

Williams Heath

NORTHALLERTON, NORTH YORKSHIRE

Set within the historic town of Northallerton, Williams Heath offers a selection of beautiful 2, 3 & 4 bedroom new homes in a range of contemporary styles.

Taylor
Wimpey

Contents



Welcome to Williams Heath

Nestled between the Yorkshire Dales National Park to the west and the North York Moors National Park in the east, Northallerton is a pretty market town surrounded by breathtaking landscapes. Whether exploring the nearby moors, or taking in the scenery of picturesque local villages and historical cities, there's no shortage of things to see and do.

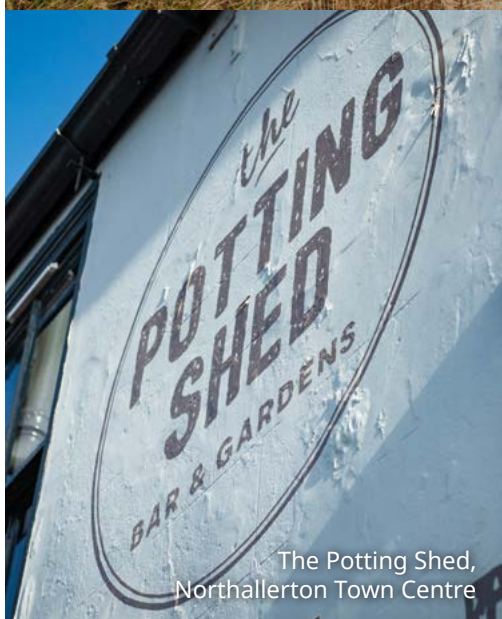


[View the site plan](#)

Life in Northallerton

In town, you'll find independent traders, boutique stores and a selection of cafes, bars and restaurants. And on Wednesday and Saturday, the High Street becomes a bustling market place, with fresh local produce, clothes, gifts and other everyday essentials on offer.

Local countryside



The Potting Shed,
Northallerton Town Centre



Northallerton Town Centre



[Watch development video](#)



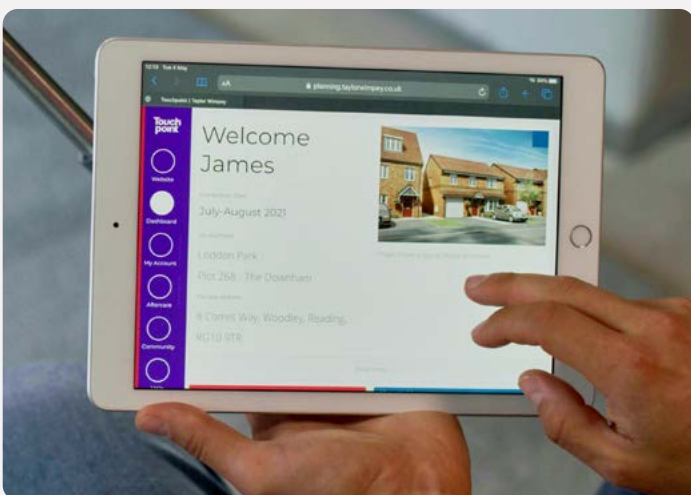
Personalise your home

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 including under cabinet lighting*	✓
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	✓
Bathrooms, en suites and cloakrooms	
Contemporary white sanitaryware	✓
Chrome finish to bath & basin taps and fittings	✓
Shower over bath**	✓
Thermostatic shower to en suite†	✓
Choice of glazed tiles to designated wall areas from selected range*	✓
Entrance doors and 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	✓

✓ = 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	
Master telephone socket with extension socket	✓
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 Stokesley

2 BEDROOM DETACHED AND SEMI-DETACHED BUNGALOW, TOTAL 762 sq ft / 70.80m²



GROUND FLOOR

Lounge/Dining

5.22m × 3.97m 17' 2" × 13' 0"

Kitchen

3.22m × 3.11m 10' 7" × 10' 2"

Bedroom 1

4.10m × 3.97m 13' 5" × 13' 0"

Bedroom 2

4.13m × 2.09m 13' 7" × 6' 10"

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*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. 73035 / October 2022.



The Ashenford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 771 sq ft / 71.60m²



GROUND FLOOR

Lounge/Dining

4.31m × 4.02m 14' 2" × 13' 2"

Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



FIRST FLOOR

Bedroom 1 max.

4.31m × 3.27m 14' 2" × 10' 7"

Bedroom 2 max.

4.31m × 2.51m 14' 2" × 8' 3"

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The Benford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 922 sq ft / 85.60m²



GROUND FLOOR

Lounge/Dining

4.77m × 3.72m

15' 8" × 12' 3"

Kitchen

2.57m × 3.43m

8' 5" × 11' 3"



FIRST FLOOR

Bedroom 1

3.69m × 3.11m

12' 2" × 10' 3"

Bedroom 2 max.

2.24m × 3.55m

7' 4" × 11' 8"

Bedroom 3 max.

2.44m × 3.35m

8' 0" × 11' 0"

Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

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The Kirkby

3 BEDROOM DETACHED BUNGALOW, TOTAL 973 sq ft / 90.40m²



GROUND FLOOR

Lounge

4.56m × 3.97m 14' 11" × 13' 0"

Kitchen/Dining max.

5.53m × 3.85m 18' 2" × 12' 8"

Bedroom 1 min.

3.97m × 2.59m 13' 0" × 8' 6"

Bedroom 2

3.41m × 2.66m 11' 2" × 8' 9"

Bedroom 3

3.97m × 2.29m 13' 0" × 7' 6"

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The Amersham Special

3 BEDROOM DETACHED HOME, TOTAL 990 sq ft / 91.90m²



GROUND FLOOR

Lounge max.

3.49m × 4.03m 11' 6" × 13' 3"

Kitchen

4.36m × 2.87m 14' 4" × 9' 5"

* 6m × 3m internal garage



FIRST FLOOR

Bedroom 1

3.21m × 4.21m 10' 6" × 13' 10"

Bedroom 2 max.

4.36m × 3.02m 14' 4" × 9' 11"

Bedroom 3 max.

2.89m × 2.88m 9' 6" × 9' 6"

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The Kingdale

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,026 sq ft / 95.30m²



GROUND FLOOR

Lounge

3.07m x 5.41m 10' 1" x 17' 9"

Kitchen/Dining max.

3.35m x 5.41m 11' 0" x 17' 9"



FIRST FLOOR

Bedroom 1

3.09m x 4.10m 10' 2" x 13' 6"

Bedroom 2

2.64m x 2.95m 8' 8" x 9' 8"

Bedroom 3

3.41m x 2.37m 11' 2" x 7' 9"

Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

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The Colton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,153 sq ft / 107.10m²



GROUND FLOOR

Living/Dining

4.78m × 3.27m 15' 8" × 10' 9"

Kitchen min.

2.57m × 3.43m 8' 5" × 11' 3"



FIRST FLOOR

Bedroom 2 max.

4.78m × 3.07m 15' 8" × 10' 1"

Bedroom 3

2.55m × 2.93m 8' 5" × 9' 8"



SECOND FLOOR

Bedroom 1 max.

3.74m × 5.13m 12' 4" × 16' 10"

△ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes



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The Huxford

4 BEDROOM DETACHED HOME, TOTAL 1,175 sq ft / 109.20m²



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 min.

2.81m x 2.52m 9' 3" x 8' 3"

Bedroom 4

2.35m x 2.23m 7' 9" x 7' 4"

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The Coltham

4 BEDROOM DETACHED HOME, TOTAL 1,259 sq ft / 116.90m²



GROUND FLOOR

Lounge

3.84m x 4.53m 12' 7" x 14' 11"

Kitchen/Dining

5.39m x 2.86m 17' 8" x 9' 5"

* 6m x 3m internal garage

Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes



FIRST FLOOR

Bedroom 1 max.

3.84m x 3.10m 12' 7" x 10' 2"

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"

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The Manford

4 BEDROOM DETACHED HOME, TOTAL 1,385 sq ft / 128.60m²



*

GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.61m 6' 11" × 8' 7"

* Alternative WC arrangement for M4(2) compliance available.

Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.71m 12' 9" × 12' 2"

Bedroom 2 max.

3.09m × 4.02m 10' 2" × 13' 2"

Bedroom 3 max.

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.97m 9' 0" × 13' 0"

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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 **01609 716 233**.



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 01609 716 233

Taylor Wimpey

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