in most directions, including The Chevin, the Arthington Viaduct and Almscliffe Crag.

Located off Pool Road, Stanhope Fields is situated less than half a mile west of the village centre. It means residents will be able to combine peaceful village life, its parks and riverside walks along the River Wharfe, with all the shopping, leisure and entertainment facilities on offer at Leeds, approximately 9.5 miles away, Bradford, 10 miles away, and in the spa town of Harrogate, nine miles away.

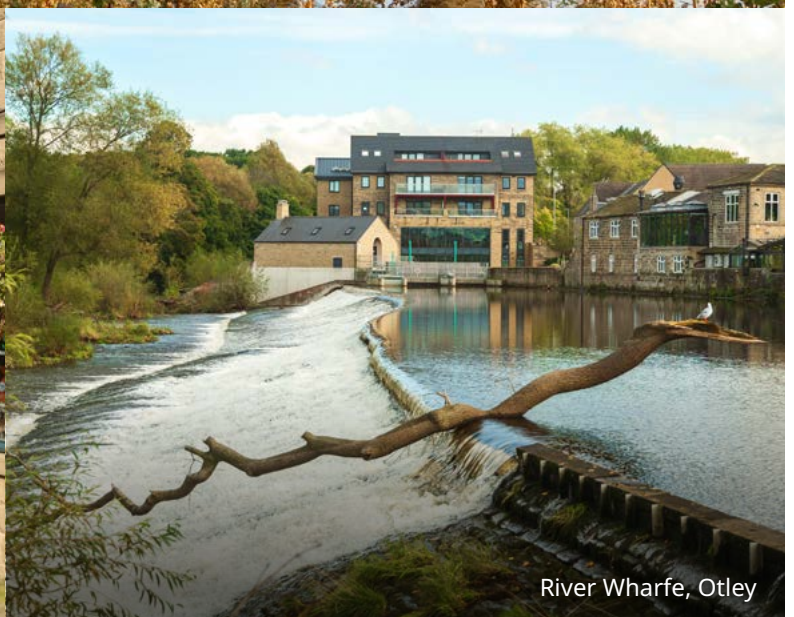
A perfect combination.



Arthington Viaduct



Otley



River Wharfe, Otley

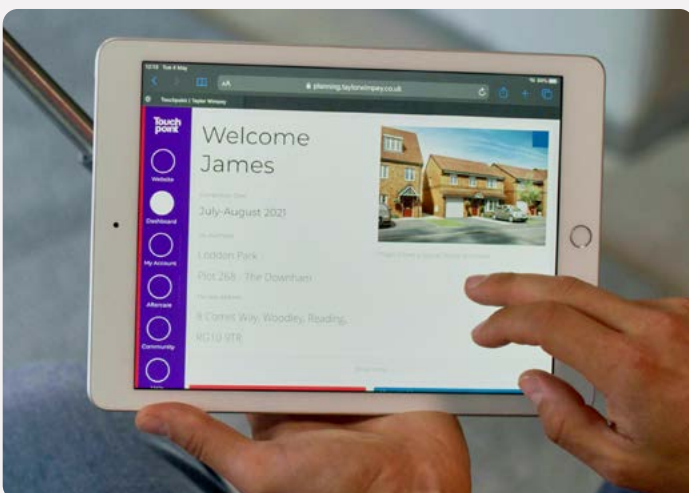


Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Integrated AEG appliances: dishwasher, washing machine & fridge/freezer	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel AEG electric oven and built in gas hob	✓
Integrated hood	✓
Glass splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Shaver socket to bathroom & en suites	✓
Heated towel rails to bathroom & en suites	✓
Choice of half height tiling from selected range with chrome tile trim*	✓
Modern white sanitaryware	✓
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 bedroom one wired to roofspace (if indicated on service layout)	✓
One double socket in kitchen & bedroom 1 to incorporate USB charging points†	✓
Light and power socket to garages	✓
Downlights to kitchen, utility† & en suites	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice.

Please contact the Sales Executive for further information.

Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White gloss paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Paving flags to pathways and patios	✓
Polished chrome door numerals	✓
EV charging point	✓
Outside front and rear light†	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed	✓
1.8m fencing to rear garden	✓
Timber access gate (where applicable)	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

✓ = Standard features. † = Electric Car Charging point will be wall or post mounted depending on plot.

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Our homes





The Avonsford

2 BEDROOM HOME, TOTAL 691 sq ft / 64.2m²



GROUND FLOOR

Lounge/Dining

4.47m x 3.61m 14' 8" x 11' 10"

Kitchen

4.24m x 1.85m 14' 3" x 6' 1"



FIRST FLOOR

Bedroom 1

3.17m x 3.61m 10' 2" x 11' 1"

Bedroom 2

2.24m x 3.61m 7' 4" x 11' 10"

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 84568 TWY November 2024.



The Byford

3 BEDROOM HOME, TOTAL 958 sq ft / 89.02m²



GROUND FLOOR

Lounge max.

3.98m × 4.24m 13' 1" × 13' 11"

Kitchen/Dining

5.06m × 2.87m 16' 7" × 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.98m × 3.00m 13' 1" × 9' 10"

Bedroom 2

2.82m × 2.57m 9' 3" × 8' 5"

Bedroom 3

2.15m × 3.91m 7' 1" × 12' 10"

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The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft / 95.18m²



GROUND FLOOR

Lounge

3.07 × 5.41m 10' 1" × 17' 9"

Kitchen/Dining max.

3.35m × 5.41m 11' 0" × 17' 9"



FIRST FLOOR

Bedroom 1

3.09m × 4.10m 10' 2" × 13' 6"

Bedroom 2

2.64m × 2.95m 8' 8" × 9' 8"

Bedroom 3

3.41m × 2.37m 11' 2" × 7' 9"

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The Trusdale

4 BEDROOM DETACHED HOME, TOTAL 1,226 sq ft / 113.90m²



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.03m 11' 7" × 9' 11"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4

3.54m × 2.25m 11' 7" × 7' 5"

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The Manford

4 BEDROOM DETACHED HOME, TOTAL 1,368 sq ft / 127.07m²



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 Kingham

4 BEDROOM DETACHED HOME, TOTAL 1,396 sq ft / 129.70m²



GROUND FLOOR

Lounge

3.47m x 4.94m 11' 5" x 16' 3"

Kitchen/Dining

5.61m x 3.36m 18' 5" x 11' 0"



FIRST FLOOR

Bedroom 1

4.49m x 3.37m 14' 9" x 11' 1"

Bedroom 2

4.17m x 3.37m 13' 8" x 11' 1"

Bedroom 3 max.

3.37m x 3.32m 11' 1" x 10' 11"

Bedroom 4

3.09m x 2.71m 10' 2" x 8' 11"

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Ways to buy

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.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

Take your next step



Find your dream home
on our website.



**Book an
appointment to
view our show homes.**



Take a virtual tour of
our homes from the
comfort of your sofa.



Have your questions
answered by calling our
sales executives on
01138 872 137.



Find out how we can
get you moving with
our buying schemes.



STANHOPE FIELDS Pool Road, Pool in Wharfedale, West Yorkshire, LS21 1EQ

CONTACT US ON 01138 872 137

Taylor Wimpey

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