

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.

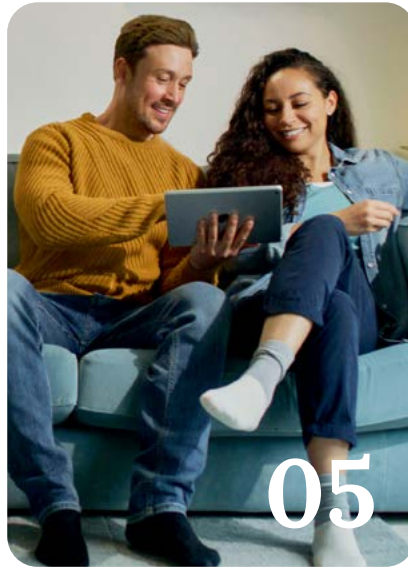
Taylor
Wimpey

Contents

→ **Welcome to Morwick Springs**



→ **Personalise your home**



→ **Included as standard**



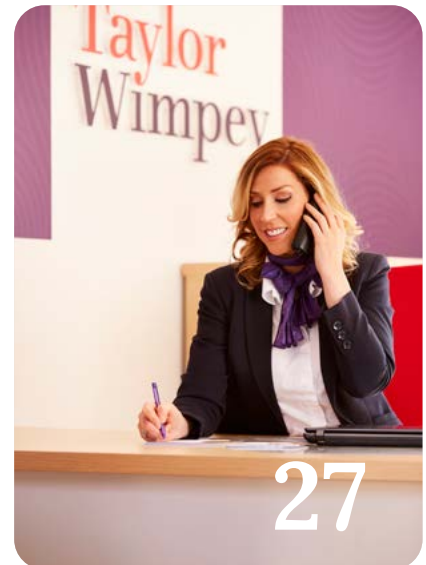
→ **Our homes**



→ **Ways to buy**



→ **Take your next step**



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

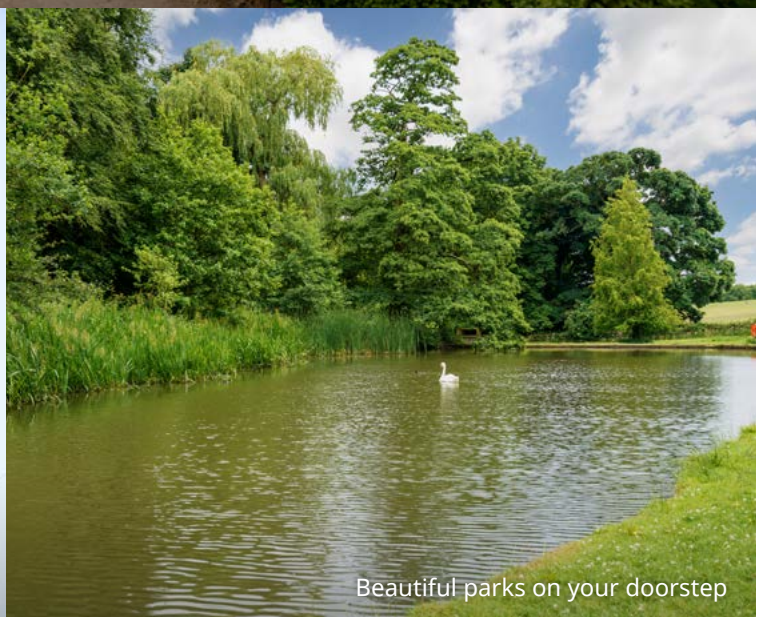
Morwick Springs is located along the new East Leeds Orbital Route, connecting you to the M1 motorway within a few minutes, as well as great local amenities and attractions. The Springs Retail Park is just a stone's throw away and features a variety of shops, restaurants and a cinema. Popular nearby attractions 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[†]

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[†]

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	✓
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 and Bedroom 1 to incorporate USB charging points	✓
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 / 163.2m²



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](#)

[→ View our current availability](#)

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The Raynford

4 BEDROOM HOME, TOTAL 1,652 sq ft / 154m²



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"

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The Kitham

4 BEDROOM HOME, TOTAL 1,537 sq ft / 142.8m²



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](#)

[→ View our current availability](#)

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The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq ft / 127.7m²



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"

[→ Discover more about this home](#)

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The Hubham

4 BEDROOM HOME, TOTAL 1,370 sq ft / 127.3m²



GROUND FLOOR

Kitchen/Dining

3.88m x 5.81m 12' 9" x 19' 1"

Living room

4.17m x 3.60m 13' 8" x 11' 10"



FIRST FLOOR

Bedroom 1

5.27m x 3.61m 17' 3" x 11' 10"

Bedroom 2

3.29m x 3.75m 10' 10" x 12' 4"

Bedroom 3

3.71m x 3.08m 12' 2" x 10' 1"

Bedroom 4

2.84m x 3.51m 9' 3" x 11' 6"

[→ Discover more about this home](#)

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The Trelton

4 BEDROOM HOME, TOTAL 1,261 sq ft / 117m²



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"



[Discover more about this home](#)



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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.3m²



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"



[View our current availability](#)

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The Harrton

3 BEDROOM HOME, TOTAL 1,143 sq ft / 106m²



GROUND FLOOR

Kitchen/Living

6.70m x 4.40m

22' 0" x 14' 5"



FIRST FLOOR

Bedroom 1

3.16m x 4.39m

10' 5" x 11' 1"

Bedroom 2

3.34m x 3.41m

11' 0" x 11' 2"



SECOND FLOOR

Bedroom 3

3.31m x 2.40m

10' 11" x 7' 10"



[Discover more about this home](#)



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The Aynesdale

3 BEDROOM DETACHED HOME, TOTAL 1,058 sq ft / 98.3m²



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"

[→ Discover more about this home](#)

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The Aynesdale

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,058 sq ft / 98.3m²



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"

[→ Discover more about this home](#)

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The Tetford

3 BEDROOM HOME, TOTAL 1,021 sq ft / 94.8m²



GROUND FLOOR

Living room

3.30m x 3.85m 10' 10" x 12' 8"

Kitchen/Dining

4.93m x 2.75m 17' 9" x 9' 0"



FIRST FLOOR

Bedroom 1

4.82m x 2.79m 15' 10" x 9' 2"

Bedroom 2

3.12m x 3.99m 10' 3" x 13' 1"

Bedroom 3

2.52m x 2.96m 8' 3" x 9' 9"

[→ Discover more about this home](#)

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The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft / 90.3m²



GROUND FLOOR

Living room

4.18m x 3.43m 13' 8" x 11' 3"

Kitchen/Dining

5.07m x 3.80m 16' 8" x 12' 6"



FIRST FLOOR

Bedroom 1

4.03m x 4.03m 13' 3" x 13' 3"

Bedroom 2

3.47m x 2.15m 11' 5" x 7' 1"

Bedroom 3

2.84m x 2.42m 9' 4" x 7' 11"

[→ Discover more about this home](#)

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The Moford

2 BEDROOM HOME, TOTAL 905 sq ft / 84.7m²



GROUND FLOOR

Lounge/Kitchen/Dining

7.44m x 4.55m 24' 5" x 14' 11"



FIRST FLOOR

Bedroom 1

3.95m x 4.55m 13' 0" x 14' 11"

Bedroom 2

2.50m x 4.55m 8' 2" x 14' 11"



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The Beaford

2 BEDROOM HOME, TOTAL 778 sq ft / 72.3m²



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"

[→ Discover more about this home](#)

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The Allstead

1 BEDROOM HOME, TOTAL 421 sq ft / 39.2m²



GROUND FLOOR

Living room

4.18m × 3.43m 13' 8" × 11' 3"

Kitchen/Dining

5.07m × 3.80m 16' 8" × 12' 6"

Bedroom 1

4.03m × 4.03m 13' 3" × 13' 3"



[View our current availability](#)

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The Bamstead

1 BEDROOM HOME, TOTAL 421 sq ft / 39.2m²



GROUND FLOOR

Living room

4.18m × 3.43m 13' 8" × 11' 3"

Kitchen/Dining

5.07m × 3.80m 16' 8" × 12' 6"

Bedroom 1

4.03m × 4.03m 13' 3" × 13' 3"



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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_79956/May 2024.

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