



Trinity Fields

KNARESBOROUGH, NORTH YORKSHIRE

Ideally located close to the heart of Knaresborough town centre, Trinity Fields offers a selection of beautiful 2, 3, 4 and 5 bedroom new homes to suit all families.

Taylor
Wimpey

Contents



Welcome to Trinity Fields

Knarborough is a pretty market town full of character and charm, bordered by the rolling green countryside of the Nidderdale Area of Outstanding Natural Beauty.

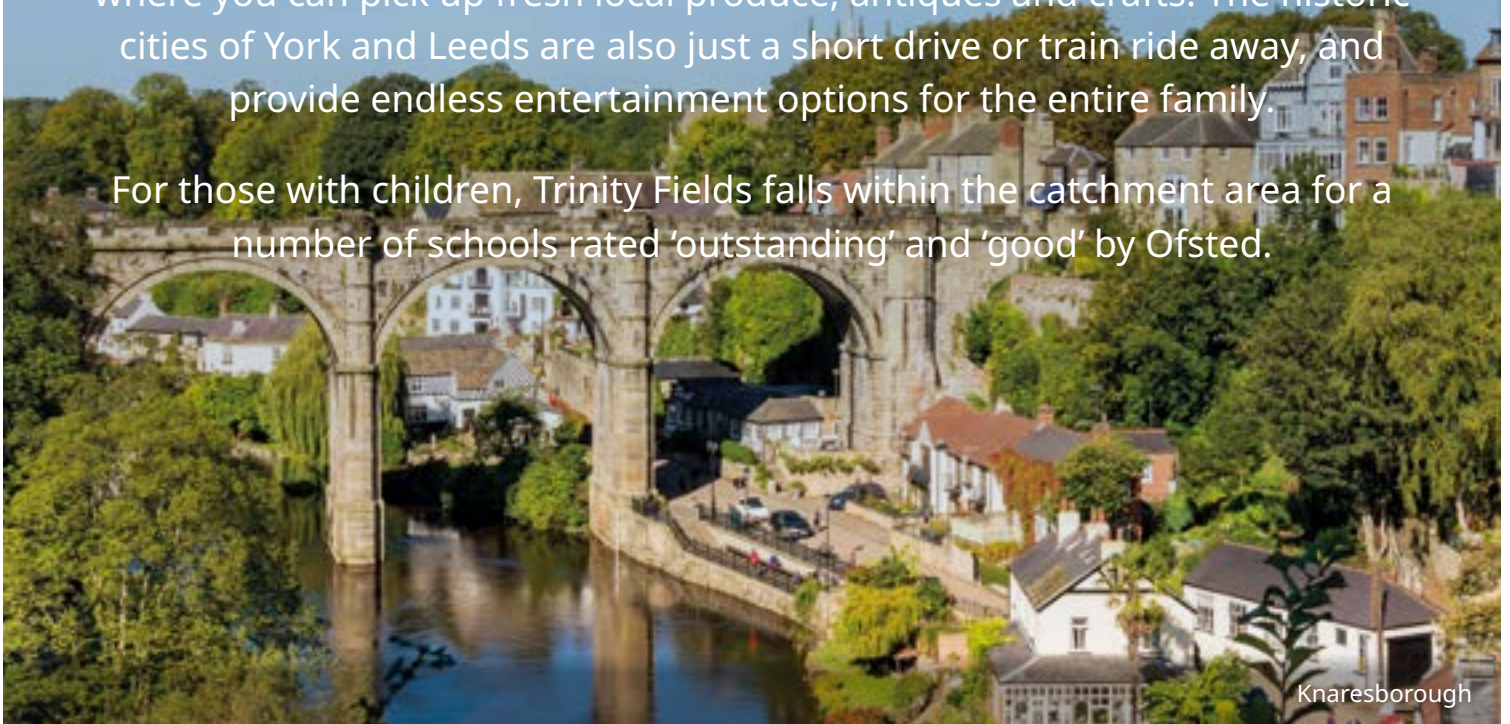


[→ View the site plan](#)

Life in Knaresborough

Knaresborough offers a wealth of local amenities and attractions, making it an ideal place to settle down. Take a stroll along the riverbank and through the picturesque old market town, whilst taking in views of the iconic ruins of Knaresborough Castle. The town's cobbled streets are lined with independent shops, cafes and eateries, and there's a lively market each Wednesday in town, where you can pick up fresh local produce, antiques and crafts. The historic cities of York and Leeds are also just a short drive or train ride away, and provide endless entertainment options for the entire family.

For those with children, Trinity Fields falls within the catchment area for a number of schools rated 'outstanding' and 'good' by Ofsted.



Knaresborough



Knaresborough Castle



Blind Jack's Pub



[Watch development video](#)



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.

[→ Find out more](#)



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 some of our standard offerings, 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 Zanussi 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

| General | |
|---|---|
| Traditional construction with insulated ground floor, cavity walls and roof space | ✓ |
| Kitchens | |
| Fitted kitchen with choice of door fronts* | ✓ |
| Choice of laminate finished worktops and worktop upstands | ✓ |
| Stainless steel sink and drainer with chrome finish mixer tap | ✓ |
| Stainless steel splashback to rear of hob | ✓ |
| Single or double electric oven and gas hob (stainless steel finish)** | ✓ |
| Integrated extractor hood | ✓ |
| Plumbing for built-in dishwasher & washing machine | ✓ |
| Space for tall fridge freezer housing unit | ✓ |
| Kitchen under unit lighting | ✓ |
| Double socket with USB port to kitchen | ✓ |
| Bathrooms, en-suites & cloakrooms | |
| Contemporary white sanitaryware | ✓ |
| Chrome finish to bath & basin taps and fittings | ✓ |
| Thermostatic shower to en-suite† | ✓ |
| Choice of glazed tiles to designated wall areas from selected range* | ✓ |
| Entrance doors & windows | |
| White PVCu windows, French doors† c/w double glazed units & security locks | ✓ |
| Security enhanced GRP composite front entrance doors | ✓ |
| Central heating/hot water system | |
| Fully programmable gas fired combination boiler providing central heating & hot water** | ✓ |
| Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder** | ✓ |
| White steel radiators c/w thermostatic valves to habitable areas | ✓ |
| Decentralised continuous ventilation system serving wet areas & kitchen | ✓ |
| Power, lighting, TV & communications | |
| White electrical power sockets and switches throughout to NHBC requirement | ✓ |
| Ceiling pendant or batten lighting c/w energy efficient light fittings | ✓ |
| Master telephone socket with extension socket | ✓ |

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction
 ** = Dependant on house style - please refer to your Sales Executive † = Where applicable

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Specification of our houses

| Power, lighting, TV & communications | |
|--|---|
| TV co-axial socket with extension socket (Does not include digital TV aerial) | ✓ |
| Siren alert smoke detectors fitted (mains electric with battery back up) | ✓ |
| Power and light to garage [†] | ✓ |
| Internal finishes | |
| White matt emulsion to all walls | ✓ |
| Ceilings finished with matt white emulsion | ✓ |
| White gloss paint to all woodwork | ✓ |
| MDF skirting and architrave | ✓ |
| Newark internal doors | ✓ |
| Chrome lever door handles | ✓ |
| MDF window boards | ✓ |
| Wardrobes to Bedroom 1** | ✓ |
| External features | |
| For details of brick, render and tile types please refer to external material schedule | ✓ |
| External light fitting to front entrance | ✓ |
| PVCu rainwater gutters & down pipes | ✓ |
| PVCu soffit and fascia trims to roofline | ✓ |
| External access meter cupboards for gas and electricity | ✓ |
| Front garden turfed or shrub planted (season permitting) [†] | ✓ |
| Vertical high board fencing to rear garden [†] | ✓ |
| Driveways finished in Tarmac or block paving [†] | ✓ |
| External tap | ✓ |
| NHBC 10-year warranty | |
| NHBC 10 year Build Mark policy | ✓ |
| Taylor Wimpey warranty for 2 years from date of Legal Completion | ✓ |

[→ Find out more](#)

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Our homes



 [View the site plan](#)



The Cotterdale

2 BEDROOM HOME, TOTAL 759 sq. ft.



GROUND FLOOR

Kitchen

3.06m × 1.87m 10' 0" × 6' 1"

Lounge/Dining max.

5.58m × 4.05m 18' 3" × 13' 3"



FIRST FLOOR

Bedroom 1

4.05m × 3.92m 13' 3" × 12' 9"

Bedroom 2 max.

4.05m × 2.60m 13' 3" × 8' 5"

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The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft.



GROUND FLOOR

Lounge max.

4.26m × 3.69m 4' 0" × 12' 1"

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

3.30m × 2.63m 10' 10" × 8' 8"

Bedroom 3 max.

3.55m × 2.00m 11' 8" × 6' 7"

[→ Discover more about this home](#)

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The Aldenham

3 BEDROOM HOME, TOTAL 967 sq. ft.



GROUND FLOOR

Lounge max.

4.32m × 3.18m 14' 2" × 10' 5"

Kitchen

3.00m × 2.96m 9' 10" × 9' 9"

Dining

3.10m × 2.62m 10' 2" × 8' 7"



FIRST FLOOR

Bedroom 1 max.

3.17m × 4.10m 10' 5" × 13' 6"

Bedroom 2 max.

3.57m × 2.99m 11' 9" × 9' 10"

Bedroom 3 max.

2.68m × 2.99m 8' 9" × 9' 10"

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The Alton

3 BEDROOM HOME, TOTAL 1,085 sq. ft.



GROUND FLOOR

Lounge

4.23m × 3.49m 13' 11" × 11' 6"

Kitchen/Dining max.

3.07m × 2.56m 10' 1" × 8' 5"



FIRST FLOOR

Bedroom 2 max.

4.23m × 3.49m 13' 11" × 11' 6"

Bedroom 3

3.28m × 2.17m 10' 9" × 7' 2"



SECOND FLOOR

Bedroom 1 max. ex. dormer

6.70m × 3.11m 22' 0" × 10' 3"



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The Oakham

3 BEDROOM HOME, TOTAL 1,244 sq. ft.



GROUND FLOOR

Kitchen/Dining

4.78m × 3.63m

15' 8" × 11' 11"



FIRST FLOOR

Lounge

4.78m × 3.69m

15' 8" × 12' 2"

Bedroom 3

3.07m × 2.56m

10' 1" × 8' 5"



SECOND FLOOR

Bedroom 1 min.

3.75m × 2.92m

12' 4" × 9' 7"

Bedroom 2

3.66m × 2.55m

12' 0" × 8' 5"

Bedroom 4

3.66m × 2.14m

12' 0" × 7' 0"



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The Midford

4 BEDROOM HOME, TOTAL 1,170 sq. ft.



GROUND FLOOR

Lounge

4.51m × 3.70m 14' 9" × 12' 2"

Kitchen/Dining

5.80m × 3.41m 19' 1" × 11' 2"



FIRST FLOOR

Bedroom 1

3.61m × 3.32m 11' 10" × 10' 11"

Bedroom 2

3.55m × 2.84m 11' 8" × 9' 4"

Bedroom 3

2.86m × 2.53m 9' 5" × 8' 4"

Bedroom 4

2.40m × 2.24m 7' 10" × 7' 4"

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The Downham

4 BEDROOM HOME, TOTAL 1,244 sq. ft.



GROUND FLOOR

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

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



FIRST FLOOR

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

Bedroom 2 max.
3.51m x 3.28m 11' 6" x 10' 9"

Bedroom 3
3.55m x 3.03m 11' 8" x 10' 0"

Bedroom 4
2.62m x 2.53m 8' 7" x 8' 4"

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The Shelford

4 BEDROOM HOME, TOTAL 1,378 sq. ft.



GROUND FLOOR

Lounge

4.74m × 3.88m 15' 7" × 12' 9"

Kitchen/Dining max.

6.34m × 3.30m 26' 7" × 10' 8"

Study

2.64m × 2.10m 8' 8" × 6' 11"



FIRST FLOOR

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"

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The Haddenham

4 BEDROOM HOME, TOTAL 1,460 sq. ft.



3D cutaway floor plan

GROUND FLOOR

Lounge

5.62m x 3.44m 18' 5" x 11' 3"

Kitchen/Dining

6.34m x 3.30m 20' 9" x 10' 10"



FIRST FLOOR

Bedroom 1 max.

4.04m x 4.86m 13' 3" x 15' 11"

Bedroom 2 max.

4.04m x 3.83m 13' 3" x 12' 7"

Bedroom 3

3.28m x 3.23m 10' 9" x 10' 7"

Bedroom 4

2.79m x 3.23m 9' 2" x 10' 7"

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The Langdale

4 BEDROOM HOME, TOTAL 1,530 sq. ft.



GROUND FLOOR

Kitchen/Dining area

3.58m × 2.86m 11' 9" × 9' 5"

Dining room

3.22m × 2.77m 10' 7" × 9' 1"

Living room

6.02m × 3.45m 19' 9" × 11' 4"



FIRST FLOOR

Bedroom 1

3.51m × 3.40m 11' 7" × 11' 2"

Bedroom 2

3.64m × 2.98m 11' 11" × 9' 10"

Bedroom 3

3.05m × 2.95m 10' 0" × 9' 8"

Bedroom 4

3.09m × 2.53m 10' 2" × 8' 4"

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The Thornford

4 BEDROOM HOME, TOTAL 1,562 sq. ft.



GROUND FLOOR

Lounge

4.74m × 3.91m 15' 7" × 12' 10"

Kitchen

4.79m × 3.32m 15' 9" × 10' 11"

Family

3.91m × 3.26m 12' 10" × 10' 8"

Study/Dining

3.07m × 2.66m 10' 1" × 8' 9"



FIRST FLOOR

Bedroom 1 max. / min.

4.68m × 3.25m 15' 4" × 10' 8"

Bedroom 2

4.00m × 3.32m 13' 2" × 10' 11"

Bedroom 3 max.

4.72m × 3.36m 15' 6" × 11' 0"

Bedroom 4

3.81m × 2.53m 12' 6" × 8' 4"

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The Ransford

4 BEDROOM HOME, TOTAL 1,664 sq. ft.



GROUND FLOOR

Lounge

3.84m × 7.10m 12' 7" × 23' 4"

Kitchen/Dining

6.60m × 3.47m 21' 8" × 11' 5"

Study

3.84m × 2.48m 12' 7" × 8' 2"



FIRST FLOOR

Bedroom 1

3.92m × 3.54m 12' 11" × 11' 7"

Bedroom 2

3.25m × 3.54m 10' 8" × 11' 7"

Bedroom 3 min.

2.80m × 2.82m 9' 2" × 9' 3"

Bedroom 4

3.84m × 2.24m 12' 7" × 7' 5"

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The Lavenham

5 BEDROOM HOME, TOTAL 1,646 sq. ft.



GROUND FLOOR

Lounge min.
5.26m x 3.90m 17' 3" x 12' 10"

Kitchen max.
5.69m x 3.30m 18' 8" x 10' 10"

Dining
3.06m x 3.20m 10' 1" x 10' 6"



FIRST FLOOR

Bedroom 1 max. / min.
4.53m x 3.81m 14' 10" x 12' 6"

Bedroom 2
3.81m x 3.52m 12' 6" x 11' 7"

Bedroom 3
3.40m x 2.69m 11' 2" x 8' 10"

Bedroom 4
3.28m x 2.69m 10' 9" x 8' 10"

Bedroom 5 min.
2.85m x 3.00m 9' 4" x 9' 10"

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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.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



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 **01423 637 303**.



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



[Book an appointment](#)



[How to buy a home](#)



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CONTACT US ON 01423 637 303

Taylor Wimpey