



# Woodside Vale

LEEDS, WEST YORKSHIRE

A contemporary collection of two, three & four bedroom homes situated in North Leeds, just a stone's throw from Horsforth.

**Taylor**  
**Wimpey**

# Contents

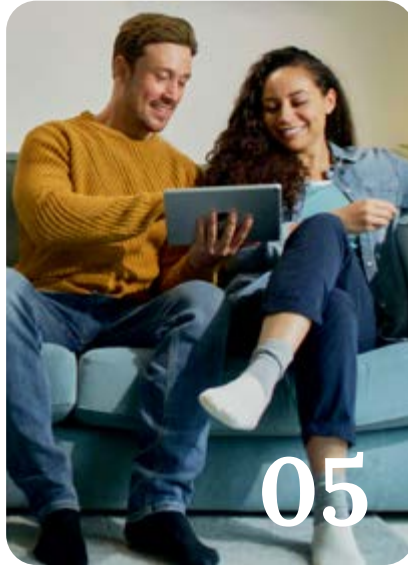
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**Welcome to  
Woodside Vale**



**Personalise  
your home**



**Included  
as standard**



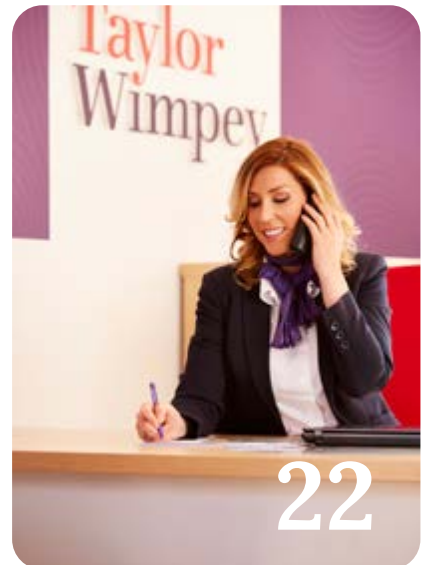
**Our homes**



**Ways to buy**



**Take your  
next step**



# Welcome to Woodside Vale

Here you'll find a stunning collection of two, three, and four-bedroom homes near Horsforth, North Leeds. Each home has been carefully designed to complement the character of the area and is ready to be enjoyed by your family for many years to come.

Take a deep breath and embrace a new life at Woodside Vale.



[→ View the site plan](#)

# Love city life

Just a stone's throw from the vibrant town of Horsforth in North Leeds, Woodside Vale is surrounded by lots of open green space and ancient woodland and yet just a 15-minute drive to the centre of Leeds, offering the best of both worlds.

Spend your days enjoying Horsforth's parks, sports clubs and pubs, including Horsforth Hall Park and its beautiful Japanese gardens, or take to the nearby city of Leeds and embrace its art galleries, museums and all that city life has to offer. You can embrace a truly balanced lifestyle at Woodside Vale.

Golden Acre Park



Horsforth Station



Kirkstall Abbey



[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 give 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<sup>†</sup>

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<sup>†</sup>

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.

# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ View the site plan



# The Quarterhouse

2 BEDROOM HOME, TOTAL 852 sq ft / 79m<sup>2</sup>



## GROUND FLOOR

**Lounge**  
2.75m × 3.11m      9' 0" × 10' 3"

**Kitchen/Dining**  
5.04m × 1.92m      16' 7" × 6' 4"

## FIRST FLOOR

**Bedroom 1**  
2.61m × 5.04m      8' 7" × 16' 7"

## SECOND FLOOR

**Bedroom 2**  
2.61m × 5.04m      8' 7" × 16' 7"

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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. TWY 69440 / October 2024





# The Ashenford

2 BEDROOM HOME, TOTAL 771 sq ft / 71.62m<sup>2</sup>



## 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

4.31m × 3.27m      14' 2" × 10' 9"

### Bedroom 2 max.

4.31m × 2.51m      14' 2" × 8' 3"

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# The Byford

3 BEDROOM HOME, TOTAL 976 sq ft / 90.67m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

3.98m x 4.24m      13' 1" x 13' 11"

**Kitchen/Dining**

5.06m x 2.87m      16' 7" x 9' 5"



## FIRST FLOOR

**Bedroom 1 max.**

3.98m x 3.00m      13' 1" x 9' 10"

**Bedroom 2**

2.82m x 3.46m      9' 3" x 11' 4"

**Bedroom 3**

2.15m x 3.91m      7' 1" x 12' 10"

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# The Kingdale

3 BEDROOM HOME, TOTAL 1,040 sq ft / 96.62m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

3.07m × 5.41m      10' 1" × 17' 9"

**Kitchen/Dining max.**

3.35m × 5.41m      11' 0" × 17' 9"



## FIRST FLOOR

**Bedroom 1**

3.09m × 4.15m      10' 2" × 13' 7"

**Bedroom 2**

3.33m × 2.94m      10' 11" × 9' 8"

**Bedroom 3**

3.41m × 2.37m      11' 2" × 7' 9"

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# The Braxton

3 BEDROOM HOME, TOTAL 1,092 sq ft / 101.45m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**  
3.19m x 4.19m      10' 6" x 13' 9"

**Kitchen/Dining max.**  
4.25m x 3.43m      14' 0" x 11' 3"

## FIRST FLOOR

**Bedroom 2 max.**  
4.25m x 2.82m      14' 0" x 9' 3"

**Bedroom 3**  
2.11m x 3.59m      6' 11" x 11' 10"

## SECOND FLOOR

**Bedroom 1 max.**  
3.16m x 6.64m      10' 4" x 21' 10"

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# The Byrneham

3 BEDROOM HOME, TOTAL 1,130 sq ft / 104.98m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.17m x 4.37m      13' 8" x 14' 4"

### Kitchen/Dining

4.17m x 4.39m      13' 8" x 14' 5"



## FIRST FLOOR

### Bedroom 1

3.28m x 5.57m      10' 9" x 18' 3"

### Bedroom 2

4.17m x 2.89m      13' 8" x 9' 6"

### Bedroom 3

2.23m x 3.59m      7' 4" x 11' 10"

### Study

1.85m x 2.60m      6' 1" x 8' 6"

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# The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.67m<sup>2</sup>



## 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"



## 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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# The Manford with hipped roof

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.67m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.88m x 4.74m      12' 9" x 15' 7"

### Kitchen/Dining

8.11m x 2.88m      26' 7" x 9' 6"

### Study

2.10m x 2.61m      6' 11" x 8' 7"



## FIRST FLOOR

### Bedroom 1

3.88m x 3.71m      12' 9" x 12' 2"

### Bedroom 2

3.09m x 4.02m      10' 2" x 13' 2"

### Bedroom 3

3.03m x 3.66m      10' 0" x 12' 0"

### Bedroom 4

2.75m x 3.97m      9' 0" x 13' 0"

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# The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq ft / 109.16m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.63m × 4.66m      11' 11" × 15' 4"

### Kitchen/Dining

5.73m × 3.00m      18' 10" × 9' 10"



## FIRST FLOOR

### Bedroom 1

3.42m × 3.16m      11' 3" × 10' 5"

### Bedroom 2

3.23m × 2.84m      10' 7" × 9' 4"

### Bedroom 3

2.23m × 3.25m      7' 4" × 10' 8"

### Bedroom 4

2.42m × 2.48m      7' 11" × 8' 2"

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# The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq ft / 116.04m<sup>2</sup>



## GROUND FLOOR

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

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

## FIRST FLOOR

**Bedroom 2**  
2.73m × 3.15m      9' 0" × 10' 4"

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

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

## SECOND FLOOR

**Bedroom 1 max.**  
3.86m × 6.64m      12' 8" × 21' 10"

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# The Blyton

4 BEDROOM HOME, TOTAL 1,366 sq ft / 126.90m<sup>2</sup>



## GROUND FLOOR

**Lounge**  
3.86m x 4.39m      12' 8" x 14' 5"

**Kitchen/Dining**  
4.39m x 3.26m      14' 5" x 10' 8"



## FIRST FLOOR

**Bedroom 1**  
4.39m x 3.86m      14' 5" x 12' 8"

**Bedroom 2**  
4.39m x 3.86m      14' 5" x 12' 8"



## SECOND FLOOR

**Bedroom 3**  
4.39m x 3.26m      14' 5" x 10' 8"

**Bedroom 4**  
2.40m x 3.38m      7' 11" x 11' 1"

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# The Corkham

4 BEDROOM HOME, TOTAL 1,303 sq ft / 121.05m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.32m x 4.64m      10' 11" x 15' 2"

### Kitchen

4.43m x 5.25m      14' 8" x 17' 2"



## FIRST FLOOR

### Bedroom 1

3.38m x 4.20m      11' 1" x 13' 9"

### Bedroom 2

3.07m x 4.14m      10' 1" x 13' 7"

### Bedroom 3

3.38m x 3.29m      11' 1" x 10' 10"

### Bedroom 4 max.

3.11m x 3.74m      10' 2" x 12' 3"

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# The Woodleigh

4 BEDROOM HOME, TOTAL 1,396 sq ft / 129.69m<sup>2</sup>



## GROUND FLOOR

<b>Lounge</b>	3.38m × 5.79m	10' 11" × 19' 0"
<b>Kitchen</b>	2.93m × 3.59m	9' 8" × 11' 10"
<b>Dining</b>	3.75m × 3.84m	12' 4" × 12' 7"



## FIRST FLOOR

<b>Bedroom 1</b>	4.64m × 3.77m	15' 3" × 12' 5"
<b>Bedroom 2</b>	2.57m × 2.91m	8' 5" × 9' 7"
<b>Bedroom 3</b>	3.13m × 2.64m	10' 4" × 8' 8"
<b>Bedroom 4</b>	2.03m × 2.98m	6' 8" × 9' 9"

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\*Optional personnel door. 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. TWY 69440 / October 2024

# Ways to buy

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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?

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→ Here's how we can help

## Existing home owner?

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→ 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 **01134 670 317**.



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



**Book an appointment**



**How to buy a home**



**WOODSIDE VALE**, Clayton Wood Road, Leeds, West Yorkshire LS16 6EB

**CONTACT US ON 01134 670 317**

# Taylor Wimpey