

# Morwick Springs

LEEDS, WEST YORKSHIRE

A well connected new community of one, two, three & four-bedroom homes, located along the new East Leeds Orbital Route.

**Taylor**  
**Wimpey**

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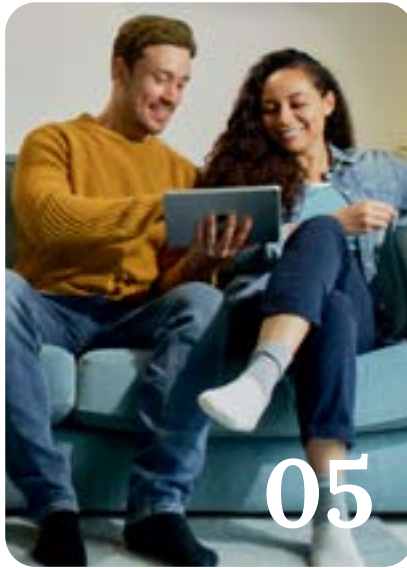
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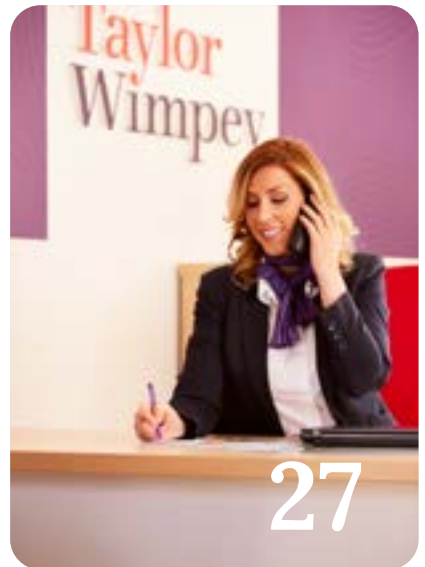
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# Welcome to Morwick Springs

Here you'll find a beautiful new collection of one, two, three and four-bedroom homes designed as part of the new East Leeds Extension, a development of new homes located along the East Leeds Orbital Route. Each home has been carefully designed to complement the character of the area, whilst large open areas of green space are available to be enjoyed by families for years to come.



[→ View the site plan](#)

# Right on your doorstep

Morwick Springs is located along the new East Leeds Orbital Route, connecting you to the M1 motorway within a few minutes, as well as great local amenities and attractions. The Springs Retail Park is just a stone's throw away and features a variety of shops, restaurants and a cinema. Popular nearby attractions include Roundhay Park, Tropical World and Temple Newsam, all accessible within 10 minutes and perfect for walks, picnics and keeping the family entertained.

Just 15 minutes away, Leeds City Centre offers world class shopping, theatre and rail travel to other major cities, and within half an hour you could be connecting to sunnier international climates via Leeds Bradford Airport.

Newsam Park offers picturesque walks and beautiful green space



Close to the charming village of Scholes



Beautiful parks on your doorstep



[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 a range of contemporary and traditional 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. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. 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, 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 taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of 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.

# Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Integrated dishwasher, washing machine & fridge/freezer	✓
Stainless steel electric oven and built-in ceramic hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Dual fuel heated towel radiators to bathrooms†	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Shower over bath in main bathroom	✓
Central heating/hot water system	
Air source heat pump providing central heating	✓
Fully programmable central heating providing hot water	✓
White thermostatic controlled radiators	✓
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 (if indicated on service layout)	✓
One double socket in kitchen to incorporate USB charging points in kitchen and Bedroom 1	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = 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	
White emulsion to walls and ceiling	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light	✓
EV charging point adjacent to parking	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting)†	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Our homes

→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ 1 bedroom homes



→ [View the site plan](#)



# The Elterham

4 BEDROOM HOME, TOTAL 1,756 sq ft / 163.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.42m × 5.91m      17' 9" × 19' 5"

### Living room

4.48m × 3.82m      14' 9" × 12' 6"



## FIRST FLOOR

### Bedroom 1

3.51m × 3.85m      11' 6" × 12' 7"

### Bedroom 2

4.25m × 3.62m      13' 11" × 11' 11"

### Bedroom 3

3.52m × 3.23m      11' 7" × 10' 7"

### Bedroom 4

3.57m × 3.17m      11' 9" × 10' 5"

[→ Discover more about this home](#)

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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. 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. 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 79956 / November 2024



# The Raynford

4 BEDROOM HOME, TOTAL 1,652 sq ft / 154m<sup>2</sup>



## GROUND FLOOR

### Living room

3.83m × 4.11m      12' 6" × 13' 6"

### Kitchen/Dining

6.60m × 3.47m      21' 7" × 11' 5"

### Family Room

3.87m × 2.85m      12' 8" × 9' 4"

### Study

3.85m × 2.29m      12' 7" × 7' 6"



## FIRST FLOOR

### Bedroom 1

3.90m × 3.34m      12' 10" × 11' 0"

### Bedroom 2

3.31m × 3.53m      10' 11" × 11' 7"

### Bedroom 3

3.83m × 3.66m      12' 7" × 12' 0"

### Bedroom 4

3.83m × 2.19m      12' 7" × 7' 2"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Kitham

4 BEDROOM HOME, TOTAL 1,537 sq ft / 142.8m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.42m × 5.91m      17' 9" × 19' 5"

### Living room

4.48m × 3.82m      14' 9" × 12' 6"



## FIRST FLOOR

### Bedroom 1

3.51m × 3.85m      11' 6" × 12' 7"

### Bedroom 2

4.25m × 3.62m      13' 11" × 11' 11"

### Bedroom 3

3.52m × 3.23m      11' 7" × 10' 7"

### Bedroom 4

3.57m × 3.17m      11' 9" × 10' 5"

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# The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq ft / 127.7m<sup>2</sup>



## GROUND FLOOR

### Living room

4.19m × 3.19m      13' 9" × 10' 6"

### Kitchen/Dining

3.31m × 8.33m      10' 10" × 27' 4"

### Study

2.15m × 2.81m      7' 1" × 9' 3"



## FIRST FLOOR

### Bedroom 1

3.26m × 3.06m      10' 9" × 10' 1"

### Bedroom 2

3.40m × 3.19m      11' 2" × 10' 6"

### Bedroom 3

3.52m × 2.94m      11' 6" × 9' 8"

### Bedroom 4

2.20m × 3.06m      7' 3" × 10' 1"

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# The Hubham

4 BEDROOM HOME, TOTAL 1,370 sq ft / 127.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

3.88m × 5.81m      12' 9" × 19' 1"

### Living room

4.17m × 3.60m      13' 8" × 11' 10"



## FIRST FLOOR

### Bedroom 1

5.27m × 3.61m      17' 3" × 11' 10"

### Bedroom 2

3.29m × 3.75m      10' 10" × 12' 4"

### Bedroom 3

3.71m × 3.08m      12' 2" × 10' 1"

### Bedroom 4

2.84m × 3.51m      9' 3" × 11' 6"

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# The Trelton

4 BEDROOM HOME, TOTAL 1,261 sq ft / 117m<sup>2</sup>



## GROUND FLOOR

### Living/Dining

3.38m × 4.96m      11' 1" × 16' 3"

### Kitchen

3.20m × 2.85m      10' 6" × 9' 4"

## FIRST FLOOR

### Bedroom 1

3.42m × 4.96m      11' 3" × 16' 3"

### Bedroom 2

3.06m × 2.81m      10' 0" × 9' 3"

## SECOND FLOOR

### Bedroom 3

2.76m × 3.88m      9' 1" × 12' 9"

### Bedroom 4

3.09m × 2.54m      10' 2" × 8' 4"



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# The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

3.30m × 6.54m      10' 10" × 21' 5"

### Living room

3.25m × 6.53m      10' 8" × 21' 5"



## FIRST FLOOR

### Bedroom 1

3.63m × 3.40m      11' 11" × 11' 2"

### Bedroom 2

3.31m × 3.00m      10' 10" × 9' 10"

### Bedroom 3

2.17m × 3.44m      7' 2" × 11' 4"

### Bedroom 4

2.15m × 3.04m      7' 1" × 10' 0"



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# The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq ft / 105.9m<sup>2</sup>



## GROUND FLOOR

Kitchen/Living

6.70m × 4.40m

22' 0" × 14' 4"



## FIRST FLOOR

Bedroom 1

3.16m × 4.40m

10' 5" × 14' 4"

Bedroom 3

3.34m × 3.41m

11' 0" × 11' 2"



## SECOND FLOOR

Bedroom 2

3.31m × 2.40m

10' 11" × 7' 10"



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# The Aynesdale

3 BEDROOM DETACHED HOME, TOTAL 1,058 sq ft / 98.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

3.21m × 5.52m      10' 6" × 18' 1"

### Living room

3.19m × 5.52m      10' 6" × 18' 1"



## FIRST FLOOR

### Bedroom 1

3.39m × 2.76m      11' 2" × 9' 1"

### Bedroom 2

3.27m × 3.23m      10' 9" × 10' 7"

### Bedroom 3

2.80m × 2.66m      9' 2" × 8' 9"

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# The Aynesdale

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,058 sq ft / 98.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

3.21m x 5.52m      10' 6" x 18' 1"

### Living room

3.19m x 5.52m      10' 6" x 18' 1"



## FIRST FLOOR

### Bedroom 1

3.39m x 2.76m      11' 2" x 9' 1"

### Bedroom 2

3.27m x 3.23m      10' 9" x 10' 7"

### Bedroom 3

2.80m x 2.66m      9' 2" x 8' 9"



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# The Tetford

3 BEDROOM HOME, TOTAL 1,021 sq ft / 94.8m<sup>2</sup>



## GROUND FLOOR

### Living room

3.30m × 3.85m      10' 10" × 12' 8"

### Kitchen/Dining

4.93m × 2.75m      17' 9" × 9' 0"



## FIRST FLOOR

### Bedroom 1

4.82m × 2.79m      15' 10" × 9' 2"

### Bedroom 2

3.12m × 3.99m      10' 3" × 13' 1"

### Bedroom 3

2.52m × 2.96m      8' 3" × 9' 9"

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# The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft / 90.3m<sup>2</sup>



## GROUND FLOOR

### Living room

4.18m × 3.43m      13' 8" × 11' 3"

### Kitchen/Dining

5.07m × 3.80m      16' 8" × 12' 6"



## FIRST FLOOR

### Bedroom 1

4.03m × 4.03m      13' 3" × 13' 3"

### Bedroom 2

3.47m × 2.15m      11' 5" × 7' 1"

### Bedroom 3

2.84m × 2.42m      9' 4" × 7' 11"

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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. 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. 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 79956 / November 2024



# The Moford

2 BEDROOM HOME, TOTAL 903 sq ft / 83.89m<sup>2</sup>



## GROUND FLOOR

### Lounge/Kitchen/Dining

7.44m × 4.55m      24' 5" × 14' 11"



## FIRST FLOOR

### Bedroom 1

3.95m × 4.55m      13' 0" × 14' 11"

### Bedroom 2

2.50m × 4.55m      8' 2" × 14' 11"



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# The Beaford

2 BEDROOM HOME, TOTAL 778 sq ft / 72.3m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Living

6.72m × 4.06m      22' 3" × 13' 4"

### Kitchen

4.24m × 1.85m      14' 3" × 6' 1"



## FIRST FLOOR

### Bedroom 1

3.17m × 3.61m      10' 2" × 11' 1"

### Bedroom 2

2.24m × 3.61m      7' 4" × 11' 10"



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# The Allstead

1 BEDROOM HOME, TOTAL 421 sq ft / 39.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Living

5.52m × 3.20m      18' 1" × 10' 6"

### Bedroom 1

3.32m × 3.41m      10' 11" × 11' 2"



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# The Bamstead

1 BEDROOM HOME, TOTAL 609 sq ft / 56.57m<sup>2</sup>



## FIRST FLOOR

### Kitchen/Living

5.52m × 4.81m

18' 1" × 15' 9"

### Bedroom 1

3.23m × 3.98m

10' 7" × 13' 0"



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## 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



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