



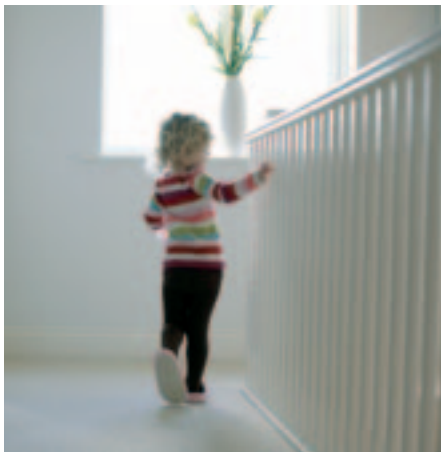
1 & 2 bed apartments

3 & 4 bed homes

**Stonebridge Fold
East Ardsley**

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the place to be®





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Buying a new home is a big deal.
We know. At Miller Homes we
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you to make the move every year.
Maybe this will be your first home.
Maybe you're making a new start in
the area. Or maybe you're moving
up to a family home. Whatever your
circumstances, we're here to make
the process of buying a home easy,
and even enjoyable. So, if you're
ready, we'd like to show you around
your new place.

- 01 Welcome home
- 02 Housetype floor plans
- 12 Specification
- 14 Location



Stonebridge Fold
Plot information

Conveniently located close to both the M62 and M1 motorways, and only a few minutes' drive from Leeds or Wakefield, the village of East Ardsley retains its rural ambience and strong sense of community. Set on the north-west fringe of the village, Stonebridge Fold presents a lively variety of superb houses and apartments just a short stroll from local amenities.

- The Witham see page 02
- The Hanwood see page 03
- The Mallard see page 04
- The Blyton see page 05
- The Chantry see page 06
- Monarch House see page 07
- Crown House see page 07
- Regent House see page 07
- Sovereign House see page 07
- Mountbatten House see page 08
- Windsor House see page 08
- Britannia House see page 08
- Jubilee House see page 08

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4 bed townhouse The Witham

Plots:

71, 72*, 73, 74*, 116, 117*, 118, 119*

Key features

integral garage
utility room
en-suite shower room

The thoughtfully arranged utility room on the ground floor of the Witham, that is such a help in keeping the laundry and cleaning from encroaching on the bright, spacious dining/kitchen, also provides an ideal storage space for muddy gardening boots and wet umbrellas. And the adjacent bedroom could be used to create a useful home office or games room looking out over the garden.



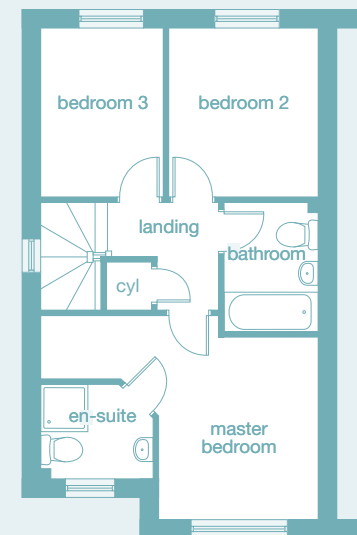
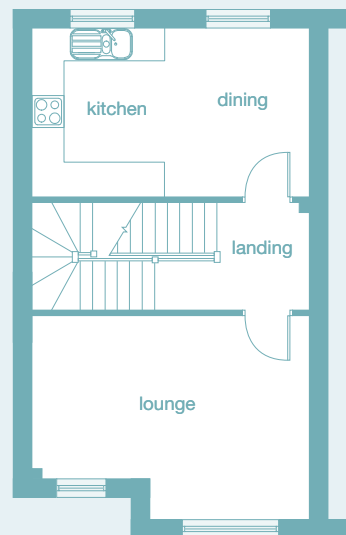
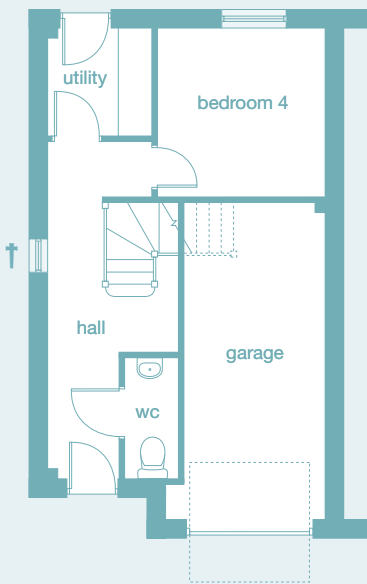
Please note: elevational treatments may vary.



Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

bedroom 4	3.009m x 2.972m	9'10" x 9'9"
utility	1.854m x 1.870m	6'1" x 6'2"
wc	2.197m x 0.900m	7'2" x 2'11"

*Plots are a mirror-image of plans shown above.

† Window not applicable to plots 121-127 inclusive, due to attached garages.

First Floor

room dimensions:

lounge	3.697m max x 4.990m max	12'2" x 16'4"
kitchen/dining	3.009m x 4.990m	9'10" x 16'4"

Second Floor

room dimensions:

master bedroom	3.712m max x 4.987m max	12'2" x 16'4"
en-suite	1.730m max x 2.047m max	5'8" x 6'9"
bedroom 2	3.012m x 2.684m	9'11" x 8'10"
bedroom 3	3.012m x 2.210m	9'11" x 7'3"
bathroom	2.280m x 1.695m	7'6" x 5'7"

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4 bed townhouse The Witham

Plots:

206, 207*, 208, 209*, 210, 211*, 236*, 237, 242*, 243, 244*, 245

Key features

integral garage
utility room
en-suite shower room

The thoughtfully arranged utility room on the ground floor of the Witham, that is such a help in keeping the laundry and cleaning from encroaching on the bright, spacious dining/kitchen, also provides an ideal storage space for muddy gardening boots and wet umbrellas. And the adjacent bedroom could be used to create a useful home office or games room looking out over the garden.



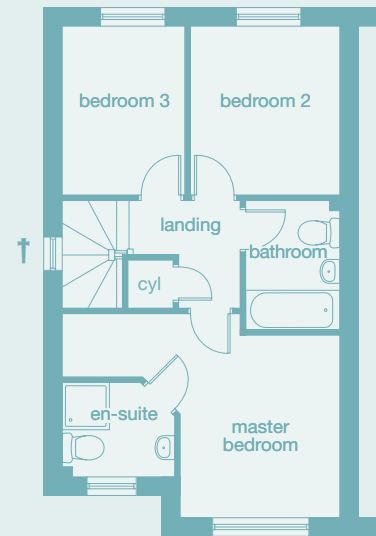
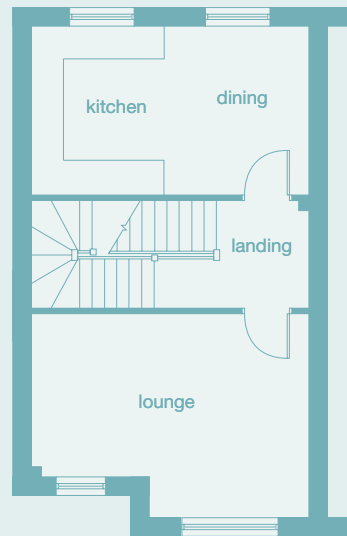
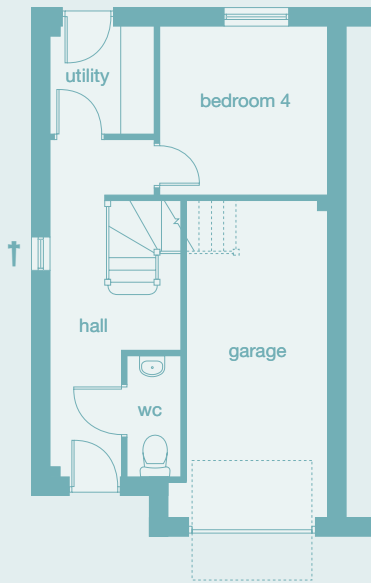
Please note: elevational treatments may vary.



Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

bedroom 4	3.009m x 3.026m	9'10" x 9'11"
utility	1.854m x 1.870m	6'1" x 6'2"
wc	2.197m x 0.935m	7'2" x 3'1"

*Plots are a mirror-image of plans shown above.

†Please note: there are no windows to plot 237 as shown in the above plans.

First Floor

room dimensions:

lounge	3.697m x 4.990m	12'2" x 16'4"
kitchen/dining	3.009m x 4.990m	9'10" x 16'4"

Second Floor

room dimensions:

master bedroom	3.697m x 4.315m	12'2" x 14'2"
en-suite	1.730m x 2.032m	5'8" x 6'8"
bedroom 2	3.026m x 2.689m	10'0" x 8'10"
bedroom 3	3.026m x 2.207m	10'0" x 7'3"
bathroom	2.280m x 1.700m	7'6" x 5'7"

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3 bed townhouse The Hanwood

Plots:

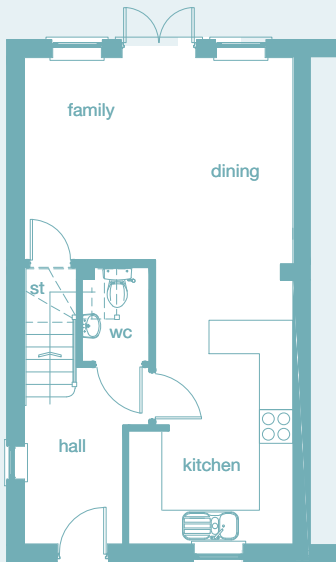
120, 121*, 122, 123*, 124, 125*, 126, 127*, 200, 201*, 202, 203*, 204, 205*

Key features

French doors
additional first floor wc
en-suite shower room

This charming home is complemented by its clever use of space to create attractive useable rooms making this a wonderful family home. The ground floor boasts a fantastic open plan family room, dining kitchen whilst to the first floor the separate lounge provides the perfect space to relax in. The third bedroom to the first floor and second bedroom and master suite to the second floor completes the living accommodation of the Hanwood.

Ground Floor



Ground Floor

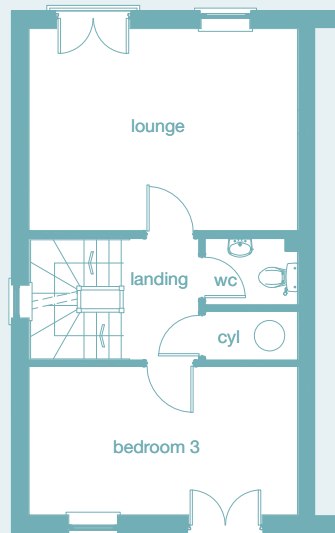
room dimensions:

family/dining	4.799m x 3.623m	15'9" x 11'11"
kitchen	4.000m max x 2.944m max	13'1" x 9'8"
wc	1.689m x 1.207m	5'6" x 4'0"

*Plots are a mirror-image of plans shown above.

Refer to Site Layout for parking/garage arrangements.

First Floor

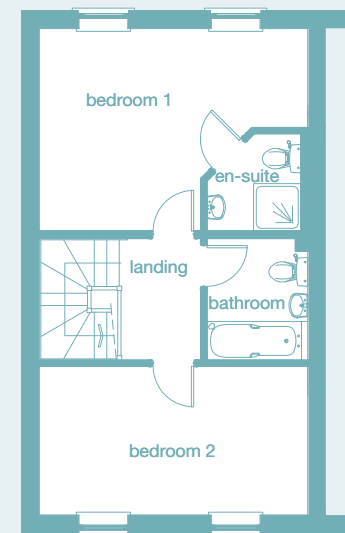


First Floor

room dimensions:

lounge	4.799m x 3.623m	15'9" x 11'11"
bedroom 3	4.799m x 2.658m	15'9" x 8'9"
wc	1.655m x 1.195m	5'5" x 3'11"

Second Floor



Second Floor

room dimensions:

bedroom 1	4.799m max x 3.623m max	15'9" x 11'11"
en-suite	1.805m max x 1.745m max	5'11" x 5'9"
bedroom 2	4.799m x 2.658m	15'9" x 8'9"
bathroom	2.182m x 1.805m	7'2" x 5'11"

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4 bed townhouse The Mallard

Plots:
68, 69, 70*, 75, 76, 77*

Key features
integral garage
utility room
en-suite shower room

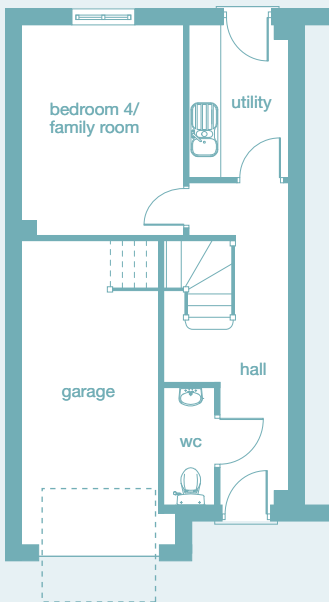
Behind the facade of the Mallard lies a hugely desirable and adaptive home. The spacious kitchen dining room to the first floor provides a stimulating setting for relaxed dining and conversation whilst the utility room to the ground floor is a great help in keeping the household management under control. With three bedrooms, a master bedroom complete with en-suite in addition to the main family bathroom, the Mallard brings comfort to everyday family life.



Please note: elevational treatments may vary.



Ground Floor



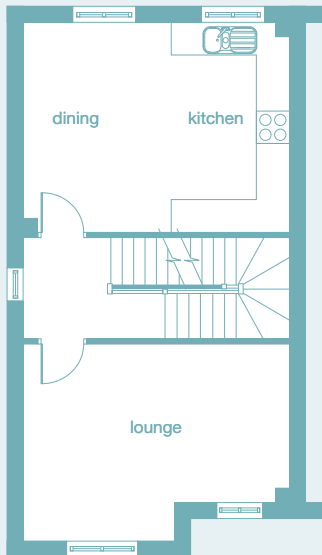
Ground Floor
room dimensions:

bedroom 4	3.029m x 3.874m	9'11" x 12'9"
utility	1.865m x 2.845m	6'1" x 9'4"
wc	0.898m x 2.200m	2'11" x 7'3"

*Plots are a mirror-image of plans shown above.

† Windows not applicable to plots 69 and 76.

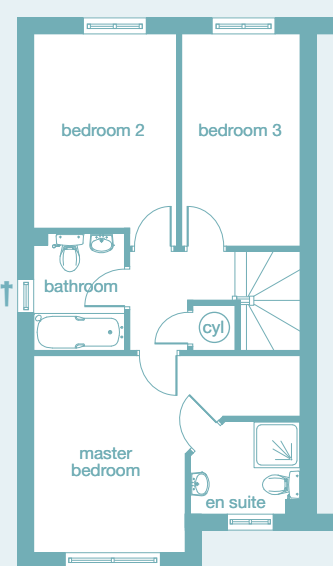
First Floor



First Floor
room dimensions:

kitchen/dining	4.987m x 3.914m	16'4" x 12'10"
lounge	4.987m max x 3.712m max	16'4" x 12'2"

Second Floor



Second Floor
room dimensions:

master bedroom	4.987m max x 3.700m max	16'4" x 12'2"
en-suite	2.027m max x 1.733m max	6'8" x 5'8"
bedroom 3	2.202m x 3.954m	7'3" x 13'0"
bedroom 2	2.680m x 3.647m	8'10" x 12'0"
bathroom	1.695m x 2.188m	5'7" x 7'2"

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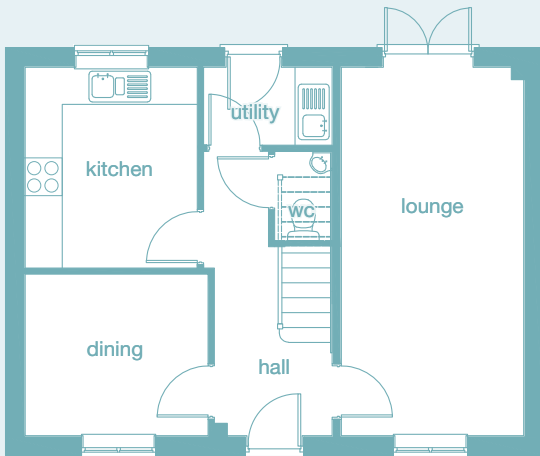
3 bed detached house The Blyton

Plots:
51, 67

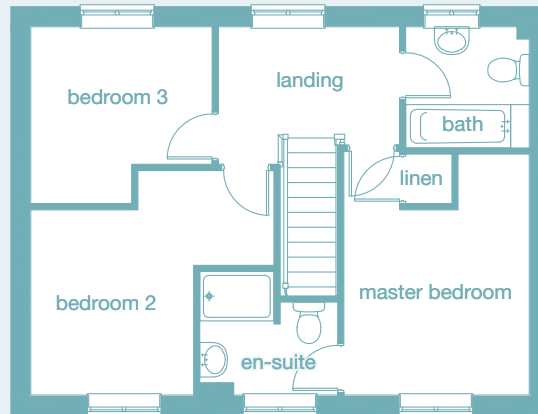
Key features
utility room
ground floor wc
en-suite shower room

The focal point of the Blyton is undoubtedly its magnificent living room. With its French doors opening out onto the rear garden, it creates a wonderfully inspiring setting for family life and a convivial setting for relaxing and entertaining. The separate dining room creates a wonderful, more formal space for those special occasions. The ever useful utility room means household management can easily be kept out of sight. The master bedroom includes an en-suite bathroom and two further bedrooms bring flexibility to this lovely family home.

Ground Floor



First Floor



Ground Floor

room dimensions:

lounge	2.950m x 5.959m	9'8" x 19'7"
dining	2.959m x 2.612m	9'8" x 8'7"
kitchen	2.784m x 3.247m	9'2" x 10'8"
utility	2.080m x 1.260m	6'10" x 4'2"
wc	0.930m x 1.442m	3'1" x 4'9"

• Excluding wardrobes

Please note: plot 51 has an attached garage

First Floor

room dimensions:

master bedroom	3.000m x 2.999m •	9'10" x 9'10"
en-suite	2.230m max x 1.999m max	7'4" x 6'7"
bedroom 2	2.634m x 2.999m min	8'8" x 9'10"
bedroom 3	2.934m x 2.860m max	9'8" x 9'5"
bathroom	2.000m x 1.960m	6'7" x 6'5"

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3 bed house

The Chantry

Plots:

55*, 56, 57*, 58, 59*, 60*, 61, 62*, 63, 64*

Key features

French doors

en-suite shower room

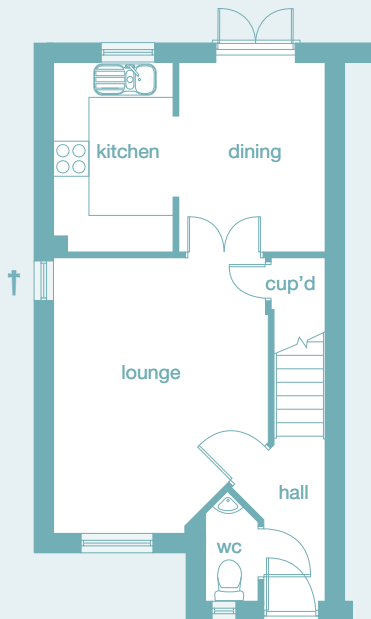
Enter the Chantry to find a cloakroom and a hallway leading through to a broad, light dual aspect living room. The dining kitchen to the rear of the property is complemented by the French doors, introducing a fresh, airy ambience that will make dining a pleasure on Summer evenings. The master bedroom complete with en-suite and two further bedrooms to the first floor provides family life with the flexibility it needs for modern day living.



Please note: elevational treatments may vary.



Ground Floor

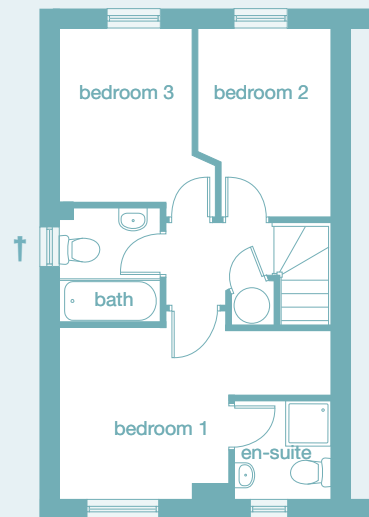


Ground Floor

room dimensions:

lounge	4.587m max x 3.594m max	15'1" x 11'9"
dining	3.138m x 2.446m	10'4" x 8'0"
kitchen	3.138m x 2.001m	10'4" x 6'7"
wc	1.834m max x 0.890m max	6'0" x 2'11"

First Floor



First Floor

room dimensions:

bedroom 1	4.547m max x 2.853m	14'11" x 9'4"
en-suite	1.648m x 1.620m	5'5" x 5'4"
bedroom 2	3.139m max x 2.222m max	10'4" x 7'3"
bedroom 3	2.878m x 2.225m	9'5" x 7'4"
bathroom	1.925m x 1.700m	6'4" x 5'7"

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*Plots are a mirror-image of plans shown above.

† Window not applicable to plots 56, 57, 58, 61, 62, 63 as mid-terrace units.



Please note: elevational treatments may vary.

2 bed apartments

Crown House, Regent House, Sovereign House

Type 1 Plots: 105*, 106, 109*, 110, 113*, 114, 153*, 154, 157*, 158, 161*, 162, 165* 166, 169*, 170, 173*, 174

Type 2 Plots: 104*, 107, 108*, 111, 112*, 115, 152*, 155, 156*, 159, 160*, 163, 164* 167, 168*, 171, 172*, 175

Key features

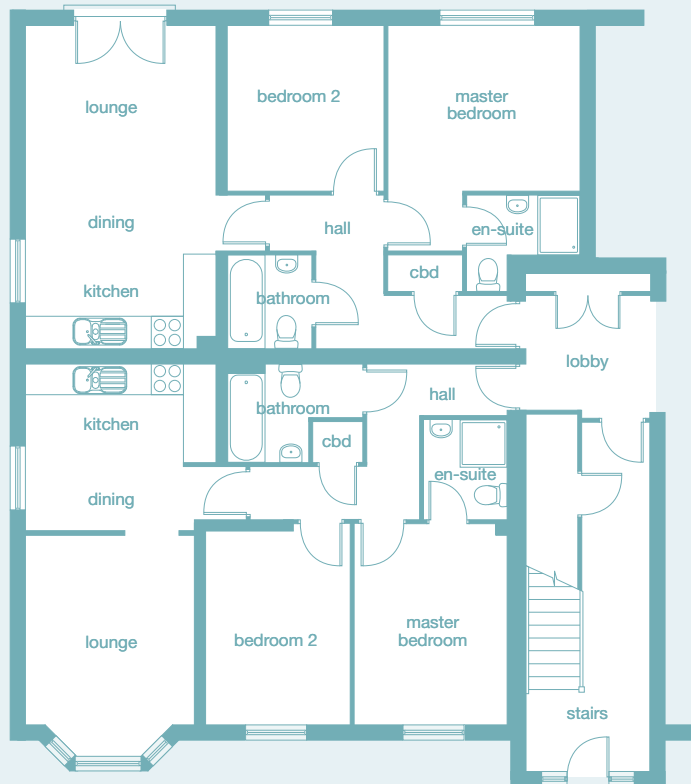
Juliet balcony (ground / first floor)
en-suite shower room

These immensely inviting homes represent apartment living at it's practical and stylish best. The open plan kitchen, lounge, dining room is the perfect space for entertaining friends and family. The storage area in the hallway is a practical and useful addition to the apartments whilst the second bedroom provides the flexibility for an expanding family or simply room for guests.

Ground, First and Second Floors

Please note: The second floor has a window and not a Juliet balcony

Type 1



Please note: The second floor has a window and not a bay window

Type 2

Type 1 Ground, First and Second Floor room dimensions:

lounge/dining/kitchen	3.650m x 6.231m	12'0" x 20'5"
bedroom 2	3.038m x 3.188m	10'0" x 10'5"
master bedroom	3.705m x 3.188m	12'2" x 10'5"
en-suite	2.176m max x 1.851m max	7'2" x 6'1"
bathroom	1.638m x 1.782m	5'4" x 5'10"

Type 2 Ground and First Floor room dimensions:

dining/kitchen	3.650m max x 3.187m max	12'0" x 10'5"
lounge	3.230m x 4.238m max	10'7" x 13'11"
bedroom 2	2.800m x 3.744m	9'2" x 12'3"
master bedroom	2.945m x 3.884m	9'8" x 12'9"
en-suite	1.590m x 1.919m	5'3" x 6'4"
bathroom	2.635m max x 1.887m max	8'8" x 6'2"

Type 2 Second Floor room dimensions:

dining/kitchen	3.650m max x 3.187m max	12'0" x 10'5"
lounge	3.230m x 3.646m	10'7" x 12'0"
bedroom 2	2.800m x 3.744m	9'2" x 12'3"
master bedroom	2.945m x 3.884m	9'8" x 12'9"
en-suite	1.590m x 1.919m	5'3" x 6'4"
bathroom	2.635m max x 1.887m max	8'8" x 6'2"

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*Plots are a mirror-image of plans shown above.

1 and 2 bed apartments Ground and First Floor

Mountbatten House, Windsor House, Britannia House, Jubilee House

Plots:

Ground Floor: 128, 129, 130, 131, 140*, 141*, 142*, 143*, 176, 177, 178, 179, 188*, 189*, 190*, 191*

First Floor: 132, 133, 134, 135, 144*, 145*, 146*, 147*, 180, 181, 182, 183, 192*, 193*, 194*, 195*

Key features

- private courtyard parking
- French doors
- en-suite shower room to two bed apartments
- Juliet balconies to all plots in Mountbatten House, Windsor House, Britannia House and Jubilee House

While the one-bedroom homes feature a fully open-plan living area that is enhanced by French doors opening onto a Juliet balcony, an attractive feature of all the apartments in the building, the two-bedroom homes cleverly introduce a degree of separation that adds style without any loss of convenience. With their bright, spacious interiors accentuated by dual-aspect windows, these practical homes draw on the best of contemporary apartment design.

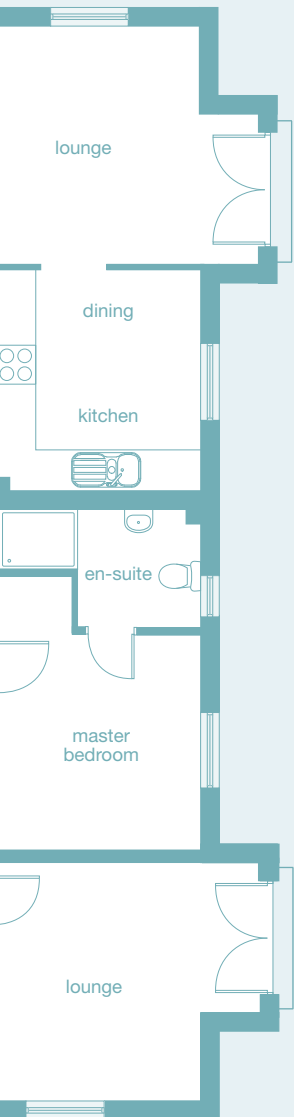
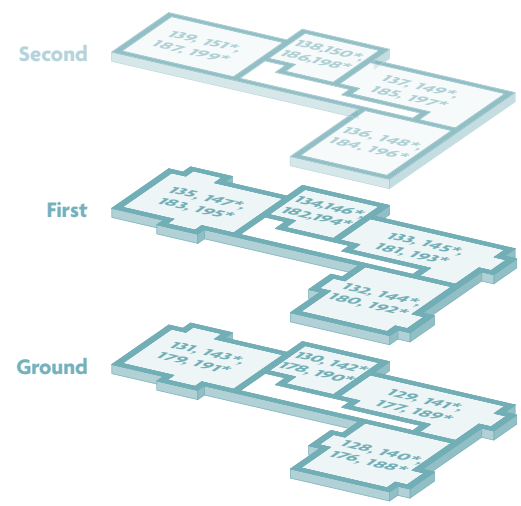


Ground and First Floors





Please note: elevational treatments may vary.



Type L1
Ground and First Floor
room dimensions:

lounge	3.631m max x 4.644m max	11'11" x 15'3"
kitchen/dining	3.432m max x 3.270m max	11'3" x 10'9"
master bedroom	3.286m x 3.037m	10'9" x 10'0"
en-suite	3.037m max x 1.789m max	10'0" x 5'11"
bedroom 2	3.396m max x 3.570m max	11'2" x 11'9"
bathroom	1.832m max x 2.608m max	6'0" x 8'7"

Type L2
Ground and First Floor
room dimensions:

lounge	3.629m max x 4.910m max	11'11" x 16'1"
kitchen/dining	3.382m x 3.079m	11'1" x 10'1"
master bedroom	3.629m min x 3.822m	11'11" x 12'6"
en-suite	1.792m max x 1.617m max	5'11" x 5'4"
bedroom 2	2.429m x 3.385m	8'0" x 11'1"
bathroom	1.792m max x 2.395m	5'11" x 7'10"

Type L3
Ground and First Floor
room dimensions:

lounge/dining	4.930m max x 3.061m max	16'2" x 10'0"
kitchen	1.632m x 2.161m	5'4" x 7'1"
master bedroom	3.417m max x 3.125m max	11'3" x 10'3"
bathroom	1.695m x 1.985m	5'7" x 6'6"

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1 and 2 bed apartments Second Floor

Mountbatten House,
Windsor House, Britannia
House, Jubilee House

Plots:

Second Floor: 136, 137, 138, 139, 148*, 149*,
150*, 151*, 184, 185, 186, 187, 196*, 197*,
198*, 199*

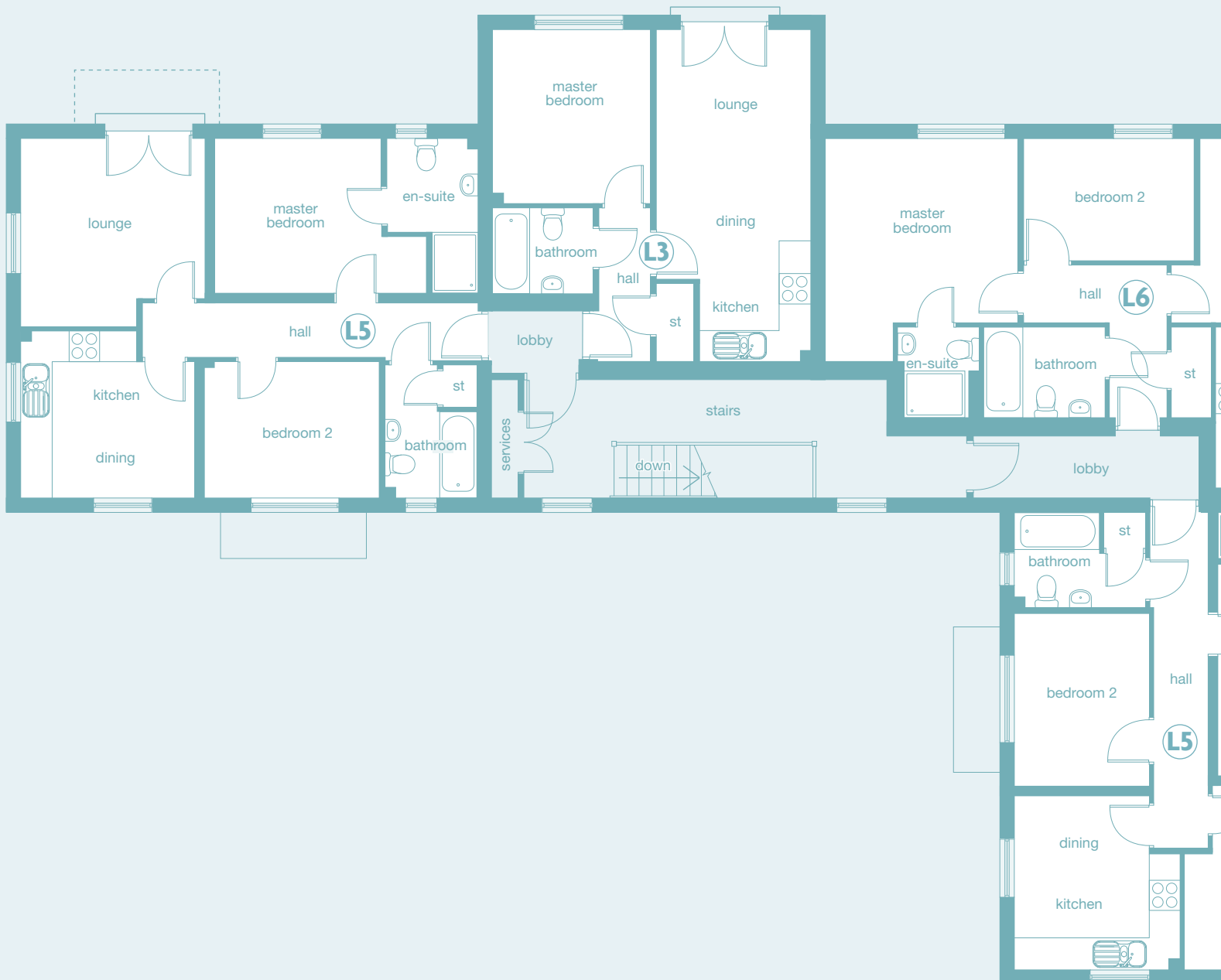
Key features

private courtyard parking
French doors
en-suite shower room to two
bed apartments
Juliet balconies to all plots in
Mountbatten House, Windsor House,
Britannia House and Jubilee House

While the one-bedroom homes feature a fully open-plan living area that is enhanced by French doors opening onto a Juliet balcony, an attractive feature of all the apartments in the building, the two-bedroom homes cleverly introduce a degree of separation that adds style without any loss of convenience. With their bright, spacious interiors accentuated by dual-aspect windows, these practical homes draw on the best of contemporary apartment design.

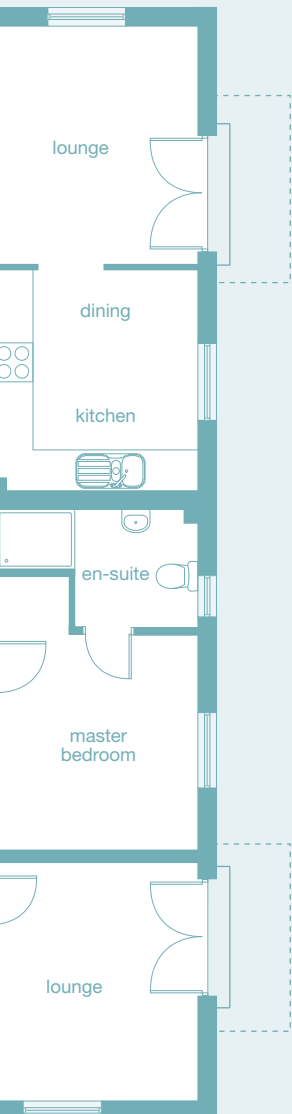
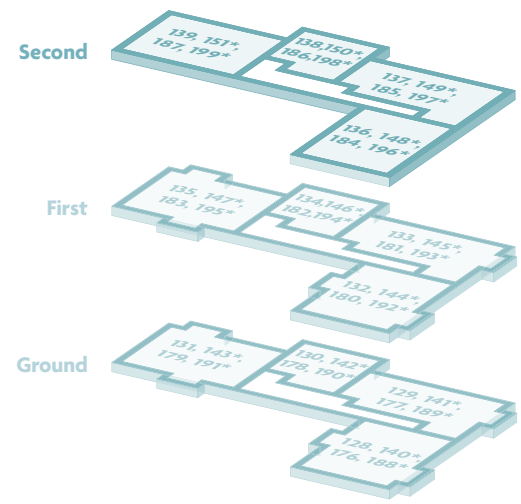


Second Floor





Please note: elevational treatments may vary.



**Type L3
Second Floor**

room dimensions:

lounge/dining	4.930m max x 3.061m max	16'2" x 10'0"
kitchen	1.632m x 2.161m	5'4" x 7'1"
master bedroom	3.417m max x 3.125m max	11'3" x 10'3"
bathroom	1.695m x 1.985m	5'7" x 6'6"

**Type L5
Second Floor**

room dimensions:

lounge	3.631m max x 3.749m max	11'11" x 12'4"
kitchen/dining	3.262m max x 3.432m max	10'9" x 11'3"
master bedroom	3.408m x 3.144m	11'2" x 10'4"
en-suite	1.792m max x 3.037m max	5'11" x 10'0"
bedroom 2	3.509m x 2.673m	11'6" x 8'9"
bathroom	1.832m max x 2.608m max	6'0" x 8'7"

**Type L6
Second Floor**

room dimensions:

lounge	3.629m max x 4.013m max	11'11" x 13'2"
kitchen/dining	3.382m x 3.082m	11'1" x 10'11"
master bedroom	3.629m x 3.822m	11'11" x 12'6"
en-suite	1.792m max x 1.617m max	5'11" x 5'4"
bedroom 2	2.429m x 3.385m	8'0" x 11'1"
bathroom	1.792m x 2.395m	5'11" x 7'10"

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1 and 2 bed apartments Ground and First Floor Block L

Plots:

Ground Floor: 212, 213, 214, 215

First Floor: 216, 217, 218, 219

Key features

private courtyard parking

French doors

en-suite shower room to two
bed apartments

Juliet balconies to plots 212, 213,
214, 215, 216, 217, 218 & 219

While the one-bedroom homes feature a fully open-plan living area that is enhanced by French doors opening onto a Juliet balcony, an attractive feature of all the apartments in the building, the two-bedroom homes cleverly introduce a degree of separation that adds style without any loss of convenience. With their bright, spacious interiors accentuated by dual-aspect windows, these practical homes draw on the best of contemporary apartment design.

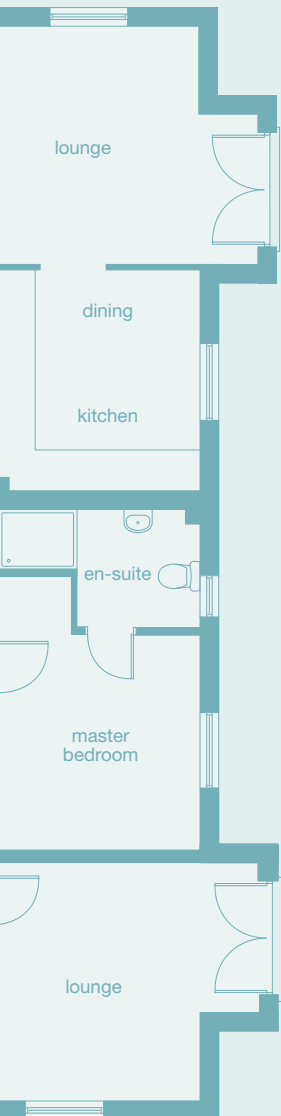
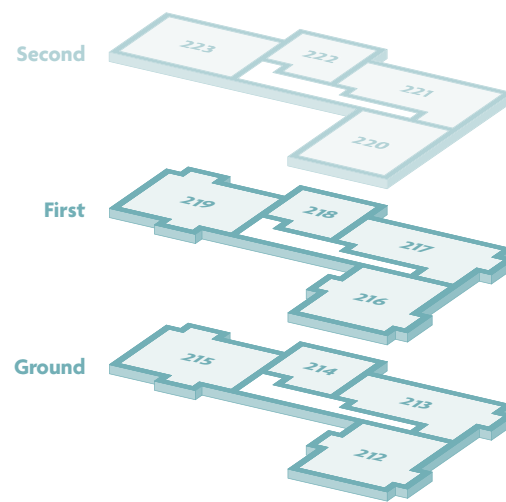


Ground and First Floor





Please note: elevational treatments may vary.



**Type L1
Ground and First Floor**

room dimensions:

lounge	3.631m x 4.629m	11'11" x 15'2"
kitchen/dining	3.432m x 3.270m	11'3" x 10'9"
master bedroom	3.318m x 3.054m	10'11" x 10'0"
en-suite	3.054m x 1.789m	10'0" x 5'10"
bedroom 2	3.419m x 3.570m	11'3" x 11'9"
bathroom	1.897m x 2.670m	6'3" x 8'9"

**Type L2
Ground and First Floor**

room dimensions:

lounge	3.629m x 4.910m	11'11" x 16'1"
kitchen/dining	3.382m x 3.079m	11'1" x 10'1"
master bedroom	3.629m x 3.822m	12'0" x 12'6"
en-suite	1.857m x 1.617m	6'1" x 5'4"
bedroom 2	2.429m x 3.385m	8'0" x 11'1"
bathroom	1.857m x 2.395m	6'1" x 7'10"

**Type L3
Ground and First Floor**

room dimensions:

lounge/dining	4.967m x 3.094m	16'2" x 10'0"
kitchen	1.712m x 2.206m	5'6" x 7'1"
master bedroom	3.414m x 3.130m	11'2" x 10'3"
bathroom	1.760m x 1.990m	5'9" x 6'6"

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1 and 2 bed apartments

Second Floor

Block L

Plots:
Second Floor: 220, 221, 222, 223

- Key features**
- private courtyard parking
 - French doors
 - en-suite shower room to two bed apartments
 - Juliet balconies to plots 220, 221, 222 & 223

While the one-bedroom homes feature a fully open-plan living area that is enhanced by French doors opening onto a Juliet balcony, an attractive feature of all the apartments in the building, the two-bedroom homes cleverly introduce a degree of separation that adds style without any loss of convenience. With their bright, spacious interiors accentuated by dual-aspect windows, these practical homes draw on the best of contemporary apartment design.

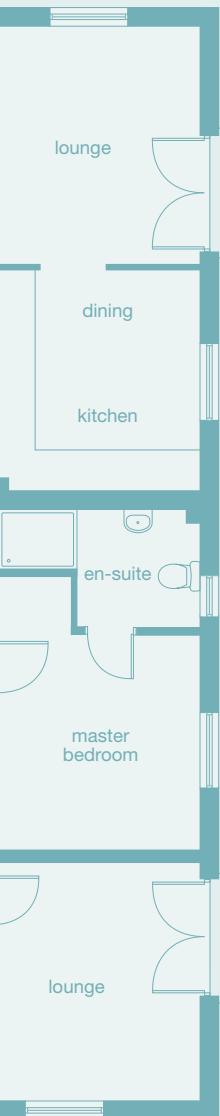
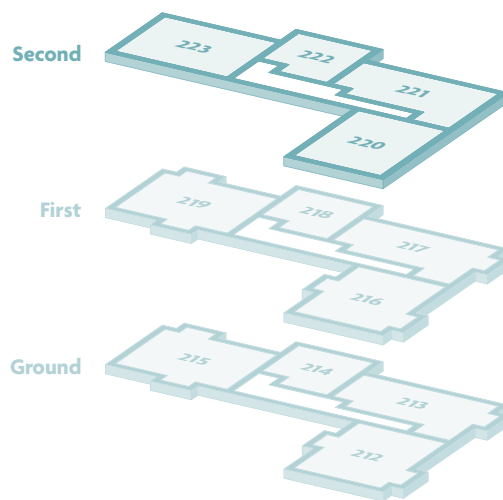


Second Floor





Please note: elevational treatments may vary.



**Type L3
Second Floor**

room dimensions:

lounge/dining	4.967m x 3.094m	16'2" x 10'0"
kitchen	1.712m x 2.206m	5'6" x 7'1"
master bedroom	3.414m x 3.130m	11'2" x 10'3"
bathroom	1.760m x 1.990m	5'9" x 6'6"

**Type L5
Second Floor**

room dimensions:

lounge	3.631m x 3.749m	11'11" x 12'4"
kitchen/dining	3.262m x 3.432m	10'8" x 11'3"
master bedroom	3.408m x 3.144m	11'2" x 10'4"
en-suite	1.789m x 3.144m	5'10" x 10'4"
bedroom 2	3.509m x 2.649m	11'6" x 8'8"
bathroom	1.897m x 2.670m	6'3" x 8'9"

**Type L6
Second Floor**

room dimensions:

lounge	3.629m x 3.415m	11'11" x 11'2"
kitchen/dining	3.382m x 3.139m	11'1" x 10'4"
master bedroom	3.629m x 3.822m	11'11" x 12'6"
en-suite	1.857m x 1.617m	6'1" x 5'4"
bedroom 2	2.429m x 3.385m	8'0" x 11'1"
bathroom	1.857m x 2.395m	6'1" x 7'10"

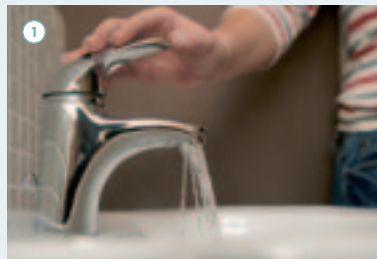
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Specification

Stonebridge Fold

	Witham	Hanwood	Mallard	Blyton	Chantry	Crown House, Regent House, Sovereign House	Mountbatten House, Windsor House, Britannia House, Jubilee House	Mountbatten House, Windsor House, Britannia House, Jubilee House (no en-suite)
Kitchens and utilities								
choice of kitchen units*	✓	✓	✓	✓	✓	✓	✓	✓
choice of worktops*	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single electric oven	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓
⑥ black glass ceramic hob*	○	○	○	○	○	○	○	○
stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓
space for free standing tall fridge or fridge/freezer combination	✓	✓	✓	✓	✓	✓	✓	✓
1½ stainless steel sink with monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓
space and plumbing for washing-machine and separate dryer in utility	✓	✓	✓	✓	✓	—	—	—
integrated condensing washer/dryer	○	○	○	○	○	✓	✓	✓
② space and plumbing for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓ ¹	✓ ¹
choice of ceramic wall tiling above worktop*	○	○	○	○	○	○	○	○
laminated upstand on worktop	✓	✓	✓	✓	✓	✓	✓	✓
choice of soft floor covering to kitchen floor*	○	○	○	○	○	○	○	○
choice of ceramic tiles to kitchen floor*	○	○	○	○	○	○	○	○
Bathrooms and en-suites								
① white contemporary bathroom range with chrome taps	✓	✓	✓	✓	✓	✓	✓	✓
white contemporary en-suite range with chrome taps	✓	✓	✓	✓	✓	✓	✓	—
matching WC seats	✓	✓	✓	✓	✓	✓	✓	✓
matching bath panel	✓	✓	✓	✓	✓	✓	✓	✓
shower door – silver frame and clear glass fitted to the shower cubicle in en-suite	✓	✓	✓	✓	✓	✓	✓	—
thermostatic shower finished in chrome fitted over bath accompanied by shower screen	—	—	—	—	—	—	—	✓
rinser/mixer handset over bath	✓	✓	✓	✓	✓	✓	✓	—
heated towel rail to main bathroom and en-suite*	○	○	○	○	○	○	○	○
choice of tiling around the bath area (minimum 600mm) with full-height tiling to shower half of bath and splashback to basin*	—	—	—	—	—	—	—	✓
choice of tiling around the bath area (minimum 600mm) and splashback to basin*	✓	✓	✓	✓	✓	✓	✓	—
choice of full-height tiling to shower cubicles and splashback to basin in en-suite*	✓	✓	✓	✓	✓	✓	✓	—
choice of splashback tiling to WCs*	✓	✓	✓	✓	✓	—	—	—
⑤ choice of full ceramic wall tiling to bathroom*	○	○	○	○	○	○	○	○
choice of full ceramic wall tiling to en-suite*	○	○	○	○	○	○	○	—
choice of soft floor covering to bathroom and en-suites*	○	○	○	○	○	○	○	○
choice of ceramic floor tiles to bathroom and en-suites*	○	○	○	○	○	○	○	○
Heating								
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
③ thermostatic controlled radiators to all rooms except where roomstat fitted	✓	✓	✓	✓	✓	✓	✓	✓
fused point for electric fire	✓	✓	✓	✓	✓	✓	✓	✓
fire surround	○	○	○	○	○	○	○	○
electric fire	○	○	○	○	○	○	○	○

- ✓ yes
- optional extra
- not available



	Witham	Hanwood	Mallard	Blyton	Chantry	Crown House, Regent House, Sovereign House	Mountbatten House, Windsor House, Britannia House, Jubilee House	Mountbatten House, Windsor House, Britannia House, Jubilee House (no en-suite)
Electrical and communication								
white electrical switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓
chrome electrical switches and sockets	○	○	○	○	○	○	○	○
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓
integrated reception system	-	-	-	-	-	✓	✓	✓
BT point to lounge	✓	✓	✓	✓	✓	✓	✓	✓
extra BT or TV points*	○	○	○	○	○	○	○	○
time delay light switches to communal areas	-	-	-	-	-	✓	✓	✓

Security

④ burglar alarm	○	○	○	○	○	○	○	○
porch light with PIR	✓	✓	✓	✓	✓	-	-	-
rear light with PIR*	○	○	○	○	○	-	-	-
mains operated smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓
multi-point locking system to external doors	✓	✓	✓	✓	✓	-	-	-
door entry system with double locking door to apartments	-	-	-	-	-	✓	✓	✓

Outer finish

high-performance double glazed uPVC windows	✓	✓	✓	✓	✓	✓	✓	✓
uPVC French doors with multi-point locking	-	-	-	-	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓
boundary fencing between plots	✓	✓	✓	✓	✓	-	-	-
turf to front garden	✓	✓	✓	✓	✓	-	-	-
turf to rear garden*	○	○	○	○	○	-	-	-
turf to communal areas	-	-	-	-	-	✓	✓	✓

Inner finish

fitted wardrobes	○	○	○	○	○	○	○	○
150mm skirting and 63mm architrave (Taurus profile)	✓	✓	✓	✓	✓	-	-	-
100mm skirting and 50mm architrave (Square profile)	-	-	-	-	-	✓	✓	✓
smooth ceilings	✓	✓	✓	✓	✓	✓	✓	✓
all internal woodwork to be White gloss	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to be Gardenia	✓	✓	✓	✓	✓	-	-	-
internal walls to be White	-	-	-	-	-	✓	✓	✓
2-panel Cambridge style doors	✓	✓	✓	✓	✓	-	-	-
flush veneered style doors	-	-	-	-	-	✓	✓	✓
chrome-finish ironmongery	✓	✓	✓	✓	✓	✓	✓	✓
choice of carpet, vinyl and laminate floorings	○	○	○	○	○	○	○	○
carpet to communal stairs and landings	-	-	-	-	-	✓	✓	✓

* Subject to build program.

¹ Apartment L3 and Apartment A has provision for a slimline dishwasher.

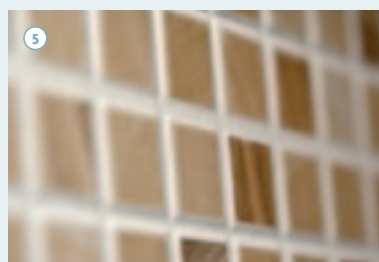
All customer choices and optional extras can only be included at an early stage of building construction.

Please check with the Sales Adviser for specific details.

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Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography represents typical Miller Homes' fittings and options.



Make yourself at home in East Ardsley.

Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the area around Stonebridge Fold.

Local history

Recorded in the Domesday Book as Erdeslau, East Ardsley grew as an agricultural community until the advent of the industrial revolution. The new railway opened up new possibilities, and the village became the site of ironworks, coalmines and mills. Ardsley Mills, built in the early 20th century as a spinning mill, is now the home of Country Baskets, a wholesaler whose specialisation in items for florists and gift shops reflects the gentler pace of life in Ardsley today. As a testament to how the village has returned to its former peaceful ambience, there is now no trace of the locomotive depot which once stood on the site of Stonebridge Fold.

Education

East Ardsley Primary School, half a mile from Stonebridge Fold, recently moved from its previous Victorian building into a modern, purpose-built school within pleasant, open surroundings in Main Street. The local secondary schools include Woodkirk High Specialist Science School in Tingley, where there is also a convenient nursery.

Asquith Nursery

West Lea Park, Lowry Road
0113 238 1828

East Ardsley Primary School

Main Street
0113 286 2510

Woodkirk Academy High School

Rein Road
0113 336 8141

Health care

There is a large medical practice on Bradford Road, around a mile-and-a-half from Stonebridge Fold, staffed by eight doctors and a large ancillary team, including a physiotherapist, three practice nurses and trained counsellors. The Lingwell Croft Surgery, three miles away, also includes a dental practice.

Leigh View Medical Centre

Bradford Road
0113 253 7629

Lingwell Croft Dental Practice

Ring Road
Sheldrake Dr Middleton
0113 270 2820

Shopping

There is a comprehensive choice of local shops in East Ardsley catering for all everyday needs, including convenience stores, butchers, bakers and a post-office. The surrounding cities and towns offer an immensely varied choice of high-street names, specialist retailers and covered malls such as the White Rose Centre in Leeds, less than three miles from the development.

Premier Convenience Store

61 Main Street
01924 822 335

East Ardsley Post Office

66 Bradford Road
01924 822 309

White Rose Shopping Centre

Dewsbury Road, Leeds
0113 229 1234

Leisure and entertainment

East Ardsley and the surrounding villages present a choice of bar and restaurants, including the family-friendly Bay Horse, dating back to the 1800s, which offers drinks and meals in a traditional setting with a beer garden and a children's play area. The village also has a community centre which hosts a range of activities, and there is a modern branch library in Bradford Road. The short trip into Leeds or Wakefield opens up an immense choice of cosmopolitan dining, night-life, museums and live entertainment.

The Bay Horse

Bradford Road
01924 825 926

East Ardsley Community Centre

Fall Lane
0113 204 9370

Ardsley and Tingley Branch Library

213a Bradford Road
0113 253 9025

Transport

Around two miles from the M62 and three miles from the M1, Stonebridge Fold has exceptional access to the national motorway network, and the centres of Leeds and Wakefield are only around 15 minutes' drive away. Outwood Railway Station, one-and-a-half miles from the development, offers services to Leeds, Sheffield and Doncaster, and Leeds Bradford Airport is around 12 miles away.

Outdoor activities

The expanse of woodland known as East Ardsley Fall, which provides a pleasant green buffer to the south west of Stonebridge Fold, can be accessed by a footpath from Moor Knoll Lane. The Fall, part of the Forest of Leeds, is an initiative to develop urban green areas and countryside throughout the area for community use and is a delightful place to explore and picnic. East Ardsley reservoir, on the other side of the village, offers a picturesque setting for gentle waterside walks in an area rich in bird-life. There are also several golf-courses within easy reach of the development, including the nine-hole course at the Acanthus Golf Centre, around half a mile to the west of the development, and the Lofthouse Hill Golf Club, with its fine 18-hole parkland course, approximately a mile and a half to the east.

Acanthus Golf Centre

Thorpe Lane
0113 238 0825

Lofthouse Hill Golf Club

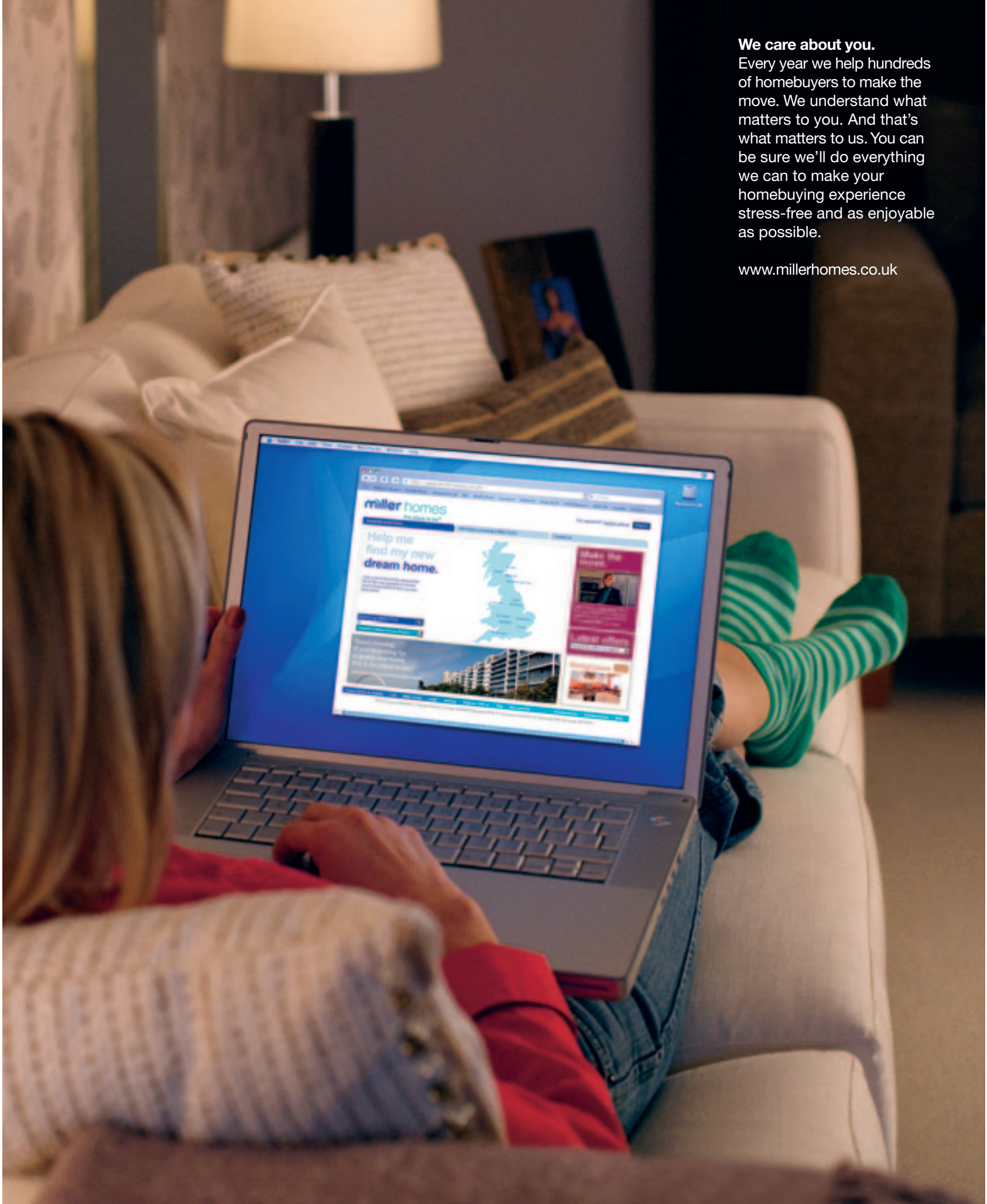
Leeds Road
01924 823 703



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Bradford
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Thornton Road
Bradford
0800 840 8590



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Gringley on the Hill
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Sutton in Ashfield
0800 840 8604



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Wakefield
0800 840 8596



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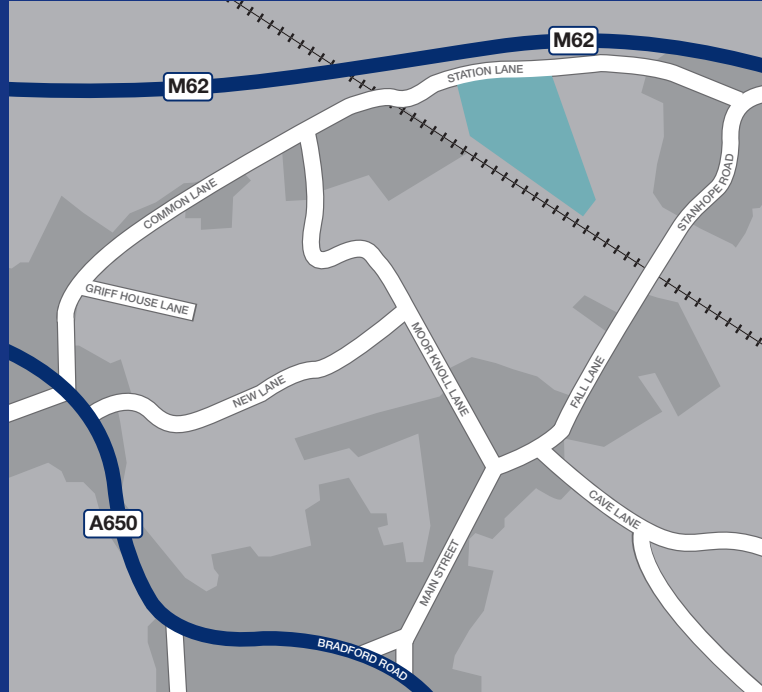
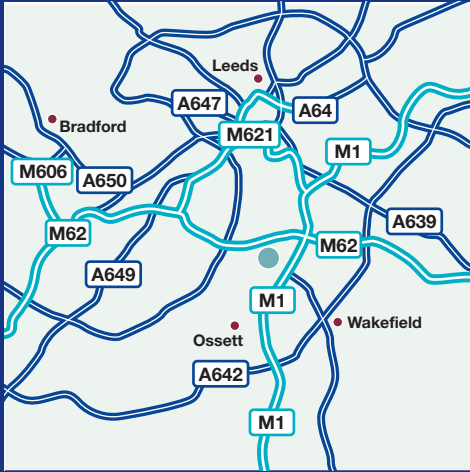
Miller Homes Limited – Yorkshire Region
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Calder Park, Wakefield
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t: 0870 336 4600 f: 0870 336 4602

How to find us.

We are open Thursday to Monday

from 10.30am to 5.30pm

Telephone: 0800 840 8598



From the M62

Leave the M62 at junction 28 and join the A650 (Bradford Road), following signs for Wakefield. Carry on for just over a mile, passing through the first set of traffic-lights, and at the second lights, in front of the Country Baskets building, turn left into Common Lane. Stay on Common Lane for around a mile, and at a small bridge, cross straight over into Station Lane. The entrance to Stonebridge Fold is on the right.

From the M1

Leave the M1 at junction 41 to join the A650, following signs for Morley. After around two miles, at the traffic-lights, with the Country Baskets building on the right, turn right into Common Lane. Stay on Common Lane for around a mile, and at a small bridge, cross straight over into Station Lane. The entrance to Stonebridge Fold is on the right.

● Stonebridge Fold

[find out more about this area on page 14](#)

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