

**Taylor
Wimpey**

Find your way around

ROBINSONS PLACE

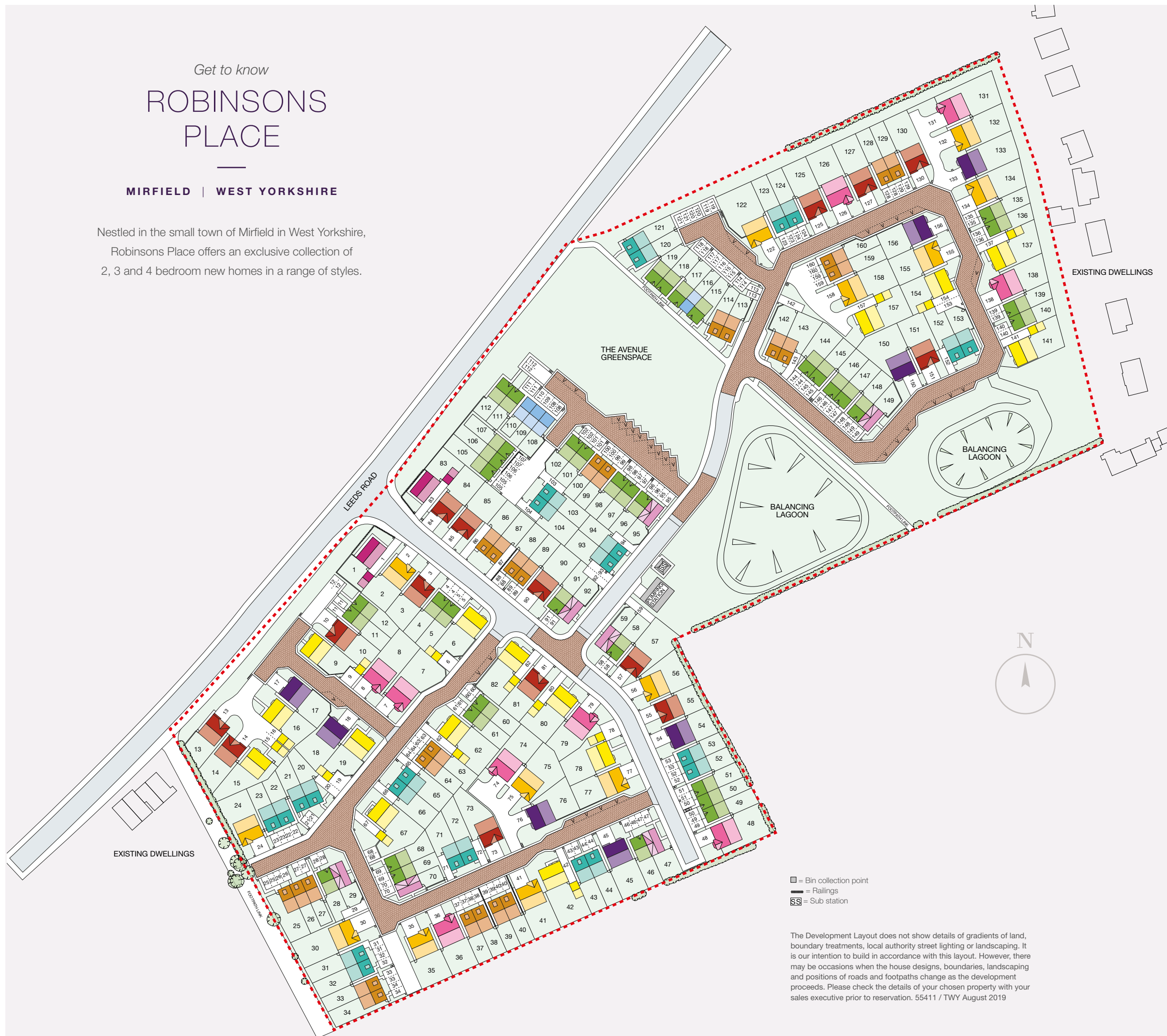
MIRFIELD | WEST YORKSHIRE

Get to know

ROBINSONS PLACE

MIRFIELD | WEST YORKSHIRE




Nestled in the small town of Mirfield in West Yorkshire, Robinsons Place offers an exclusive collection of 2, 3 and 4 bedroom new homes in a range of styles.




4 BEDROOM HOMES

-  **The Eynsham**
4 bedroom home
Plots: 2, 24, 30, 35, 41, 56, 75, 77, 122, 132, 134, 155 & 158
-  **The Bradenham**
4 bedroom home
Plots: 3, 10, 13, 14, 55, 57, 73, 81, 84, 85, 90, 125, 127, 130 & 151
-  **The Elliston**
4 bedroom home
Plots: 20-23, 31, 32, 43, 44, 52, 53, 65, 66, 71, 72, 93, 94, 103, 104, 120, 121, 123, 124, 152 & 153
-  **The Downham**
4 bedroom home
Plot: 17, 18, 45, 54, 76, 133, 150 & 156
-  **The Shelford**
4 bedroom home
Plots: 6, 9, 15, 16, 19, 42, 62, 67, 78, 80, 82, 137, 141, 154 & 157
-  **The Haddenham**
4 bedroom home
Plots: 7, 8, 36, 48, 74, 79, 126, 131 & 138
-  **The Kentdale**
4 bedroom home
Plots: 1 & 83

3 BEDROOM HOMES

-  **The Gosford**
3 bedroom home
Plots: 4, 5, 11, 12, 28, 46, 49-51, 58, 60, 61, 68, 69, 91, 96-98, 101, 102, 105-107, 111, 112, 115, 117-119, 135, 136, 139, 140 & 144-148
-  **The Alton G**
3 bedroom home
Plots: 25-27, 33, 34, 37-40, 63, 64, 86-89, 99, 100, 113, 114, 128, 129, 142, 143, 159, & 160
-  **The Milldale**
3 bedroom home
Plots: 29, 47, 59, 70, 92, 95 & 149

2 BEDROOM HOMES

-  **The Canford**
2 bedroom home
Plots: 108-110 & 116

■ = Bin collection point
--- = Railings
SS = Sub station

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. 55411 / TWY August 2019

ROBINSONS PLACE

Leeds Road
Mirfield
West Yorkshire
WF14 0DJ

CONTACT US ON

01924 793 618

SATNAV

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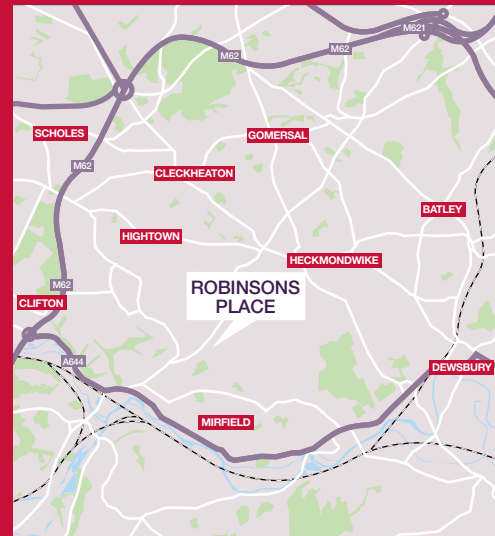
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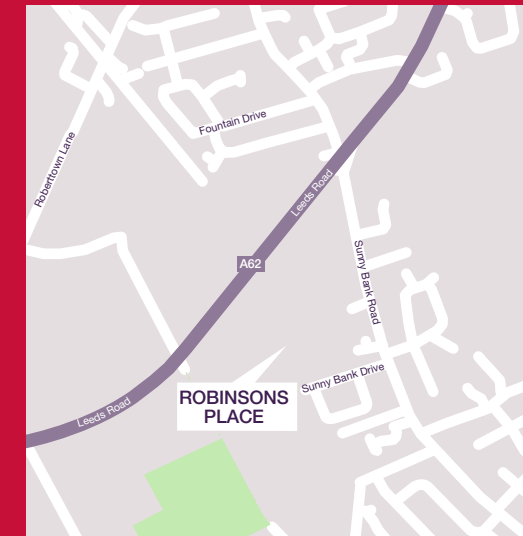
FROM M62:

- Head North east on M62
- At junction 25, take the A644 exit to Brighouse/Dewsbury
- At the roundabout, take the 3rd exit onto Wakefield Rd/A644
- At Cooper Bridge Roundabout, take the 1st exit onto Leeds Rd/A62/A644
- Continue to follow Leeds Rd/A62
- Keep left to stay on Leeds Rd/A62
- Destination will be on your right



FROM FROM DEWSBURY:

- Head south-west on Vicarage Rd/A638 towards Wilton St/B6409
- Continue onto Webster Hill/A644
- Turn right onto Temple Rd/B6117
- Turn left onto Heckmondwike Rd
- Continue onto Walkley Ln/B6117
- Turn left onto Station Ln
- Continue onto Norristhorpe Ln
- Turn left onto Huddersfield Rd/A62
- Destination will be on the left



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THE EYNSHAM

4 BEDROOM HOME



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THE EYNSHAM

A superb four bedroom detached home, The Eynsham provides all the practicality and living space you could need. A fitted kitchen with breakfast area features French doors leading to the garden, while a spacious living room overlooks the front of the property and features double doors leading to a separate dining area. Two en suite bedrooms are found upstairs, along with two further bedrooms and family bathroom located off the central landing.

TOTAL 123.9 sq.m. / 1334 sq. ft.

GROUND FLOOR



| | | |
|----------------|---------------|------------------|
| Lounge | 5.59m × 3.32m | 18' 4" × 10' 11" |
| Kitchen | 2.98m × 2.50m | 9' 10" × 8' 3" |
| Family | 2.98m × 2.60m | 9' 10" × 8' 7" |
| Dining | 2.98m × 2.96m | 9' 10" × 9' 9" |

FIRST FLOOR



| | | |
|-----------------------|---------------|------------------|
| Bedroom 1 max. | 3.90m × 4.59m | 12' 10" × 15' 1" |
| Bedroom 2 max. | 4.16m × 2.90m | 13' 8" × 9' 6" |
| Bedroom 3 | 3.14m × 2.71m | 10' 3" × 8' 11" |
| Bedroom 4 | 2.58m × 3.18m | 8' 5" × 10' 4" |



* 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. 55411 / TWY August 2019.

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THE BRADENHAM

4 BEDROOM HOME



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THE BRADENHAM

This four 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 107.1 sq.m. / 1153 sq. ft.

GROUND FLOOR



| | | |
|--------------------------|---------------|-----------------|
| Lounge | 4.64m × 3.43m | 15' 3" × 11' 3" |
| Kitchen/Breakfast | 5.42m × 2.35m | 17' 10" × 7' 9" |
| Dining | 2.87m × 2.35m | 9' 5" × 7' 9" |

FIRST FLOOR



| | | |
|-----------------------|---------------|------------------|
| Bedroom 1 max. | 4.38m × 4.02m | 14' 5" × 13' 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" |



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THE ELLISTON

4 BEDROOM HOME



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THE ELLISTON

The Elliston is a 4 bedroom 2 and a half storey home designed to be flexible for modern lifestyles. The front door opens into a hallway which leads you into the living room. The kitchen/dining area has double doors opening onto the private rear garden. A guest cloakroom complete the ground floor. 3 bedrooms occupy the first floor, a main bathroom and further storage space off the landing. There is a private staircase leading up to the galleried en suite master bedroom on the top floor.

TOTAL 116.10 sq. m. / 1249 sq. ft.

GROUND FLOOR



Lounge *max.*
3.81m x 4.26m 12' 6" x 14' 0"

Kitchen/Dining
4.89m x 2.90m 16' 1" x 9' 6"

FIRST FLOOR



Bedroom 2
2.73m x 2.46m 9' 0" x 8' 1"

Bedroom 3 *max.*
2.34m x 3.31m 7' 8" x 10' 10"

Bedroom 4 *max.*
2.45m x 3.31m 8' 1" x 10' 10"

SECOND FLOOR



Bedroom 1 *max.*
3.89m x 5.43m 12' 9" x 17' 10"



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THE DOWNHAM

4 BEDROOM HOME



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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 115.5 sq. m. / 1244 sq. ft.

GROUND FLOOR



Lounge *max.* 5.27m × 3.18m 17' 4" × 10' 5"

Kitchen/Dining 7.94m × 2.98m 26' 1" × 9' 10"

FIRST FLOOR



Bedroom 1 4.30m × 3.03m 14' 1" × 10' 0"

Bedroom 2 *max.* 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"



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THE SHELFORD

4 BEDROOM HOME



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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 128.0 sq. m. / 1378 sq. ft.

GROUND FLOOR



| | | |
|-----------------------------------|---------------|-----------------|
| Lounge | 4.74m × 3.88m | 15' 7" × 12' 9" |
| Kitchen/Dining <i>max.</i> | 8.10m × 3.24m | 26' 7" × 10' 8" |
| Study | 2.64m × 2.10m | 8' 8" × 6' 11" |

FIRST FLOOR



| | | |
|------------------------------|---------------|------------------|
| Bedroom 1 <i>max.</i> | 3.88m × 3.76m | 12' 9" × 12' 4" |
| Bedroom 2 <i>max.</i> | 4.22m × 3.07m | 13' 10" × 10' 1" |
| Bedroom 3 <i>max.</i> | 3.43m × 3.09m | 11' 3" × 10' 2" |
| Bedroom 4 <i>max.</i> | 3.89m × 2.75m | 12' 9" × 9' 0" |

*Traditional W.C. arrangement available



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THE HADDENHAM

4 BEDROOM HOME



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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 135.6 sq. m. / 1460 sq. ft.

GROUND FLOOR



| | | |
|---------------------------|---------------|------------------|
| Lounge <i>max.</i> | 5.62m × 3.44m | 18' 5" × 11' 3" |
| Kitchen/Dining | 6.34m × 3.30m | 20' 9" × 10' 10" |

FIRST FLOOR



| | | |
|------------------------------|---------------|------------------|
| Bedroom 1 <i>max.</i> | 4.04m × 4.86m | 13' 3" × 15' 11" |
| Bedroom 2 <i>max.</i> | 4.04m × 3.83m | 13' 3" × 12' 7" |
| Bedroom 3 | 3.28m × 3.23m | 10' 9" × 10' 7" |
| Bedroom 4 | 2.79m × 3.23m | 9' 2" × 10' 7" |



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THE KENTDALE

4 BEDROOM HOME



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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite master bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 113.5 sq. m. / 1222 sq. ft.

GROUND FLOOR



| | | |
|----------------|---------------|-----------------|
| Lounge | 6.02m × 3.45m | 19' 9" × 11' 4" |
| Kitchen | 3.58m × 2.86m | 11' 9" × 9' 5" |
| Dining | 3.16m × 2.77m | 10' 4" × 9' 1" |

FIRST FLOOR



| | | |
|-----------------------|---------------|------------------|
| Bedroom 1 max. | 3.51m × 3.40m | 11' 7" × 11' 2" |
| Bedroom 2 | 3.64m × 2.98m | 11' 11" × 9' 10" |
| Bedroom 3 max. | 3.05m × 2.95m | 10' 0" × 9' 8" |
| Bedroom 4 max. | 3.09m × 2.53m | 10' 2" × 8' 4" |



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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 80.5 sq. m. / 866 sq. ft.

GROUND FLOOR



Lounge *max.* 4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 *min.* 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 *max.* 3.55m x 2.00m 11' 8" x 6' 7"



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THE ALTON G

3 BEDROOM HOME



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THE ALTON G

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 100.8 sq. m. / 1085 sq. ft.

GROUND FLOOR



Lounge

4.23m x 3.49m 13' 11" x 11' 6"

Kitchen/Dining *max.*

5.26m x 3.20m 17' 3" x 10' 6"

FIRST FLOOR



Bedroom 2 *max.*

4.23m x 3.49m 13' 11" x 11' 6"

Bedroom 3

3.28m x 2.17m 10' 9" x 7' 2"

SECOND FLOOR



Bedroom 1 *max ex. dormer.*

6.70m x 3.11m 22' 0" x 10' 3"



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THE MILLDALE

3 BEDROOM HOME



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THE MILLDALE

Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large living room opening through French doors to the garden, as well as a separate kitchen/dining room and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including one with an en suite shower room. There is also a bathroom and a further bedroom.

TOTAL 80.7 sq. m. / 869 sq. ft.

GROUND FLOOR



Lounge 4.62m x 3.34m 15' 2" x 10' 11"

Kitchen/Dining 4.62m x 2.96m 15' 2" x 9' 9"

FIRST FLOOR



Bedroom 1 3.33m x 2.83m 10' 11" x 9' 3"

Bedroom 2 3.03m x 2.61m 9' 11" x 8' 4"

Bedroom 3 3.03m x 1.97m 9' 11" x 6' 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. The first floor has a master bedroom with en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 64 sq. m. / 689 sq. ft.

GROUND FLOOR



Lounge/Dining *max.* 4.73m x 3.98m 15' 6" x 13' 1"

Kitchen 3.02m x 1.85m 9' 11" x 6' 1"

FIRST FLOOR



Bedroom 1 3.08m x 2.97m 10' 1" x 9' 9"

Bedroom 2 *max.* 3.98m x 2.56m 13' 1" x 8' 5"



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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[†] / 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)[†]

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