

# Millstone Walk

EGGBOROUGH, NORTH YORKSHIRE

A beautiful collection of two, three, four and five-bedroom homes in the village of Eggborough, which has great connectivity to Yorkshire towns and cities.

**Taylor**  
**Wimpey**

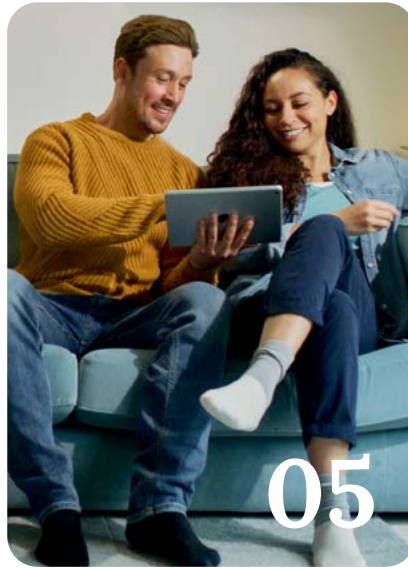
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# Welcome to Millstone Walk



Situated in Eggborough, each of the 110 homes at Millstone Walk is designed with attention to detail, blending contemporary living with village life. Perfect for young couples and families alike, the development will complement its local surroundings. All the properties have a range of sustainable features, such as solar panels, triple glazing, smart heating controls, EV charging points, wastewater heat recovery and thermal door and window lintels.

Embrace modern living at its finest.



[View the site plan](#)

# Love village life

Located off Selby Road, Millstone Walk is on the site of the former Bowman's Flour Mill in the heart of the village. This new community is situated less than half a mile from Whitley Bridge Railway Station and is well connected with Yorkshire towns and cities with Junction 34 of the M62 accessible in just two minutes by car.

Residents can embrace village life and the great sports and leisure facilities Eggborough has to offer, while being close to the shops and entertainment facilities in historic Pontefract, just seven miles away, and Selby, 11 miles away. Millstone Walk is the ideal choice for those wanting to be part of a vibrant new community.



Selby Abbey



George & Dragon Pub in Whitley



Doffodil Fields Park in Whitley



# 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.

# 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 <sup>†</sup> /1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Integrated dishwasher, washing machine & fridge/freezer	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket only to lounge (if indicated on service layout)	✓
One double socket in kitchen & bedroom 1 to incorporate USB charging points <sup>†</sup>	✓
Light and power socket to garages	✓
Downlights to kitchen, utility <sup>†</sup> , bathroom & en suites	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Paving flags to pathways and patios	✓
Polished chrome door numerals	✓
Wiring for outside rear light	✓
Outside front light	✓
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†	✓
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](#)

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# The Beaford

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



## GROUND FLOOR

### Kitchen/Living

6.72m × 4.06m

22' 3" × 13' 4"



## 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](#)



[View development](#)

\*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. 84569 TWY / December 2024



# The Eynsford

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



## GROUND FLOOR

### Kitchen/Dining

5.07m × 3.80m      16' 8" × 12' 6"

### Living

4.18m × 3.43m      13' 8" × 11' 3"



## 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"

[→ Discover more about this home](#)

[→ View development](#)

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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

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 Harrton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,143 sq ft / 106m<sup>2</sup>



## GROUND FLOOR

Kitchen/Living

6.70m x 4.40m

22' 0" x 14' 5"



## FIRST FLOOR

Bedroom 2

3.34m x 3.41m

11' 0" x 11' 2"

Bedroom 3

3.31m x 2.40m

10' 11" x 7' 10"



## SECOND FLOOR

Bedroom 1

3.16m x 4.39m

10' 5" x 11' 1"

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# The Byrneham

3 BEDROOM DETACHED HOME, TOTAL 1,154 sq ft / 107.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

4.39m × 4.17m      14' 5" × 13' 8"

### Living

4.37m × 3.27m      14' 4" × 10' 9"



## FIRST FLOOR

### Study

1.85m × 2.60m      6' 1" × 8' 6"

### Bedroom 1

5.32m × 3.28m      17' 6" × 10' 9"

### Bedroom 2

2.89m × 4.17m      9' 6" × 13' 8"

### Bedroom 3

3.59m × 2.23m      11' 10" × 7' 4"

[→ Discover more about this home](#)

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# The Plumdale

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



## GROUND FLOOR

### Kitchen/Dining

3.30m × 6.54m      10' 10" × 21' 5"

### Living

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 Colford

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



## GROUND FLOOR

### Kitchen/Dining

6.54m × 3.11m      21' 5" × 10' 3"

### Living

4.56m × 3.51m      14' 4" × 11' 6"

### Study

2.21m × 2.08m      7' 3" × 6' 10"



## FIRST FLOOR

### Bedroom 1

3.41m × 3.51m      11' 2" × 11' 6"

### Bedroom 2

2.94m × 3.16m      9' 8" × 10' 4"

### Bedroom 3

3.04m × 2.45m      10' 0" × 8' 0"

### Bedroom 4

3.51m × 2.13m      11' 6" × 7' 0"

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# The Rightford

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



## GROUND FLOOR

### Kitchen/Dining

3.31m × 8.33m      10' 10" × 27' 4"

### Living

4.19m × 3.19m      13' 9" × 10' 6"

### 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 Corkham

4 BEDROOM DETACHED HOME, TOTAL 1,347 sq ft / 125.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.19m × 4.44m      17' 0" × 14' 7"

### Living

4.48m × 3.27m      14' 9" × 10' 9"



## FIRST FLOOR

### Bedroom 1

3.54m × 3.38m      11' 8" × 11' 1"

### Bedroom 2

3.49m × 3.07m      11' 6" × 10' 1"

### Bedroom 3

3.27m × 3.34m      10' 9" × 11' 0"

### Bedroom 4

3.08m × 3.11m      10' 2" × 10' 2"

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# The Warkford

4 BEDROOM DETACHED HOME, TOTAL 1,464 sq ft / 136m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.29m × 2.85m      14' 1" × 9' 4"

### Living

4.93m × 3.27m      16' 2" × 10' 9"

### Dining

3.14m × 3.38m      10' 4" × 11' 1"

### Study

2.50m × 3.27m      8' 2" × 10' 9"



## FIRST FLOOR

### Bedroom 1

3.89m × 3.33m      12' 9" × 10' 11"

### Bedroom 2

3.56m × 3.33m      11' 8" × 10' 11"

### Bedroom 3

2.90m × 3.95m      9' 6" × 13' 0"

### Bedroom 4

2.27m × 3.35m      7' 5" × 11' 0"

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# The Thirlford

5 BEDROOM DETACHED HOME, TOTAL 1,835 sq ft / 171m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

6.79m × 4.13m      22' 3" × 13' 6"

### Living

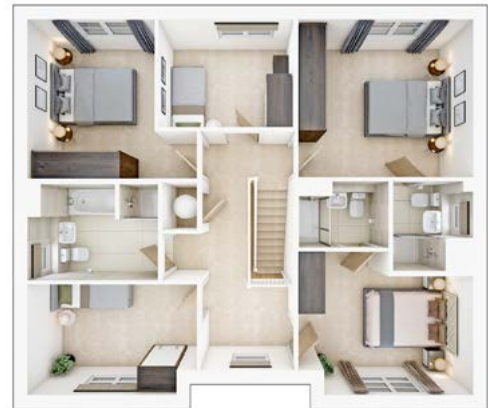
3.90m × 4.88m      12' 0" × 16' 0"

### Family room

3.22m × 3.52m      10' 7" × 11' 7"

### Study

3.38m × 2.18m      11' 1" × 7' 2"



## FIRST FLOOR

### Bedroom 1

3.38m × 3.10m      11' 1" × 10' 2"

### Bedroom 2

3.71m × 3.19m      12' 3" × 10' 6"

### Bedroom 3

2.94m × 3.60m      9' 8" × 11' 10"

### Bedroom 4

4.09m × 2.54m      13' 5" × 8' 4"

### Bedroom 5

3.26m × 2.45m      10' 8" × 8' 1"

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# 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 **01977 876 183.**



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

[→ Book an appointment](#)

[→ How to buy a home](#)



**MILLSTONE WALK** Selby Road, Eggborough, North Yorkshire, DN14 0LJ  
**CONTACT US ON 01977 876 183**

# Taylor Wimpey

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