



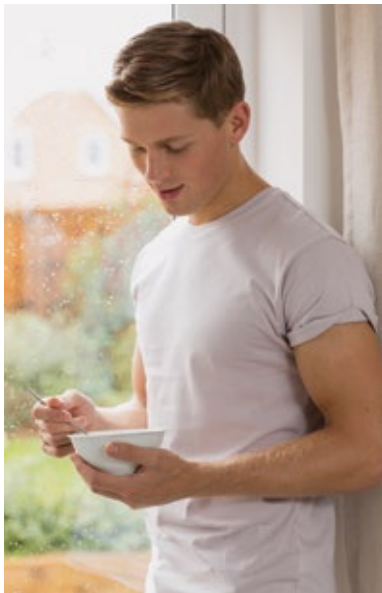
Langley Gate
York

millershomes

the place to be®

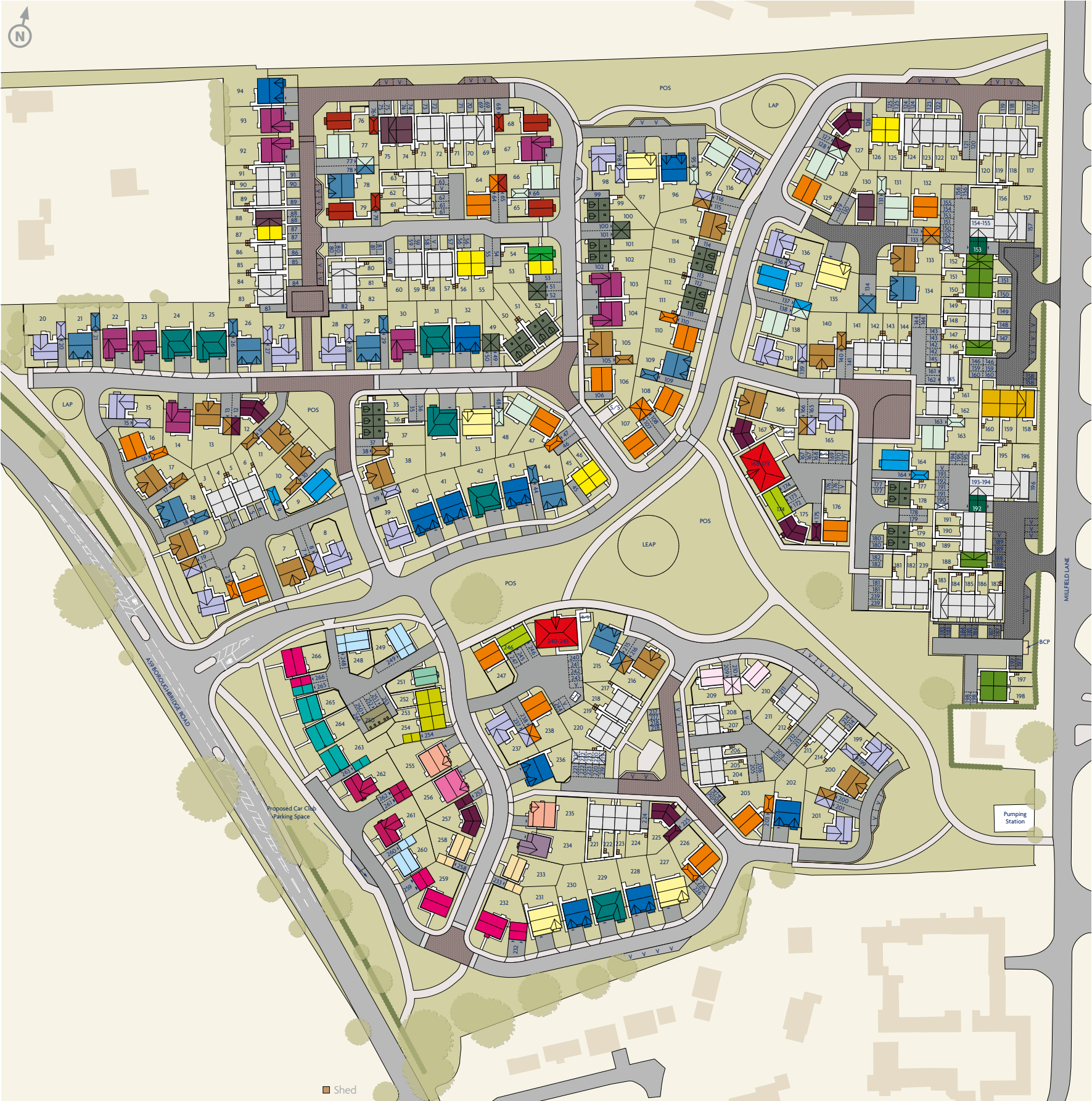
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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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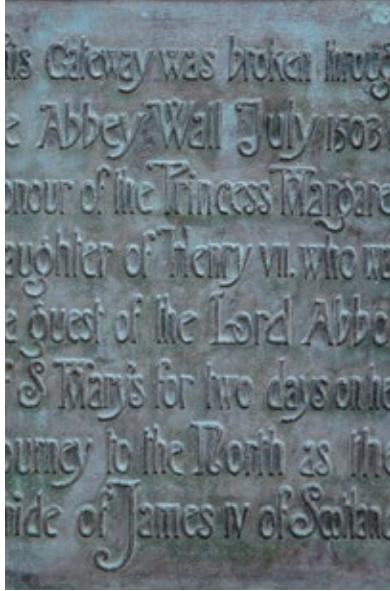
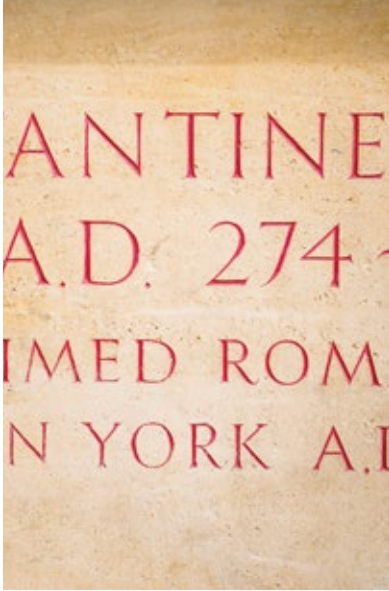
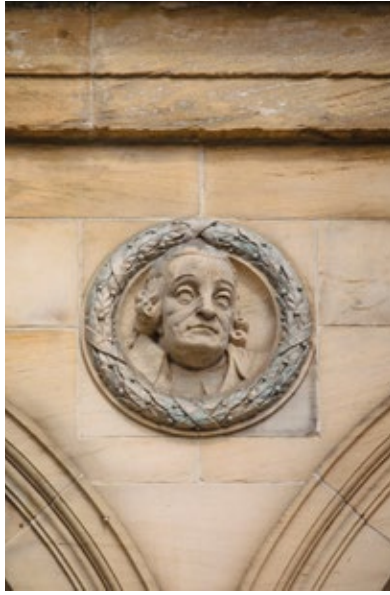
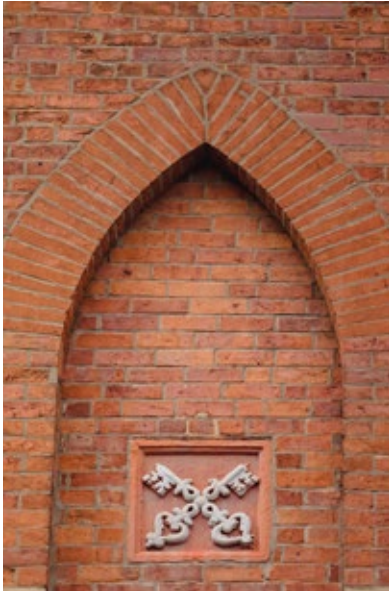


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

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 being a pleasant place to live. So here's some useful information about the area around Langley Gate.



Set in a quiet residential neighbourhood 500 yards from York's outer ring road, convenient for travel around the city as well as further afield, Langley Gate also benefits from easy access to quiet cycle routes and footpaths. Fifteen minutes' walk away, National Cycle Route 65 provides a peaceful path to York city centre via Rawcliffe Ings, alongside delightful parks and into the Museum Gardens. Local bus services link the development with the city centre and York railway station, while Poppleton station, ten minutes' walk away, is a stop on the York to Leeds line. The varied, cosmopolitan cultural life and attractions of York city centre are just five minutes away by train.



Close to the A1237 and approximately two and a half miles from the attractions of York's beautiful, historic city centre, this attractive selection of new build homes for sale combines exceptional convenience with a delightful, open ambience and excellent local amenities. These superb one, two, three, four and five bedroom energy efficient homes are beautifully landscaped with open green spaces, playgrounds and distinctive character areas to add variety and interest. Welcome to Langley Gate...

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Apartment

Overview

Featuring triple windows and a corridor-style entrance opening on to a practical, ergonomic kitchen, the living area of this exciting apartment has a wonderfully bright, comfortable appeal. The en-suite principal bedroom adds a touch of luxury to a stylish home perfect for modern urban living.

Type 1

Living
3.56m x 3.16m
11'8" x 10'5"

Dining
2.38m x 2.76m
7'10" x 9'1"

Kitchen
2.29m x 2.41m
7'6" x 7'11"

Principal Bedroom
3.38m x 3.07m
11'1" x 10'1"

En-Suite
2.29m x 1.21m
7'6" x 4'0"

Bedroom 2
2.97m x 3.06m
9'9" x 10'1"

Bathroom
2.46m x 2.06m
8'1" x 6'9"

Type 2

Living
3.56m x 3.16m
11'8" x 10'5"

Dining
2.38m x 2.76m
7'10" x 9'1"

Kitchen
2.29m x 2.41m
7'6" x 7'11"

Principal Bedroom
3.96m x 3.07m
13'0" x 10'1"

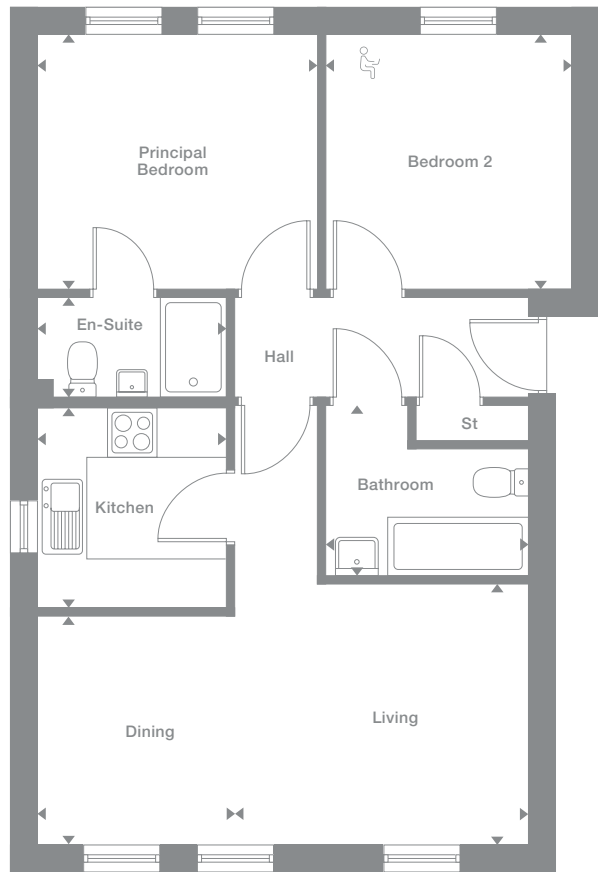
En-Suite
2.29m x 1.21m
7'6" x 4'0"

Bedroom 2
3.15m x 3.06m
10'4" x 10'1"

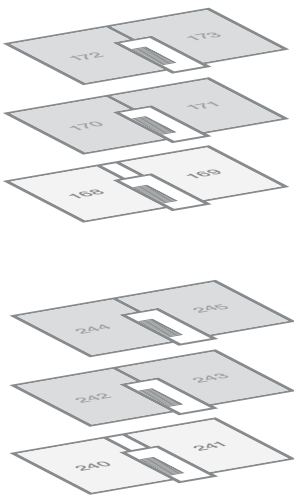
Bathroom
2.46m x 2.06m
8'1" x 6'9"

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Type 1

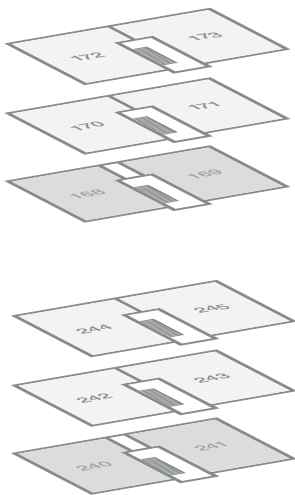
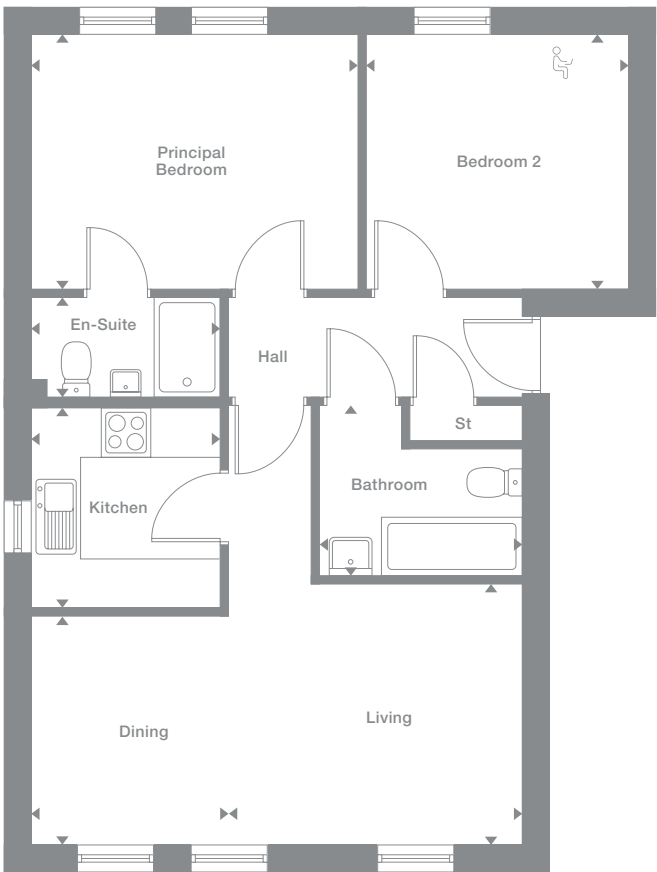


Floor Space
653 sq ft



Floor Space
678 sq ft

Type 2



Office space area

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Chaucer

Overview
The inspired layout home, with its staircase ascending directly into a living space with a subtly separated kitchen, allows light from three windows to brighten both areas. Generous cupboard space adds convenience to the bedroom.

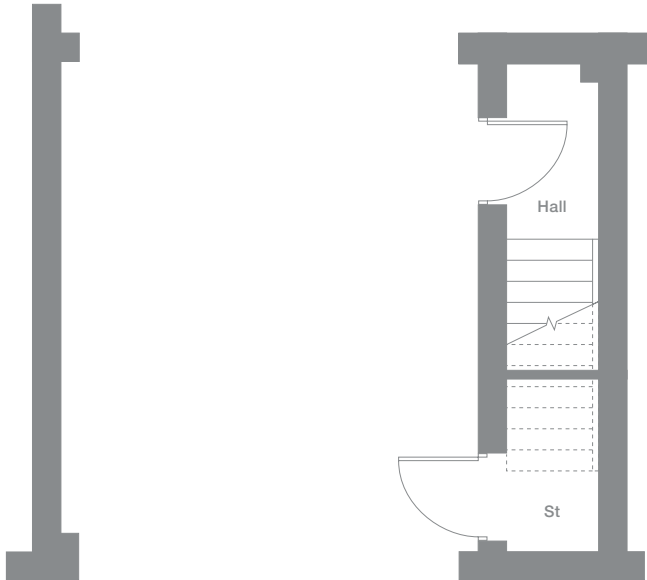
First Floor
Living
4.37m x 3.56m
14'4" x 11'8"
Kitchen
2.74m x 1.97m
9'0" x 6'6"
Principal Bedroom
3.29m x 3.62m
10'10" x 11'11"
En-Suite
1.62m x 1.91m
5'4" x 6'3"

Floor Space
436 sq ft

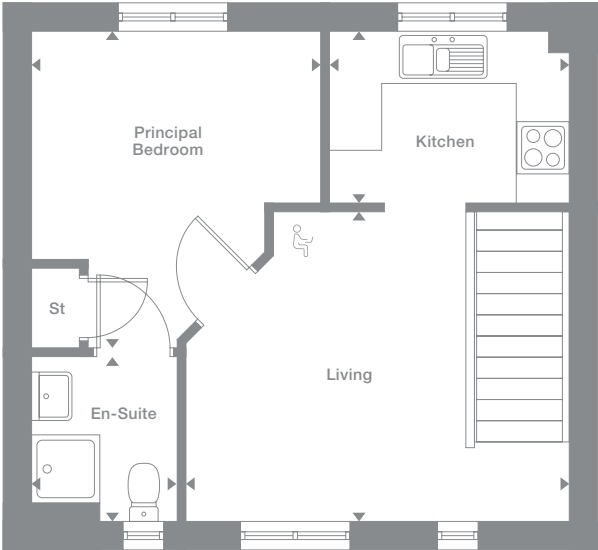
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Ground Floor



First Floor



 Office space area

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Twain

Overview

Lit by windows to front and rear, the open plan living area combines contemporary style with optimum convenience, an ideal urban base. The second bedroom, perfect for guests, is also ideal for working from home.

First Floor

Living
3.35m x 2.97m
11'0" x 9'9"

Kitchen
3.57m x 2.45m
11'9" x 8'1"

Principal Bedroom
3.42m x 3.22m
11'3" x 10'7"

Bedroom 2
2.37m x 3.17m
7'9" x 10'5"

Bathroom
1.60m x 2.11m
5'3" x 6'11"

Floor Space

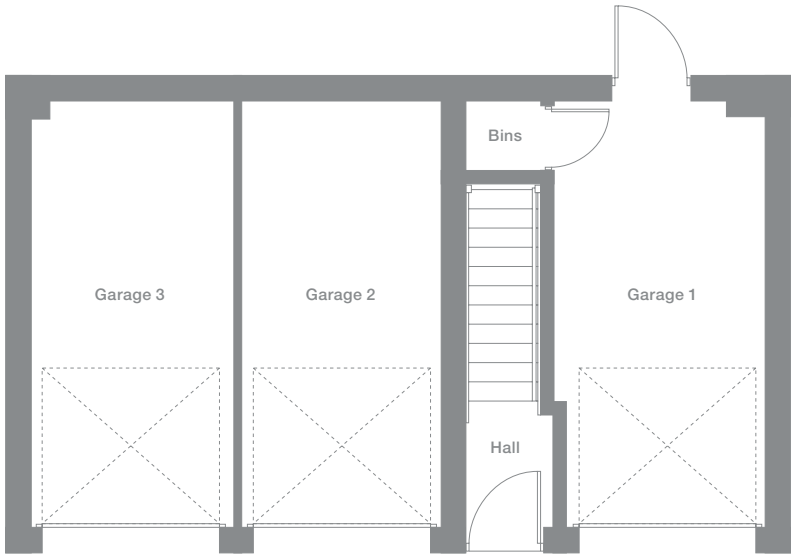
603 sq ft

Please check the siteplan for details of the garage allocation

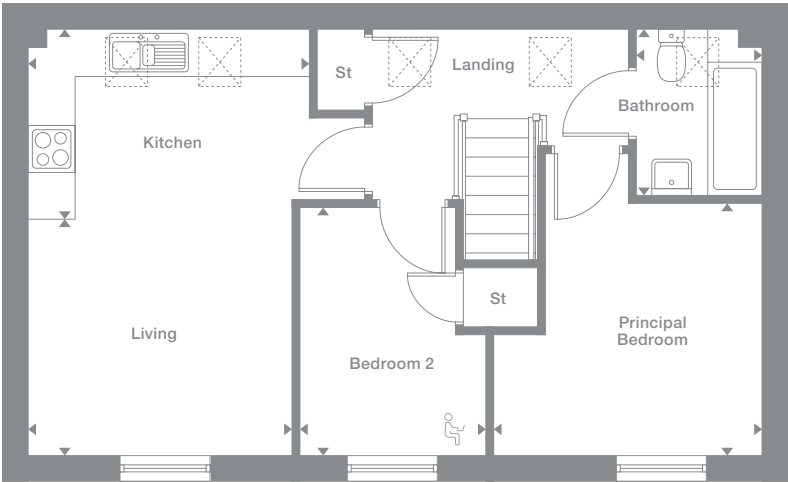
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Ground Floor



First Floor



 Office space area

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Overview

Entered from a bright, well-proportioned landing and lit by dual aspect windows, the generously sized, open-plan living area offers an endlessly flexible setting for contemporary living. The principal bedroom is en-suite and bedroom two, with its practical cupboard, could become a useful home office.

First Floor

Living
3.68m x 3.72m
12'1" x 12'3"

Kitchen
4.07m x 2.25m
13'4" x 7'5"

Principal Bedroom
2.50m x 3.90m
8'3" x 12'10"

En-Suite
1.56m x 2.11m
5'1" x 6'11"

Bedroom 2
2.52m x 3.74m
8'3" x 12'3"

Bathroom
1.96m x 1.92m
6'5" x 6'4"

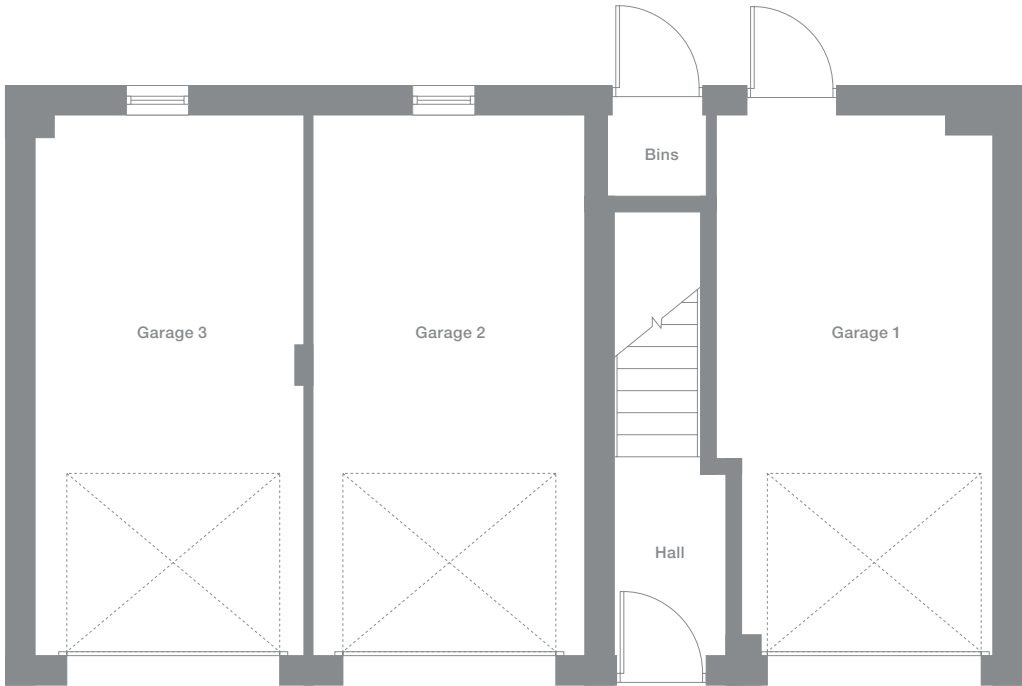
Floor Space

737 sq ft

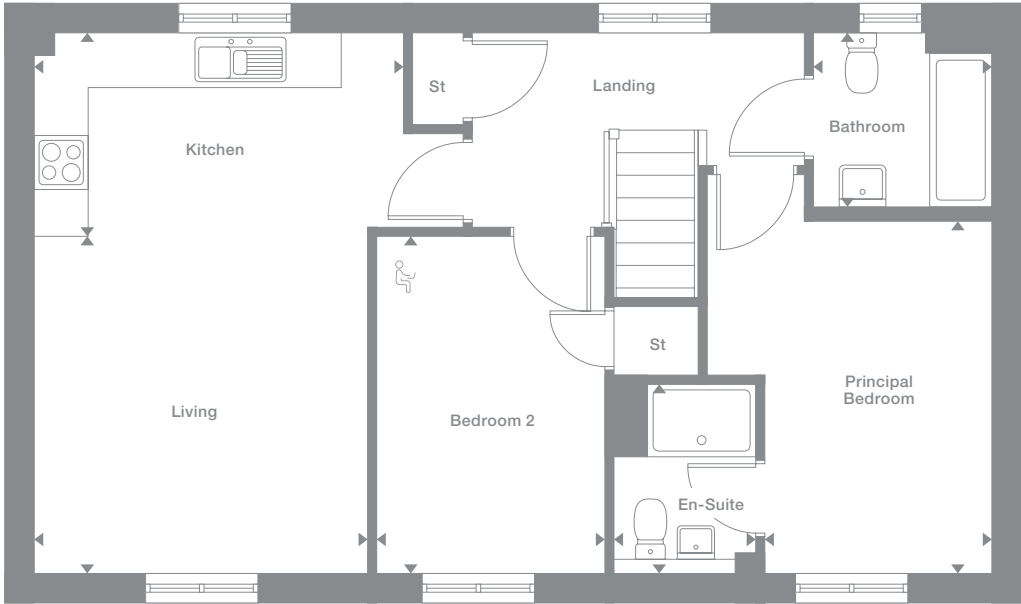
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Ground Floor



First Floor



 Office space area

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Stretton

Overview
A bright lounge adjoins the stylish, ergonomic kitchen and dining area incorporating french doors, a natural family focal point. The en-suite principal bedroom features built-in storage, and bedroom three could become a home office.

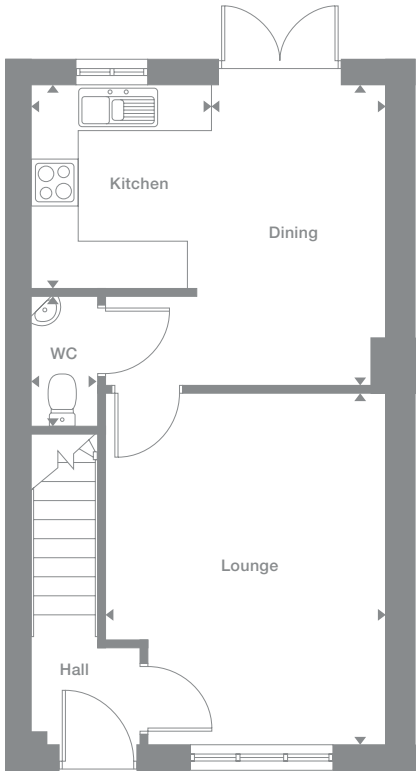
Ground Floor	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 2.49m x 3.14m 8'2" x 10'4"
Dining 2.21m x 3.83m 7'3" x 12'7"	En-Suite 1.92m x 1.64m 6'4" x 5'5"
Kitchen 2.30m x 2.60m 7'7" x 8'7"	Bedroom 2 2.31m x 3.21m 7'7" x 10'7"
WC 0.85m x 1.66m 2'10" x 5'5"	Bedroom 3 2.11m x 2.81m 6'11" x 9'3"
	Bathroom 2.31m x 1.87m 7'7" x 6'2"

Floor Space
819 sq ft

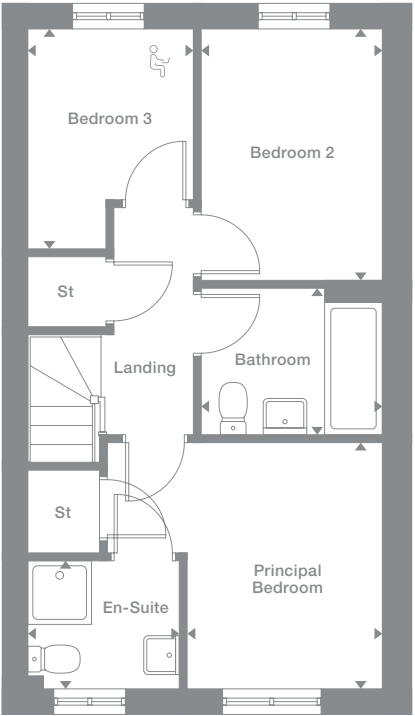
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overton

Overview

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

Ground Floor

Lounge
3.56m x 4.49m
11'8" x 14'9"

Kitchen/Dining
3.31m x 3.83m
10'10" x 12'7"

Laundry
1.11m x 1.96m
3'7" x 6'5"

WC
1.11m x 1.78m
3'7" x 5'10"

First Floor

Principal Bedroom
3.09m x 3.28m
10'2" x 10'9"

En-Suite
1.18m x 2.03m
3'10" x 6'8"

Bedroom 2
2.37m x 3.26m
7'10" x 10'8"

Bedroom 3
2.04m x 2.17m
6'8" x 7'2"

Bathroom
2.37m x 1.69m
7'10" x 5'7"

Floor Space

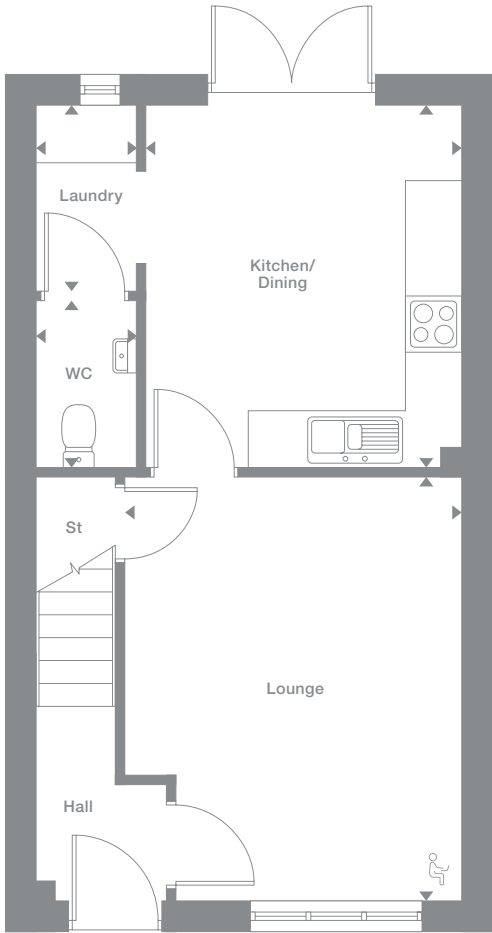
819 sq ft

↑ Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

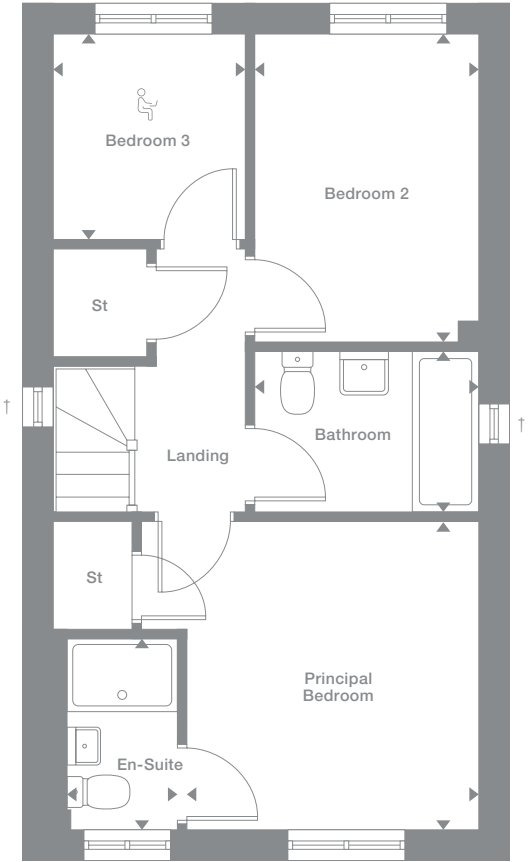
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Masterton

Overview

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

Ground Floor

Lounge

2.89m x 4.37m
9'6" x 14'4"

Kitchen/Dining

3.88m x 3.10m
12'9" x 10'2"

WC

1.07m x 1.51m
3'6" x 4'11"

First Floor

Bedroom 2

3.88m x 2.78m
12'9" x 9'2"

Bedroom 3

1.88m x 2.56m
6'2" x 8'5"

Bathroom

1.69m x 2.03m
5'7" x 6'8"

Second Floor

Principal Bedroom

2.84m x 2.74m
to 1.500m H.L.
9'4" x 9'0"

En-Suite

2.19m x 1.60m
to 1.500m H.L.
7'2" x 5'3"

Floor Space

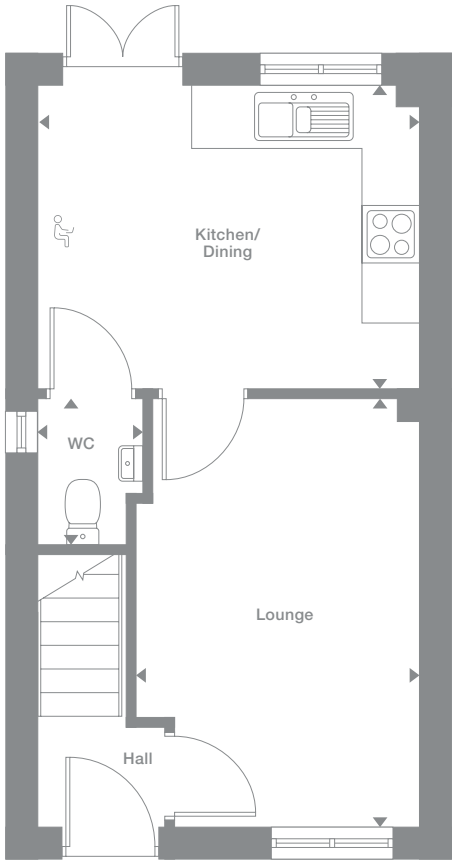
831 sq ft

↑ Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

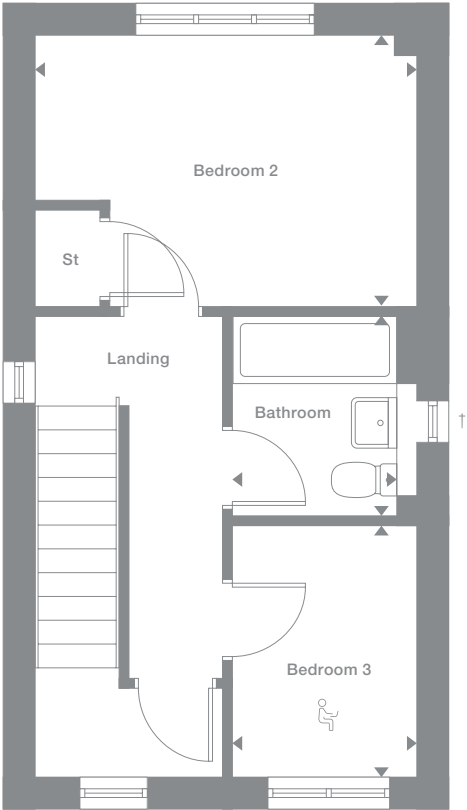
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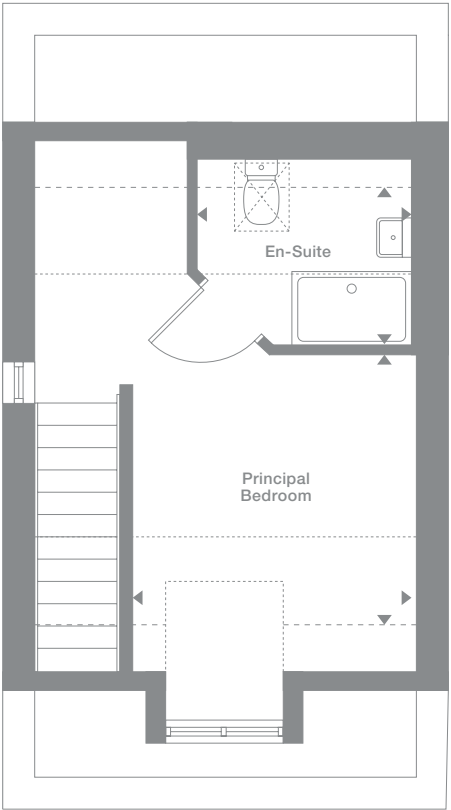
Ground Floor



First Floor



Second Floor



Office space area

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..... Denotes full height ceiling line
---- Denotes 1.500m height ceiling line

Kingston

Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

Ground Floor

- Lounge
4.68m x 3.91m
15'5" x 12'10"
- Kitchen
2.91m x 3.45m
9'7" x 11'4"
- Dining
1.76m x 2.40m
5'10" x 7'11"
- WC
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom
3.37m x 3.01m
11'1" x 9'11"
- En-Suite
1.01m x 2.78m
3'4" x 9'2"
- Bedroom 2
2.56m x 3.46m
8'5" x 11'4"
- Bedroom 3
2.02m x 3.46m
6'8" x 11'4"
- Bathroom
1.70m x 1.96m
5'7" x 6'5"

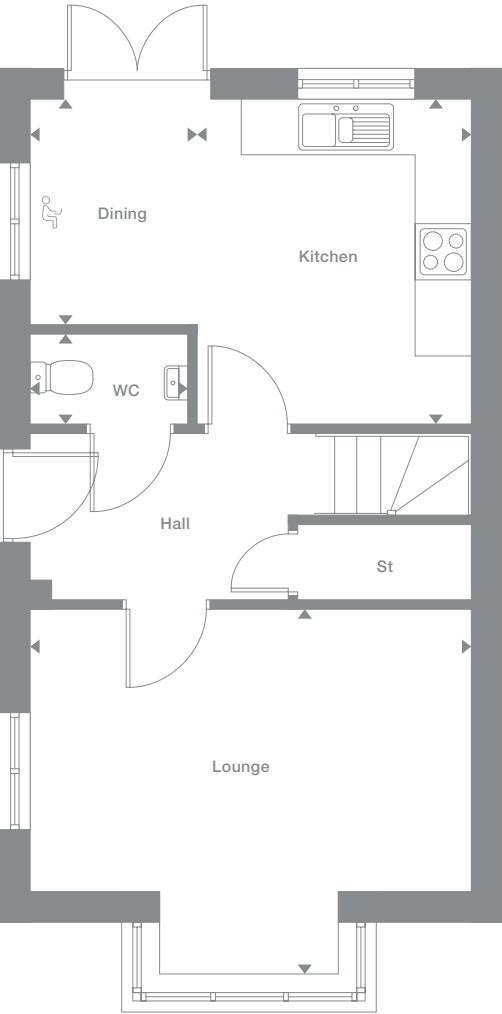
Floor Space

869 sq ft

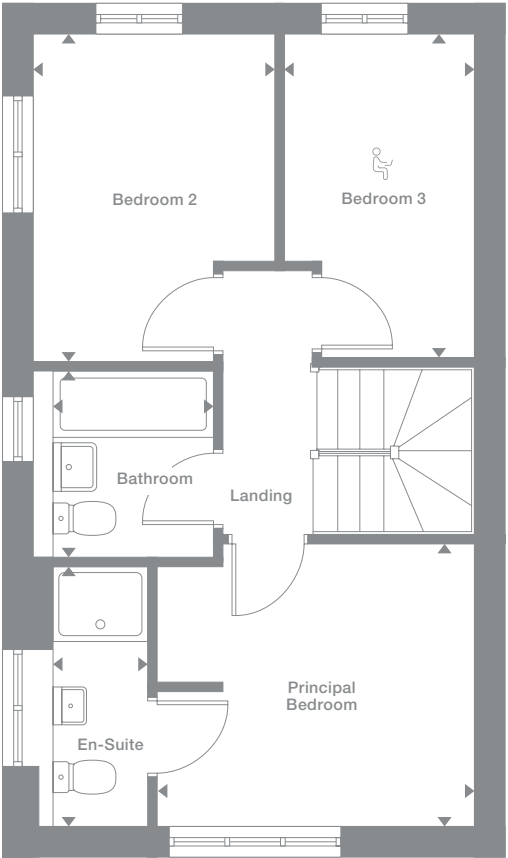
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview
With windows at either end of the lounge and a dual aspect kitchen where french doors add an attractive focal point to the dining area, this is a wonderfully light, airy home. The gallery landing leads to three bedrooms, including an en-suite principal bedroom.

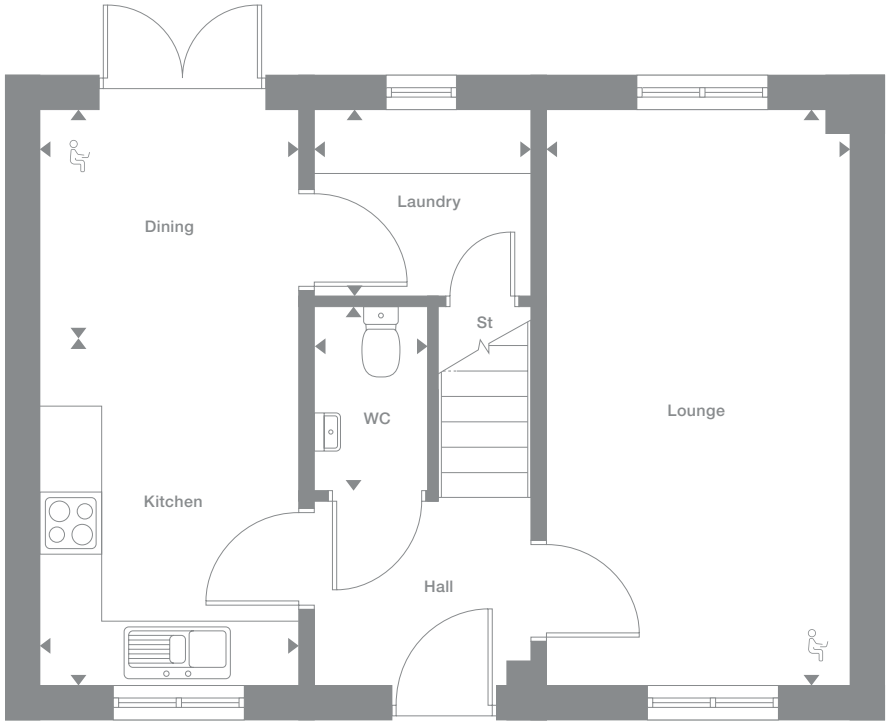
Ground Floor	First Floor
Lounge 2.88m x 5.43m 9'6" x 17'10"	Principal Bedroom 2.94m x 3.18m 9'8" x 10'6"
Kitchen 2.46m x 3.28m 8'1" x 10'9"	En-Suite 1.96m x 1.69m 6'5" x 5'7"
Laundry 2.03m x 1.75m 6'8" x 5'9"	Bedroom 2 2.59m x 3.34m 8'6" x 11'0"
Dining 2.46m x 2.15m 8'1" x 7'1"	Bedroom 3 2.59m x 1.98m 8'6" x 6'6"
WC 1.08m x 1.74m 3'7" x 5'9"	Bathroom 1.69m x 2.14m 5'7" x 7'1"

Floor Space
898 sq ft

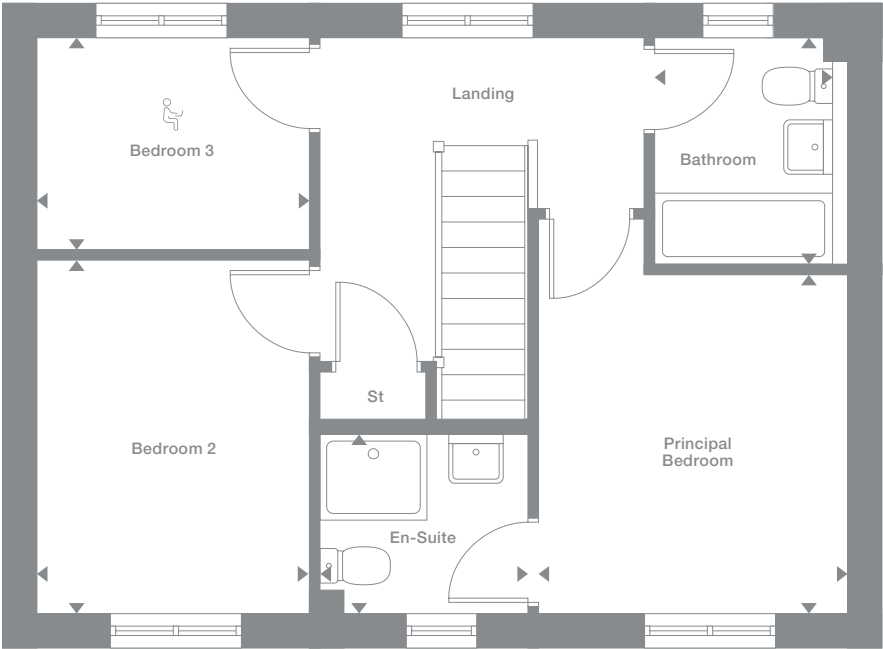
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Darwin

Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Ground Floor

- Lounge**
3.08m x 5.45m
10'1" x 17'11"
- Dining**
2.55m x 2.99m
8'5" x 9'10"
- Kitchen**
2.55m x 2.45m
8'5" x 8'1"
- WC**
1.91m x 0.94m
6'3" x 3'1"

First Floor

- Principal Bedroom**
3.13m x 3.44m
10'4" x 11'3"
- En-Suite**
1.93m x 1.69m
6'4" x 5'7"
- Bedroom 2**
2.59m x 2.86m
8'6" x 9'5"
- Bedroom 3**
2.59m x 1.85m
8'6" x 6'1"
- Bathroom**
2.04m x 1.91m
6'9" x 6'3"

Floor Space

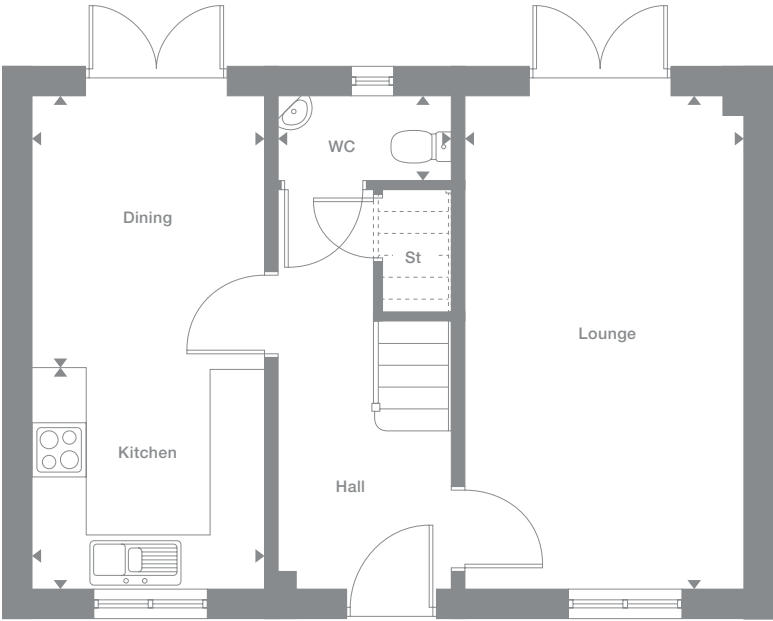
921 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

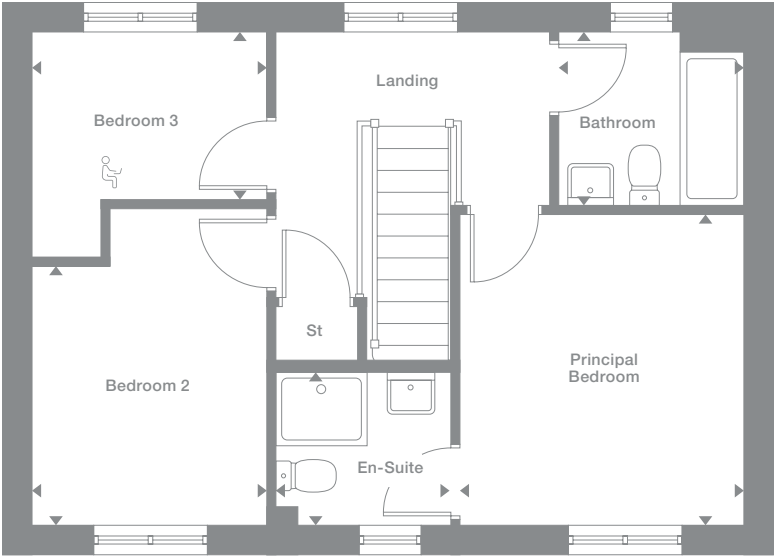
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Ground Floor



First Floor



 Office space area

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Darwin DA

Overview
The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

Ground Floor	First Floor
Lounge 3.67m x 5.45m 12'1" x 17'11"	Principal Bedroom 3.13m x 3.44m 10'4" x 11'3"
Dining 2.55m x 2.99m 8'5" x 9'10"	En-Suite 1.93m x 1.69m 6'4" x 5'7"
Kitchen 2.55m x 2.45m 8'5" x 8'1"	Bedroom 2 2.59m x 2.86m 8'6" x 9'5"
WC 1.91m x 0.94m 6'3" x 3'1"	Bedroom 3 2.59m x 1.85m 8'6" x 6'1"
	Bathroom 2.04m x 1.91m 6'9" x 6'3"

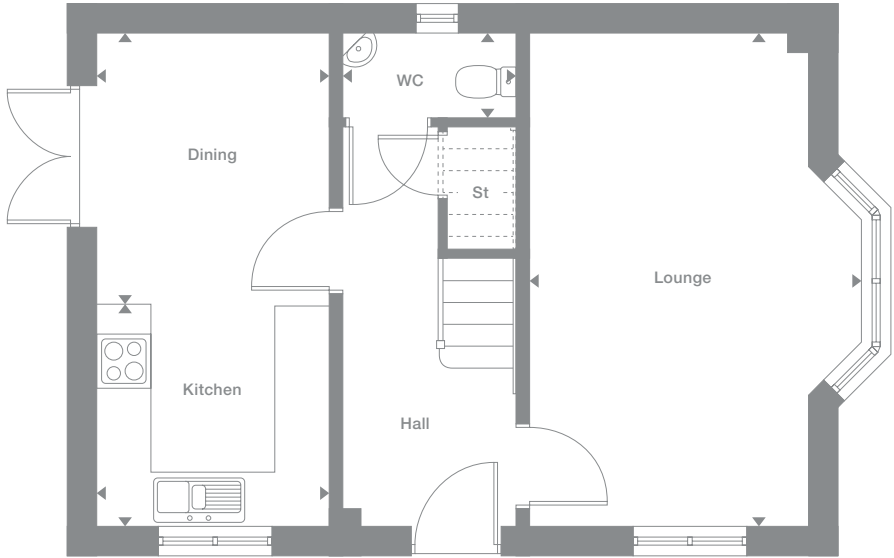
Floor Space
933 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

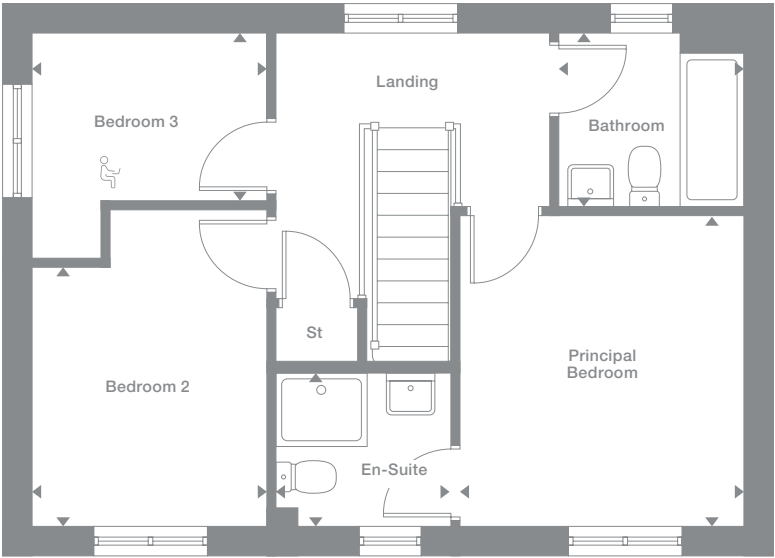
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Ground Floor



First Floor



 Office space area

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Pushkin

Overview
French doors add special appeal to the dining area, and make coffee on the patio a tempting option on summer evenings. The principal bedroom is en-suite and a third bedroom adds a degree of flexibility.

Ground Floor	First Floor
Lounge 3.92m x 5.12m 12'10" x 16'10"	Principal Bedroom 3.28m x 3.10m 10'9" x 10'2"
Kitchen 2.49m x 2.73m 8'2" x 9'0"	En-Suite 1.41m x 2.29m 4'8" x 7'6"
Dining 2.37m x 3.88m 7'9" x 12'9"	Bedroom 2 2.92m x 3.60m 9'7" x 11'10"
WC 1.92m x 1.05m 6'4" x 3'6"	Bedroom 3 1.85m x 2.95m 6'1" x 9'8"
	Bathroom 1.70m x 2.21m 5'7" x 7'3"

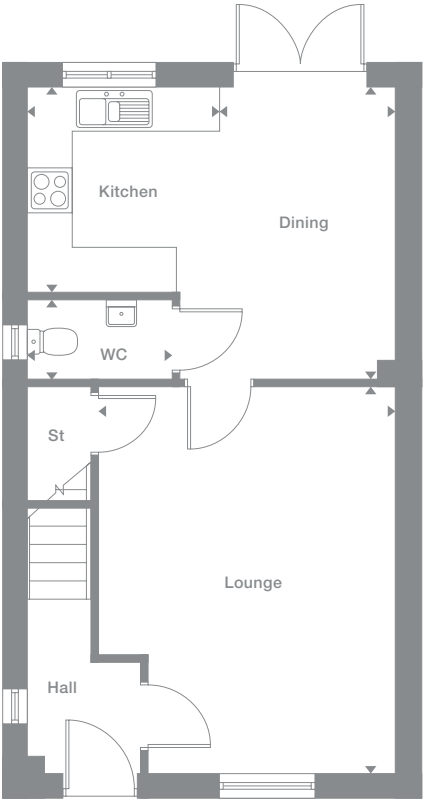
Floor Space
954 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

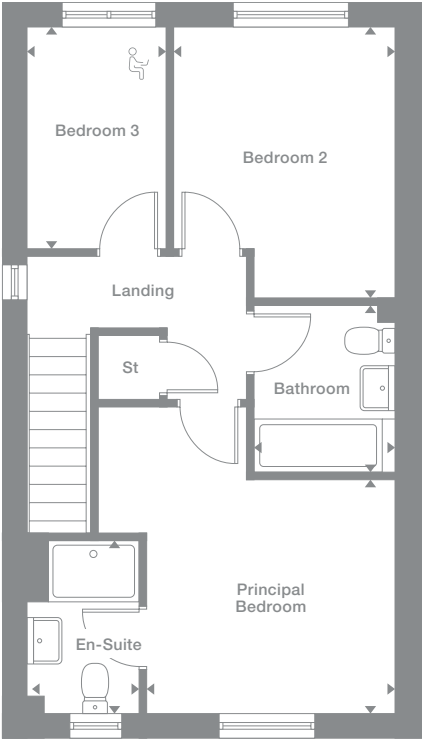
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Beckwood

Overview

With a laundry room to help keep household management separate from the social space, the light, airy kitchen complements an elegant lounge to provide a practical, inviting backdrop to entertaining. The four bedrooms, one of them en-suite, ensure that peace and privacy are always available.

Ground Floor

Lounge
3.15m x 4.09m
10'4" x 13'5"

Kitchen/Dining
5.20m x 3.06m
17'1" x 10'0"

Laundry
2.01m x 1.52m
6'7" x 5'0"

WC
1.04m x 1.52m
3'5" x 5'0"

First Floor

Principal Bedroom
2.92m x 3.37m
9'7" x 11'1"

En-Suite
1.16m x 2.01m
3'1" x 6'7"

Bedroom 2
2.55m x 3.34m
8'5" x 11'0"

Bedroom 3
2.55m x 2.30m
8'5" x 7'7"

Bedroom 4
2.18m x 2.09m
7'2" x 6'10"

Bathroom
1.70m x 2.01m
5'7" x 6'7"

Floor Space

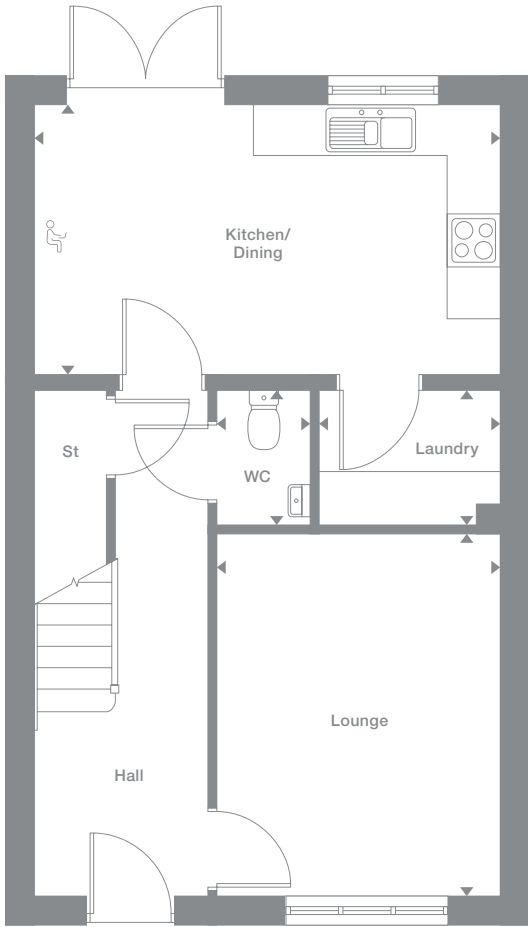
999 sq ft

↑ Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

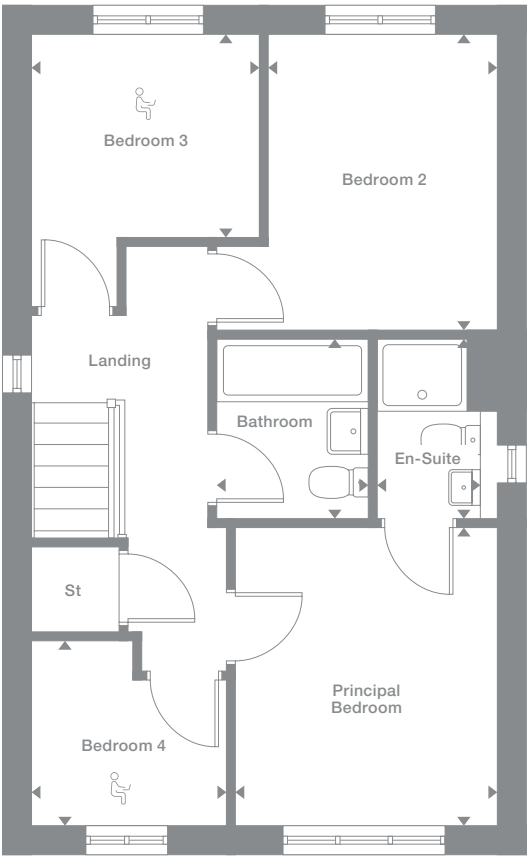
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview
A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

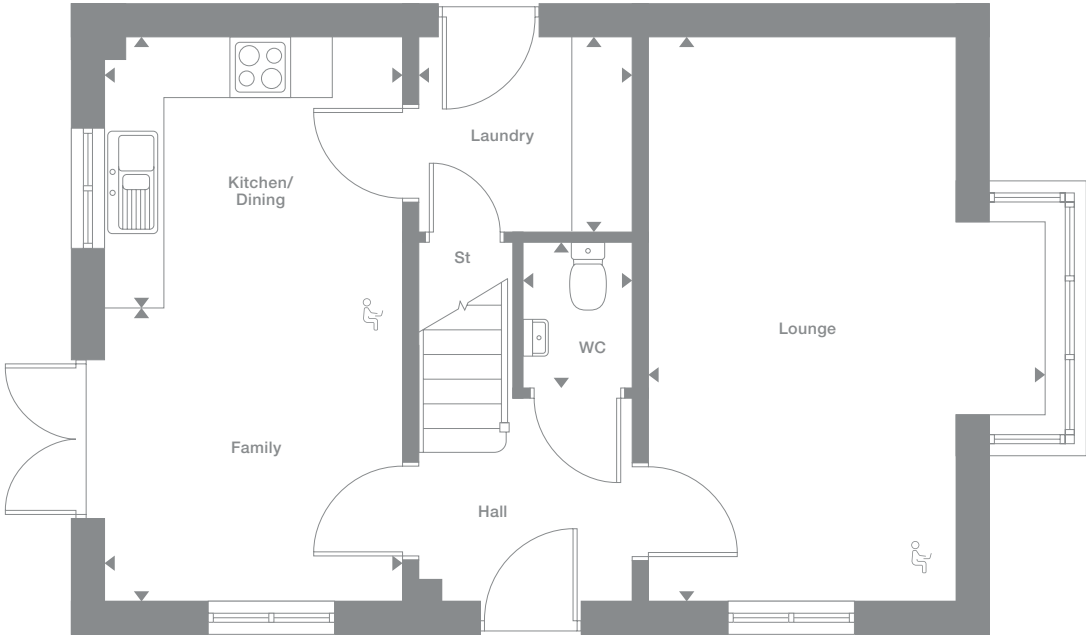
Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m x 2.06m 5'10" x 6'9"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.08m x 1.44m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

Floor Space
1,016 sq ft

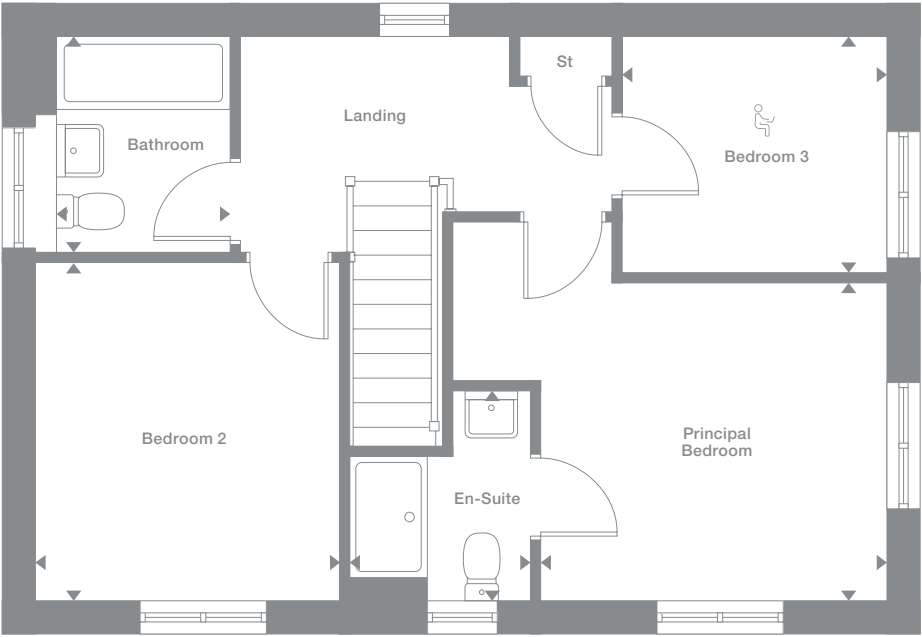
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Kipling

Overview

The unusual shape and superb staircase bring enormous character to the entrance hall of the Kipling, and french doors from both the living and dining rooms add a fascinating interplay between the interior and garden.

Ground Floor

- Lounge
3.32m x 4.96m
10'11" x 16'3"
- Dining
3.35m x 2.63m
11'0" x 8'8"
- Kitchen
3.65m x 2.32m
12'0" x 7'8"
- WC
1.45m x 1.49m
4'9" x 4'11"

First Floor

- Principal Bedroom
2.87m x 3.54m
9'5" x 11'8"
- En-Suite
2.46m x 1.21m
8'1" x 4'0"
- Bedroom 2
3.70m x 2.71m
12'2" x 8'11"
- Bedroom 3
4.39m x 2.16m
14'5" x 7'1"
- Bathroom
3.27m x 1.95m
10'9" x 6'5"

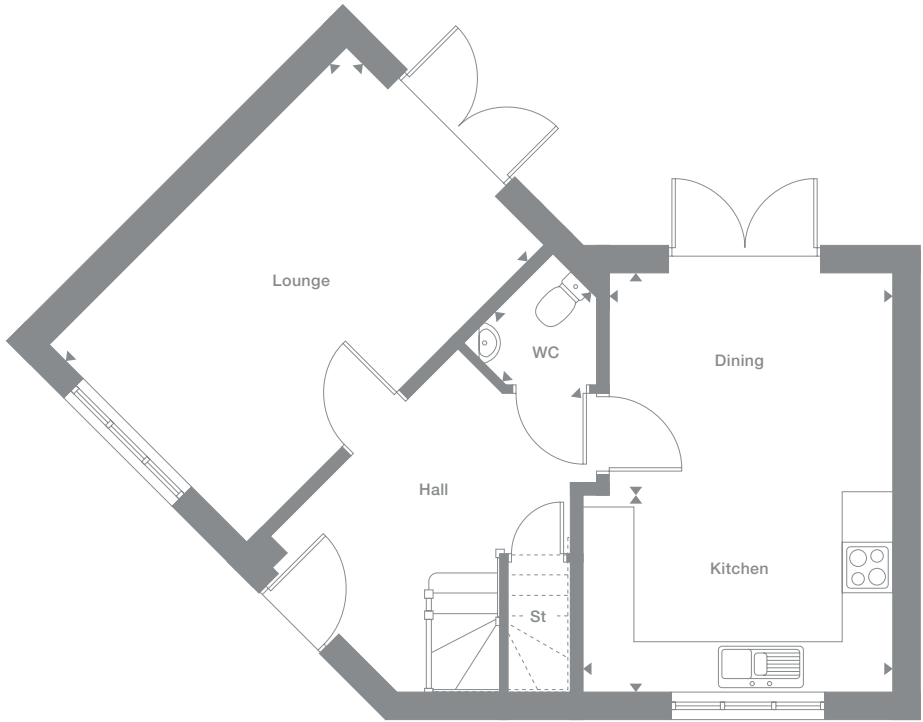
Floor Space

1,027 sq ft

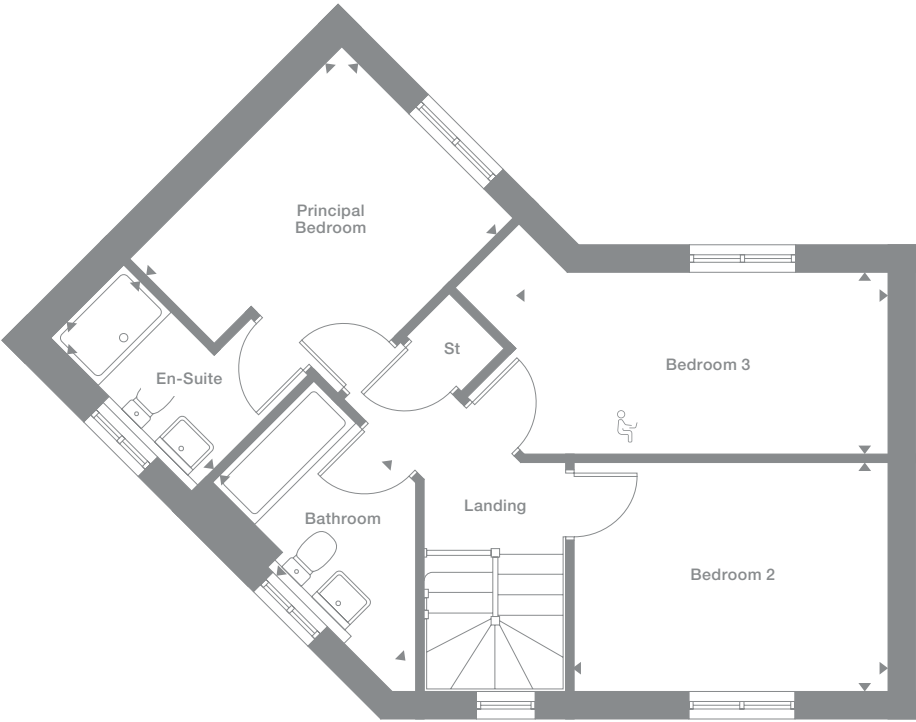
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Blyton

Overview
The unusual L-shaped family kitchen and dining room of the Blyton provides a wonderfully flexible social space, while the four bedrooms accessed via a bright gallery landing ensure that peace and privacy is always an option.

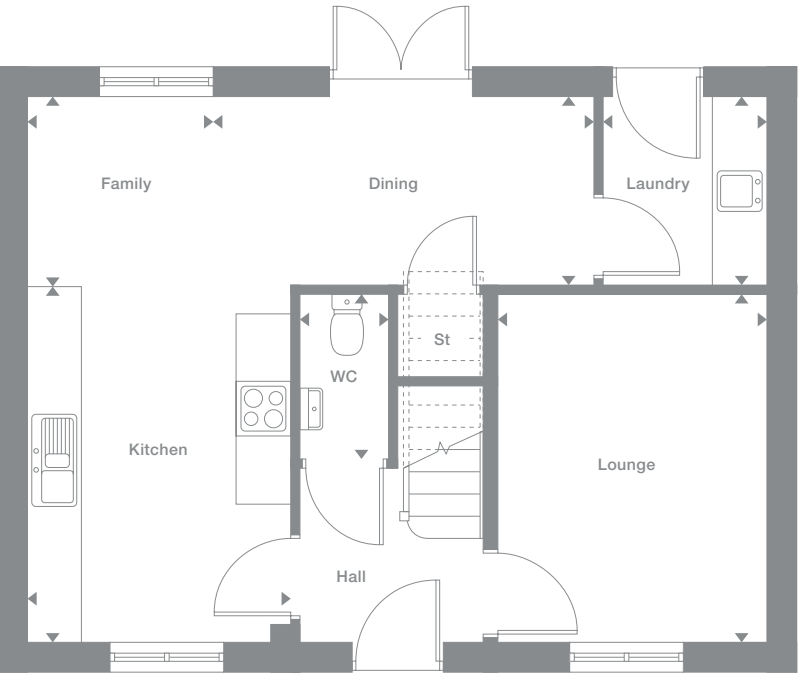
Ground Floor	First Floor
Lounge 2.95m x 3.80m 9'8" x 12'6"	Principal Bedroom 3.00m x 3.45m 9'10" x 11'4"
Dining 4.17m x 2.06m 13'8" x 6'9"	Bedroom 2 2.64m x 3.50m 8'8" x 11'6"
Family 2.00m x 2.19m 6'7" x 7'2"	Bedroom 3 2.94m x 2.35m 9'8" x 7'9"
Kitchen 2.87m x 3.76m 9'5" x 12'4"	Bedroom 4 1.94m x 2.41m 6'5" x 7'11"
Laundry 1.79m x 2.06m 5'11" x 6'9"	Bathroom 2.23m x 2.27m 7'4" x 7'5"
WC 0.98m x 1.80m 3'3" x 5'11"	

Floor Space
1,034 sq ft

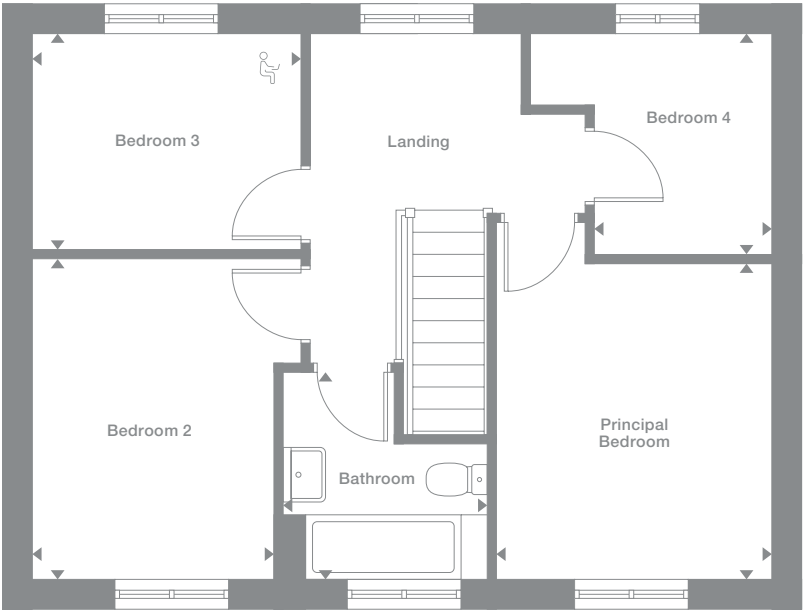
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Malory

Overview
From the striking entrance and hallway to the en-suite principal bedroom, this exciting home will add pleasure to everyday family life. The L-shaped, bay windowed lounge complements a welcoming dining kitchen with feature french doors.

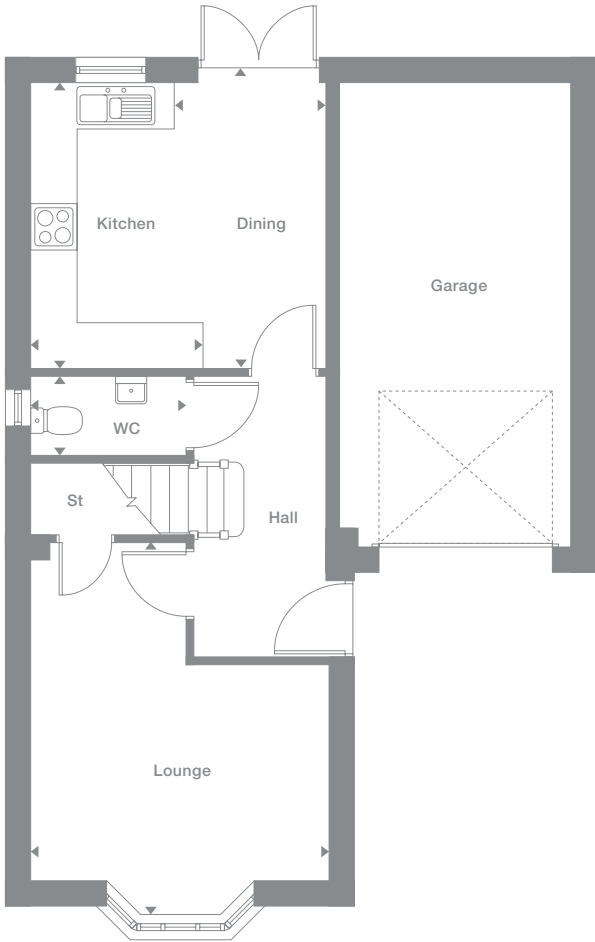
Ground Floor	First Floor
Lounge 3.85m x 4.95m 12'8" x 16'3"	Principal Bedroom 3.85m x 3.04m 12'8" x 10'0"
Kitchen 1.85m x 3.69m 6'1" x 12'1"	En-Suite 2.84m x 1.11m 9'4" x 3'8"
Dining 1.95m x 3.69m 6'5" x 12'1"	Bedroom 2 4.01m x 4.19m 13'2" x 13'9"
WC 2.06m x 1.02m 6'7" x 3'4"	Bedroom 3 2.83m x 3.54m 9'4" x 11'8"
	Bathroom 3.01m x 1.70m 9'11" x 5'7"

Floor Space
1,061 sq ft

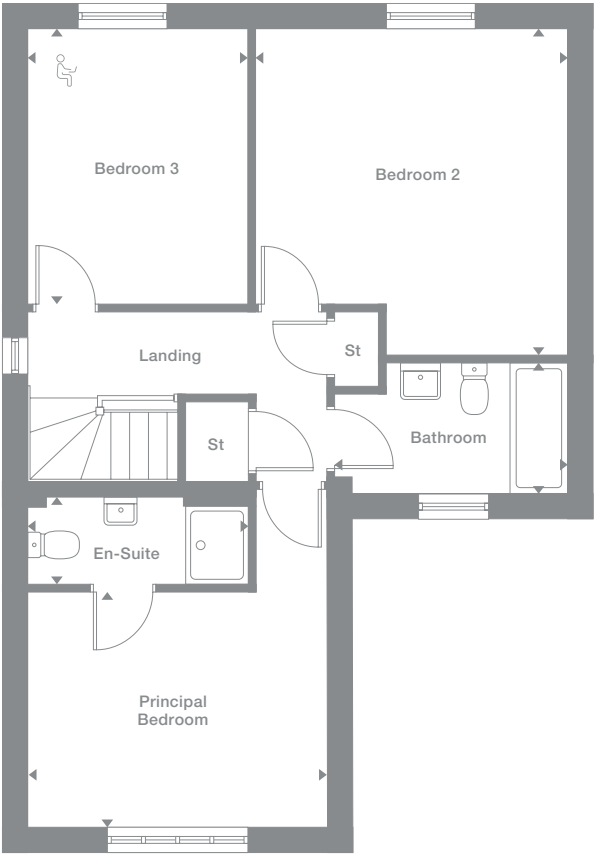
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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Overview
Complemented by a practical, expertly planned kitchen, the beautifully proportioned living and dining room features twin windows and central french doors, integrating the interior and garden to create a bright, airy space with endless possibilities.

- Ground Floor**

Dining/Living
5.99m x 4.32m
19'8" x 14'2"

Kitchen
3.55m x 3.51m
11'8" x 11'6"

WC
1.79m x 1.29m
5'10" x 4'2"
- First Floor**

Principal Bedroom
3.35m x 3.17m
11'0" x 10'5"

Bedroom 2
3.10m x 4.04m
10'2" x 13'3"

Bedroom 3
2.79m x 2.97m
9'2" x 9'9"

Bedroom 4
2.53m x 2.42m
8'7" x 7'11"

Bathroom
2.61m x 1.94m
8'7" x 6'4"

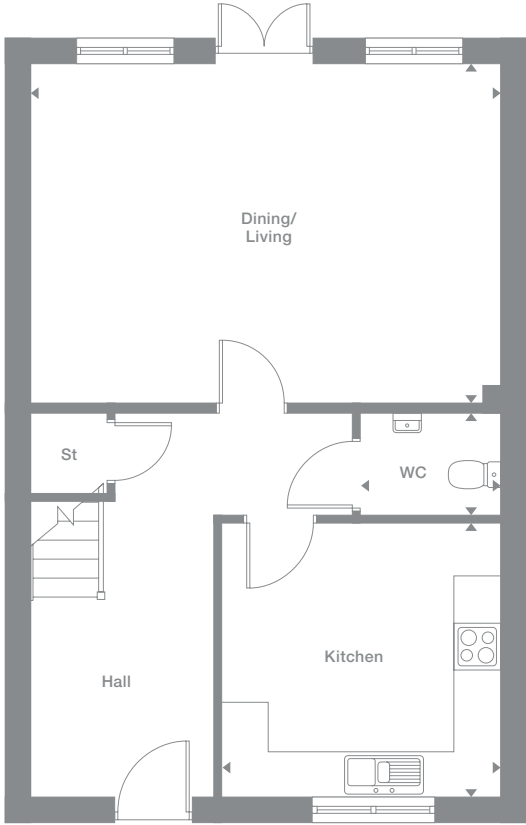
Floor Space
1,206 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

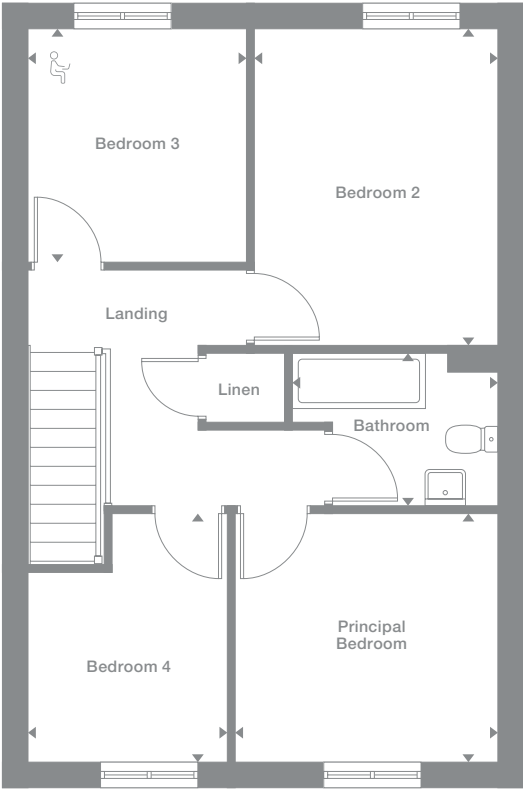
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Pearwood

Overview

The L-shaped, dual aspect family room, extending into a galley-style kitchen, presents a fascinating space that changes character as you pass through a dining area with french doors. There is a walk-in hall cupboard, a laundry and the en-suite principal bedroom includes a dressing room.

Ground Floor

- Lounge**
2.96m x 4.15m
9'9" x 13'7"
- Kitchen**
3.45m x 2.70m
11'4" x 8'10"
- Laundry**
1.91m x 1.71m
6'4" x 5'7"
- Dining**
3.06m x 4.23m
10'1" x 13'11"
- Family**
3.06m x 2.77m
10'1" x 9'1"
- WC**
1.91m x 0.90m
6'4" x 2'11"

First Floor

- Principal Bedroom**
3.18m x 2.76m
10'5" x 9'1"
- Dressing**
1.85m x 1.97m
6'1" x 6'6"
- En-Suite**
1.97m x 1.55m
6'6" x 5'1"
- Bedroom 2**
2.96m x 3.92m
9'9" x 12'10"
- Bedroom 3**
3.76m x 2.50m
12'4" x 8'2"
- Bedroom 4**
2.18m x 2.99m
7'2" x 9'10"
- Bathroom**
2.05m x 1.70m
6'9" x 5'7"

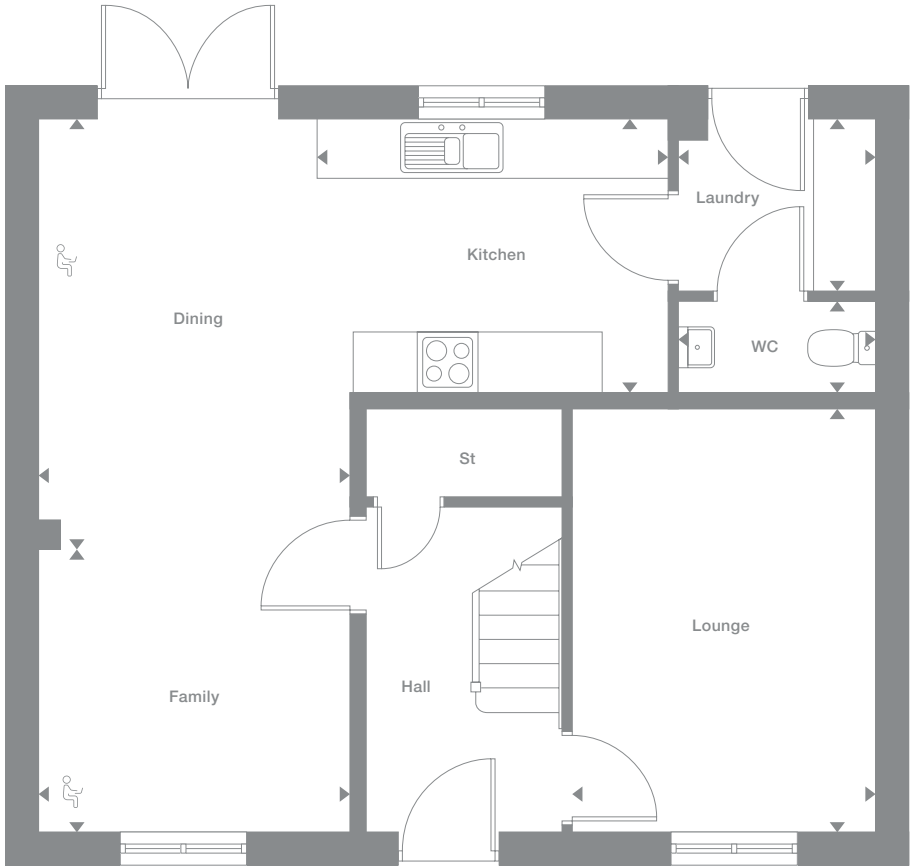
Floor Space

1,235 sq ft

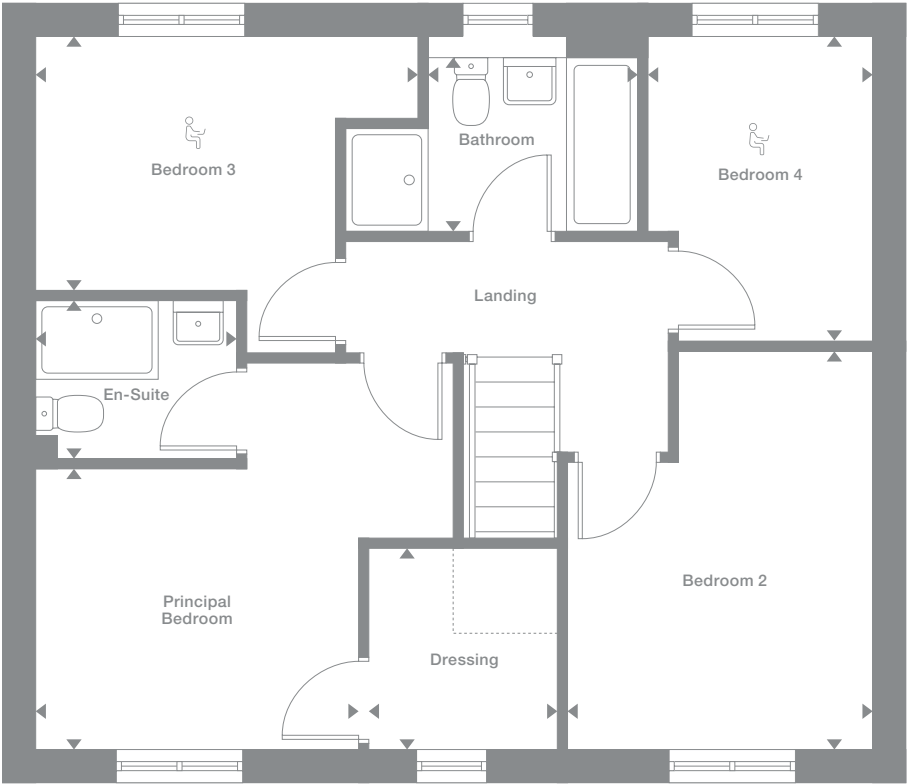
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Buchan

Overview

An impressive hall opens on to a light-filled, dual aspect dining kitchen, and a lounge with stylish french windows. With a utility room, study and four bedrooms, one en-suite, this is a comfortable, practical home.

Ground Floor

- Lounge
3.45m x 4.79m
11'4" x 15'9"
- Dining
2.76m x 3.32m
9'1" x 10'11"
- Kitchen
2.76m x 3.63m
9'1" x 11'11"
- WC
1.93m x 0.94m
5'4" x 3'1"
- Laundry
1.93m x 1.79m
6'4" x 5'11"
- Study
2.32m x 2.06m
7'7" x 6'9"

First Floor

- Principal Bedroom
3.50m x 3.79m
11'6" x 12'5"
- En-Suite
2.23m x 2.04m
7'4" x 6'8"
- Bedroom 2
2.80m x 3.76m
9'2" x 12'4"
- Bedroom 3
2.51m x 3.09m
8'3" x 10'2"
- Bedroom 4
2.41m x 3.06m
7'11" x 10'1"
- Bathroom
3.04m x 1.70m
10'0" x 5'7"

Floor Space

1,264 sq ft

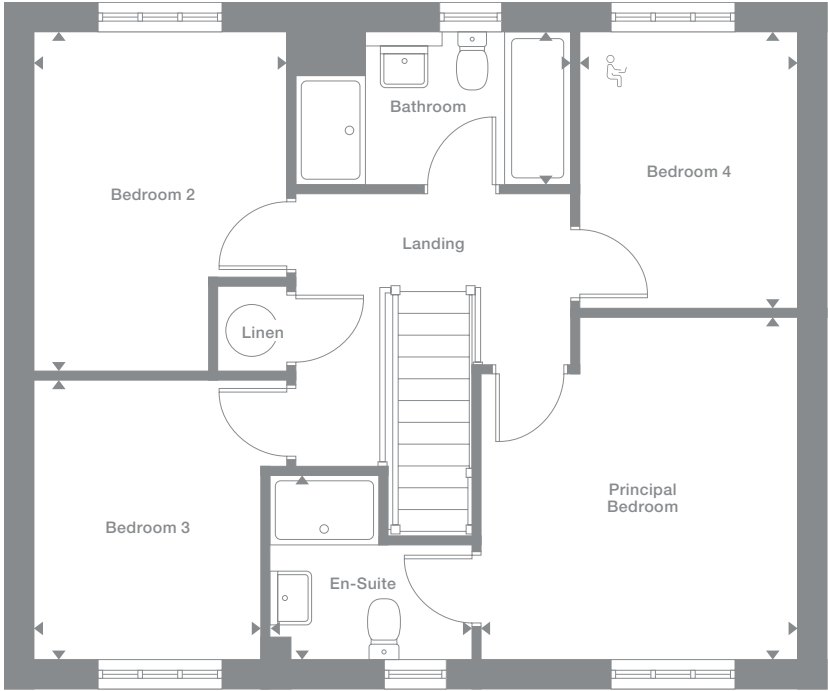
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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Overview
Behind its attractive entrance canopy, this elegant, comfortable family home features a bay-windowed lounge and a superb dual aspect kitchen with a dining area opening to the garden. One of the four bedrooms is en-suite.

Ground Floor	First Floor
Lounge 3.27m x 5.56m 10'9" x 18'3"	Principal Bedroom 3.27m x 3.91m 10'9" x 12'10"
Kitchen 4.03m x 3.07m 13'3" x 10'1"	En-Suite 2.24m x 1.49m 7'4" x 4'11"
Dining 2.71m x 3.07m 8'11" x 10'1"	Bedroom 2 2.74m x 4.14m 9'0" x 13'7"
Laundry 1.66m x 1.81m 5'5" x 5'11"	Bedroom 3 3.39m x 3.13m 11'2" x 10'4"
WC 1.66m x 1.17m 5'5" x 3'10"	Bedroom 4 2.67m x 4.18m 8'9" x 13'9"
	Bathroom 2.24m x 1.92m 7'5" x 6'4"

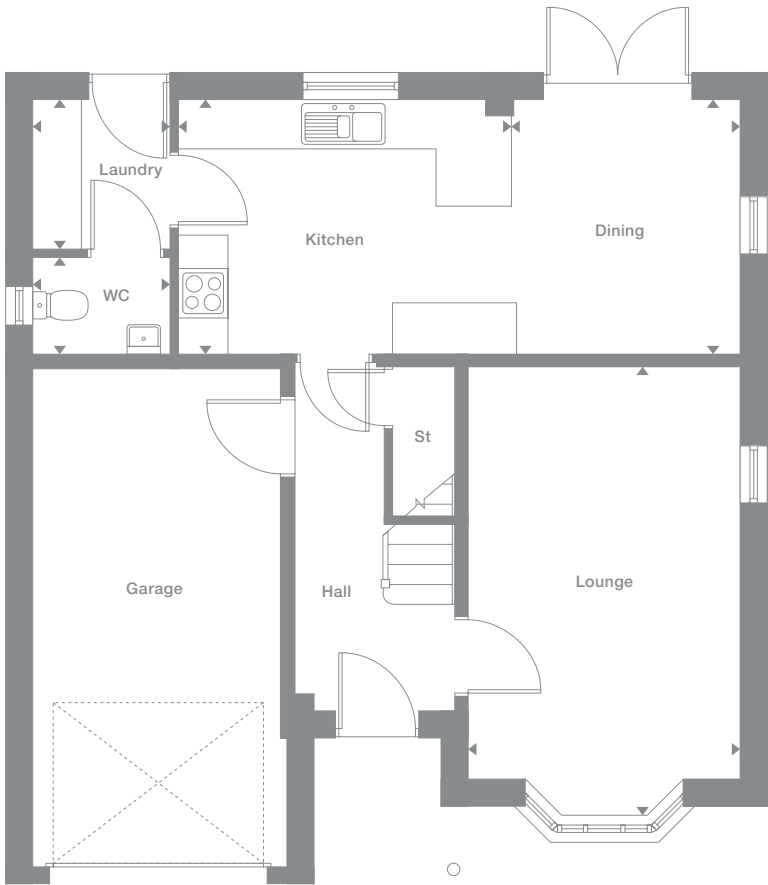
Floor Space
1,275 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

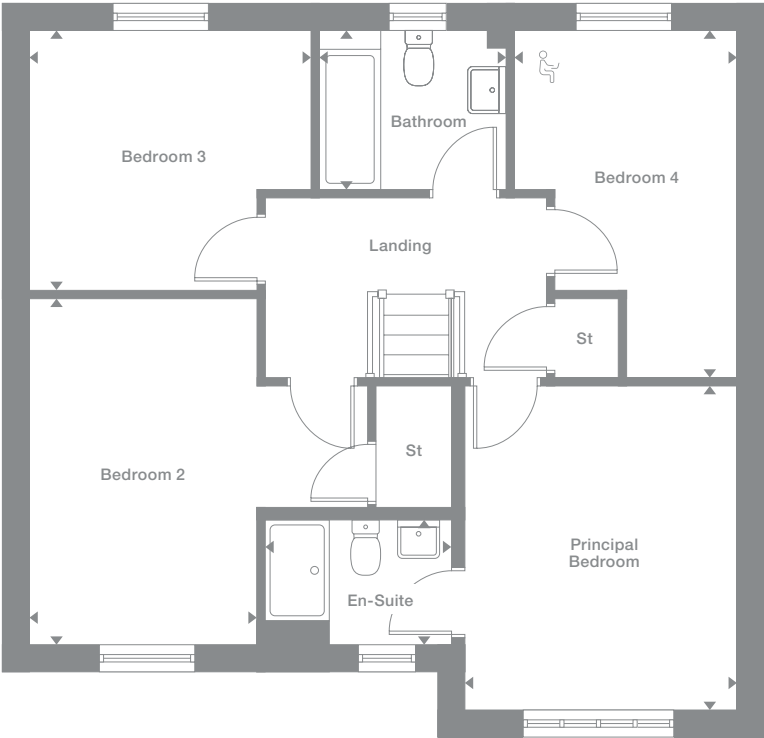
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview
All three ground floor rooms of this superb home are dual aspect, with french doors in both the lounge and the family kitchen, and a stylish dining room bay window, accentuating the light, airy ambience.

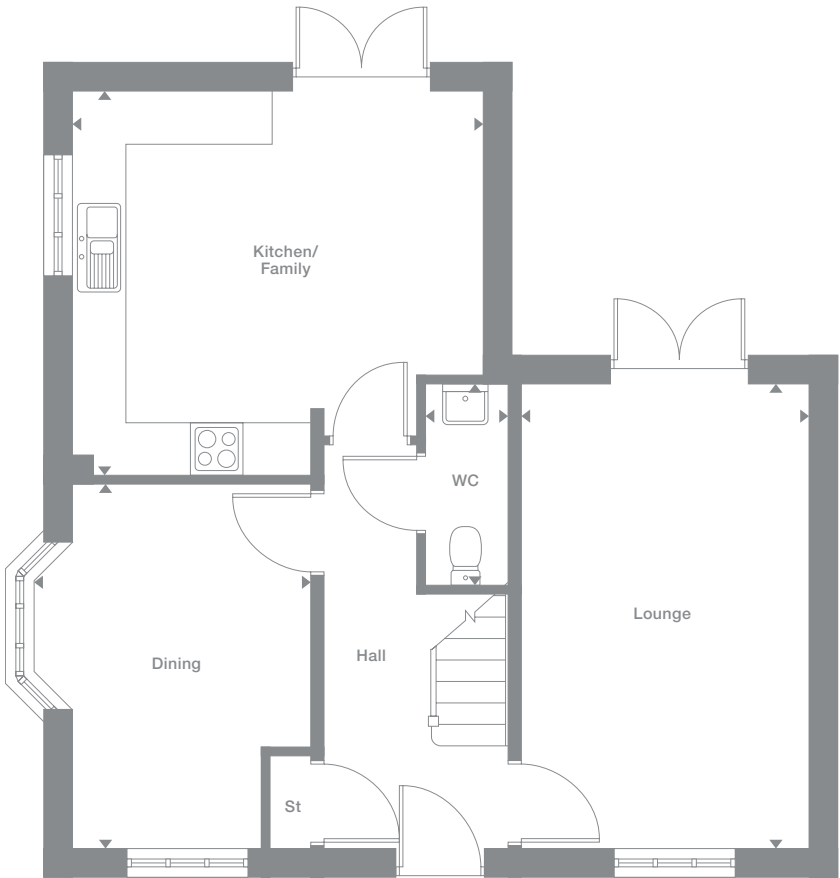
Ground Floor	First Floor
Lounge 3.26m x 5.27m 10'9" x 17'4"	Principal Bedroom 4.64m x 2.74m 15'3" x 9'0"
Kitchen/Family 4.64m x 4.35m 15'3" x 14'4"	En-Suite 2.47m x 1.21m 8'1" x 4'0"
Dining 3.28m x 4.13m 10'9" x 13'7"	Bedroom 2 5.56m x 2.64m 18'3" x 8'8"
WC 0.93m x 2.29m 3'1" x 7'6"	Bedroom 3 3.32m x 2.88m 10'11" x 9'6"
	Bedroom 4 2.33m x 2.29m 7'8" x 7'6"
	Bathroom 2.69m x 1.70m 8'10" x 5'7"

Floor Space
1,290 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Inglewood

Overview

All the main downstairs rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the family kitchen accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

Ground Floor

Lounge
3.26m x 5.27m
10'9" x 17'4"

Kitchen/Family
4.64m x 3.06m
15'3" x 10'0"

Laundry
1.86m x 1.53m
6'1" x 5'0"

Dining
3.58m x 3.80m
11'9" x 12'6"

WC
0.93m x 1.89m
3'1" x 6'3"

First Floor

Principal Bedroom
4.64m x 2.77m
15'3" x 9'1"

En-Suite
2.34m x 1.18m
7'8" x 3'10"

Bedroom 2
4.75m x 2.53m
15'7" x 8'4"

Bedroom 3
3.32m x 2.88m
10'11" x 9'6"

Bedroom 4
2.33m x 2.29m
7'8" x 7'6"

Bathroom
2.56m x 1.81m
8'5" x 5'11"

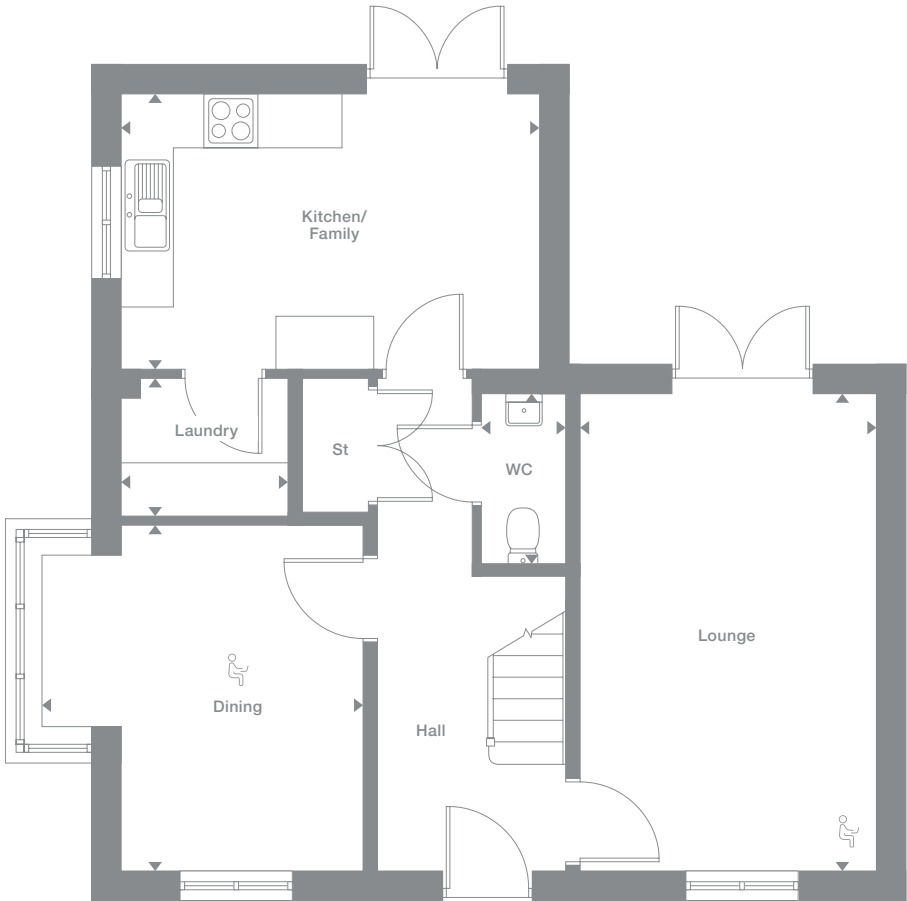
Floor Space

1,297 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Ashwood

Overview

With its light-filled, welcoming appeal enhanced by french doors, the kitchen and dining room provides a lively focal point for family life, while the lounge, dedicated study and four bedrooms, one of them en-suite with a walk-in dressing room, mean that privacy is always available.

Ground Floor

- Lounge
3.04m x 4.50m
10'0" x 14'9"
- Kitchen
3.36m x 3.10m
11'0" x 10'2"
- Laundry
1.74m x 2.07m
5'9" x 6'10"
- Dining
2.30m x 3.10m
7'7" x 10'2"
- Family
2.30m x 3.10m
7'7" x 10'2"
- Study
2.73m x 2.33m
9'0" x 7'8"
- WC
0.90m x 2.07m
2'11" x 6'10"

First Floor

- Principal Bedroom
3.09m x 3.35m
10'2" x 11'0"
- Dressing
1.90m x 1.85m
6'3" x 6'1"
- En-Suite
1.88m x 1.83m
6'2" x 6'0"
- Bedroom 2
2.80m x 3.77m
9'2" x 12'5"
- Bedroom 3
2.77m x 3.88m
9'1" x 12'9"
- Bedroom 4
2.60m x 2.36m
8'7" x 7'9"
- Bathroom
2.34m x 1.92m
7'8" x 6'4"

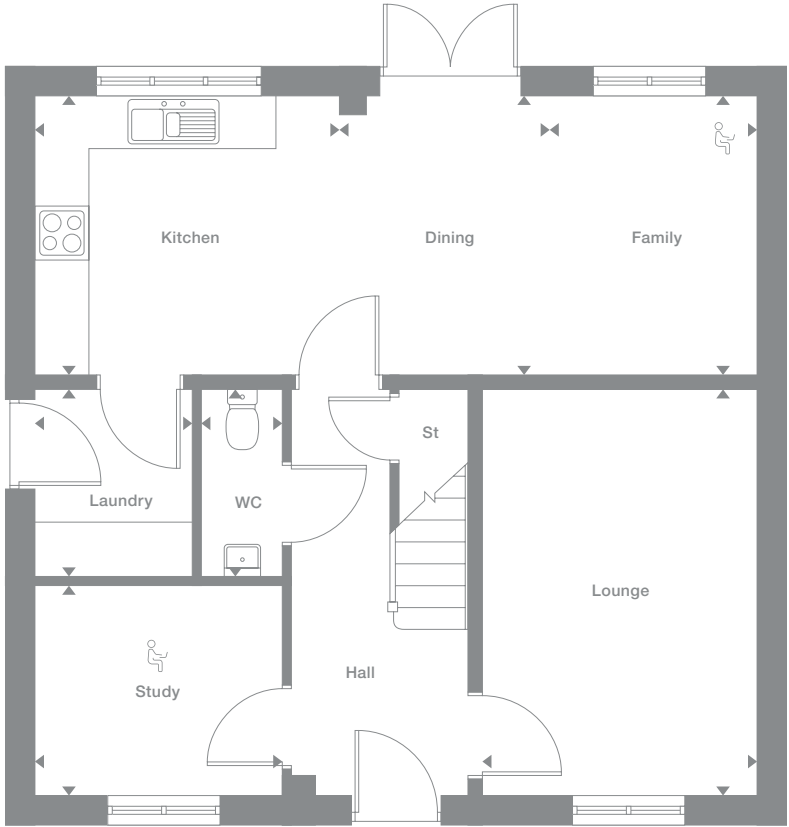
Floor Space

1,330 sq ft

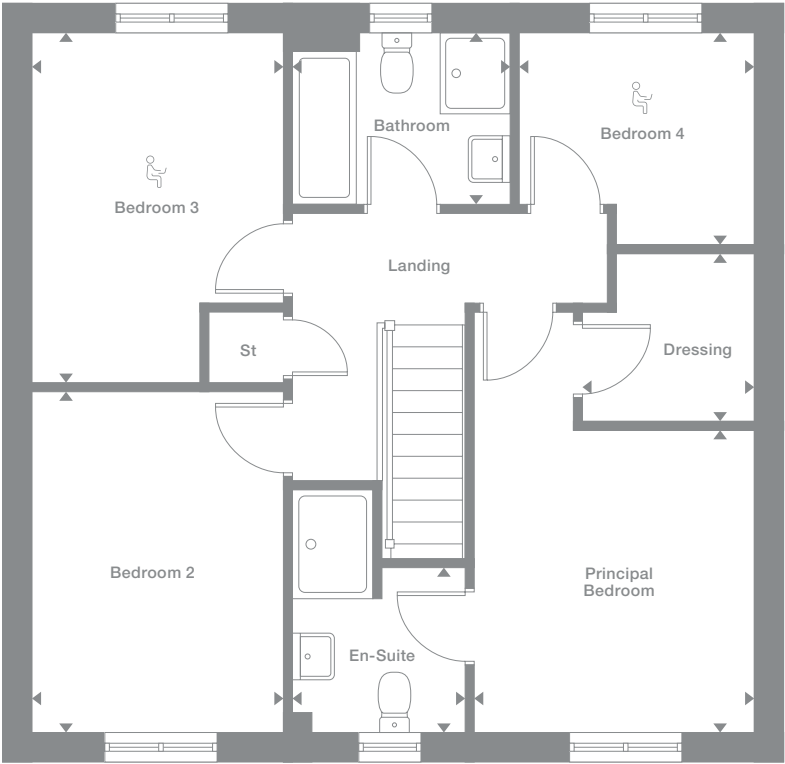
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Greenwood

Overview
The bay window and sheltered entrance introduce an imposing, comfortable home. The stylish lounge complements a magnificent family kitchen where feature french doors add to the impressively spacious ambience. The principal bedroom en-suite is accessed via a dedicated dressing area. Every detail accentuates prestige.

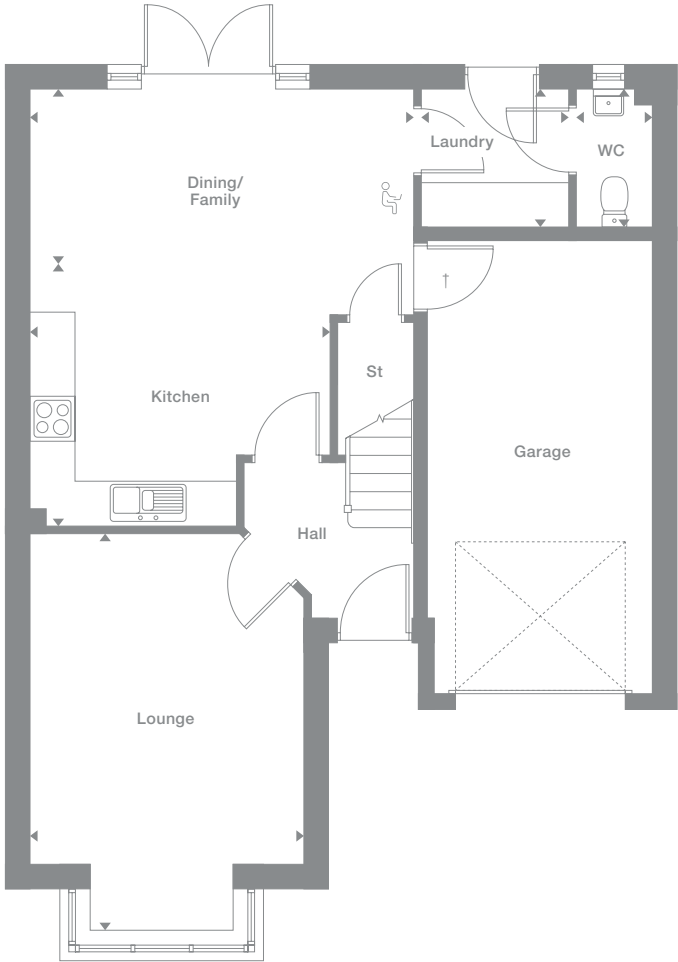
Ground Floor	First Floor
Lounge 3.63m x 5.27m 11'11" x 17'4"	Principal Bedroom 3.05m x 5.42m 10'0" x 17'10"
Kitchen 3.99m x 3.46m 13'1" x 11'4"	En-Suite 2.61m x 1.26m 8'7" x 4'2"
Laundry 1.95m x 1.83m 6'5" x 6'0"	Bedroom 2 3.63m x 3.82m 11'11" x 12'6"
Dining/Family 5.09m x 2.33m 16'9" x 7'8"	Bedroom 3 2.55m x 4.04m 8'5" x 13'3"
WC 1.00m x 1.83m 3'3" x 6'0"	Bedroom 4 2.88m x 3.00m 9'5" x 9'10"
	Bathroom 2.55m x 2.19m 8'5" x 7'3"

Floor Space
1,342 sq ft

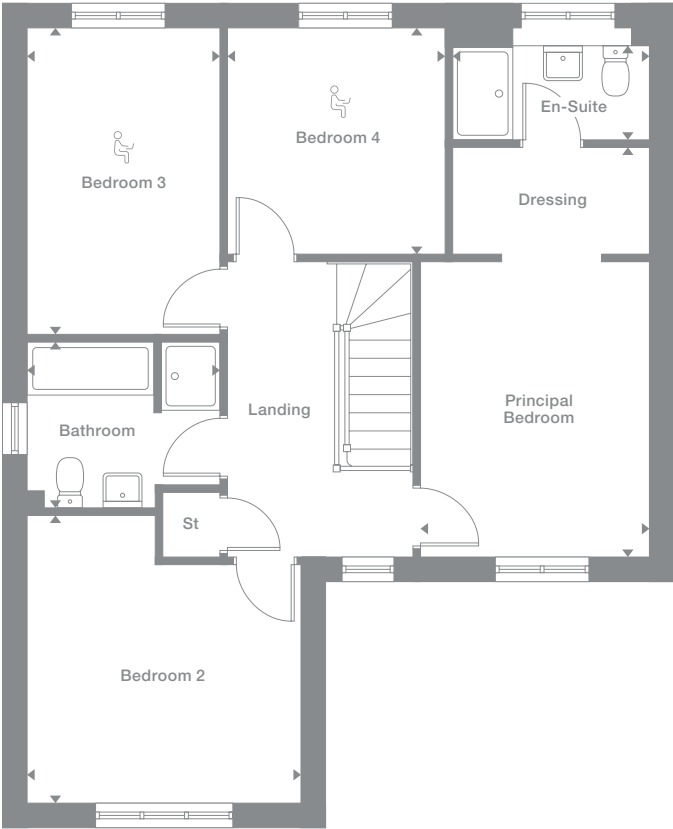
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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† Optional garage door

Stevenson B

Overview

The magnificent triple aspect kitchen and dining room complements an inviting lounge opening to the garden, presenting an ideal setting for relaxed entertaining. The study and four bedrooms, one en-suite, ensure privacy is always available.

Ground Floor

- Lounge
3.46m x 4.21m
11'4" x 13'10"
- Dining
3.51m x 3.03m
11'6" x 10'0"
- Kitchen
3.51m x 3.82m
11'6" x 11'11"
- WC
0.90m x 1.45m
2'11" x 4'9"
- Laundry
2.12m x 1.76m
7'0" x 5'9"
- Study
2.46m x 2.55m
8'1" x 8'5"

First Floor

- Principal Bedroom
3.57m x 4.35m
11'9" x 14'3"
- En-Suite
2.12m x 1.76m
7'0" x 5'9"
- Bedroom 2
3.51m x 4.26m
11'7" x 14'0"
- Bedroom 3
3.46m x 2.50m
11'4" x 8'3"
- Bedroom 4
3.51m x 2.41m
11'6" x 7'11"
- Bathroom
2.24m x 1.70m
7'4" x 5'7"

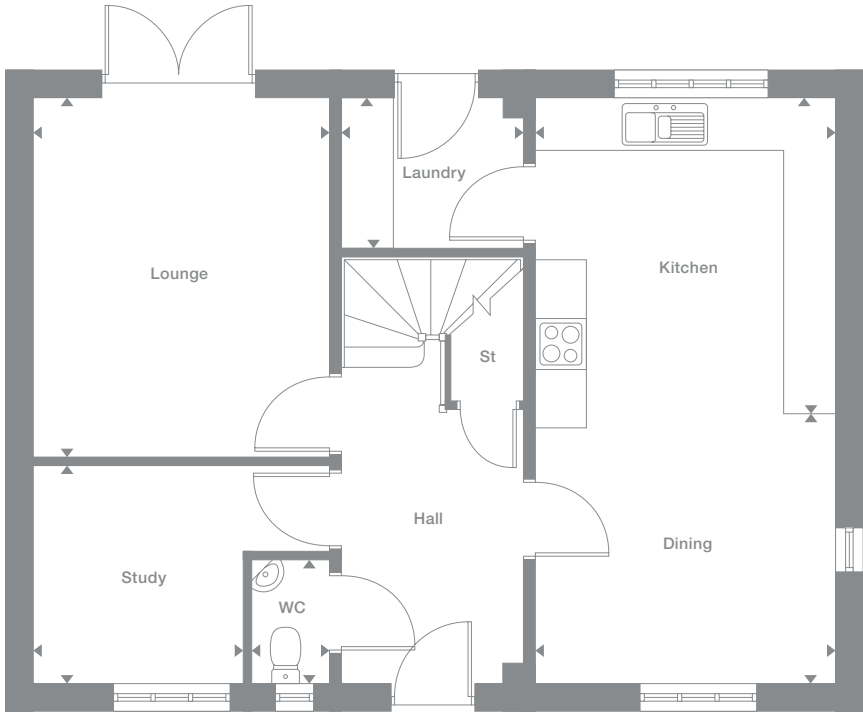
Floor Space

1,390 sq ft

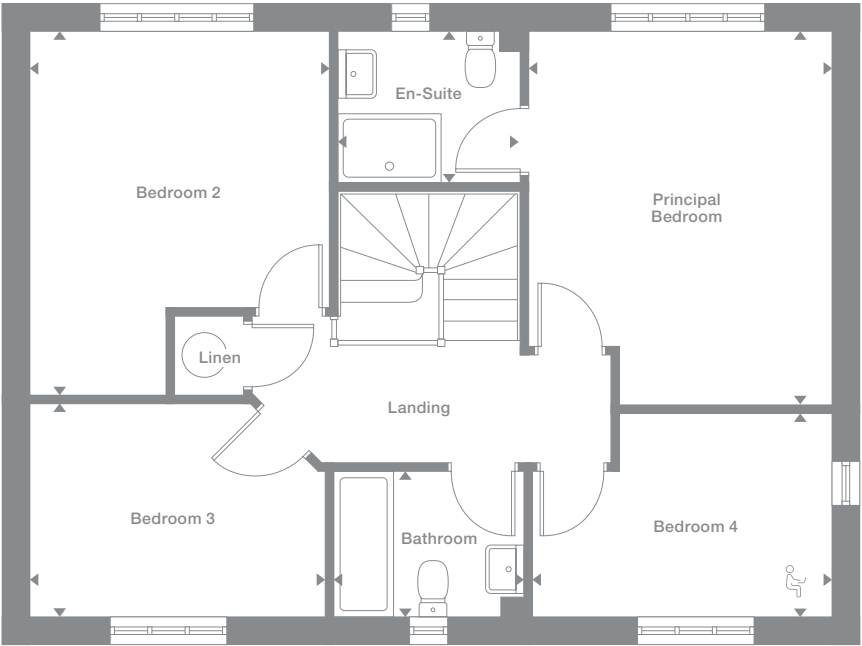
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview
With its feature bay window, the classically proportioned lounge is an impressive space that shares the ground floor with a light, airy kitchen and dining room opening to the garden, perfect for large social gatherings. Two of the four bedrooms are en-suite. This is a stylishly practical and immensely prestigious home.

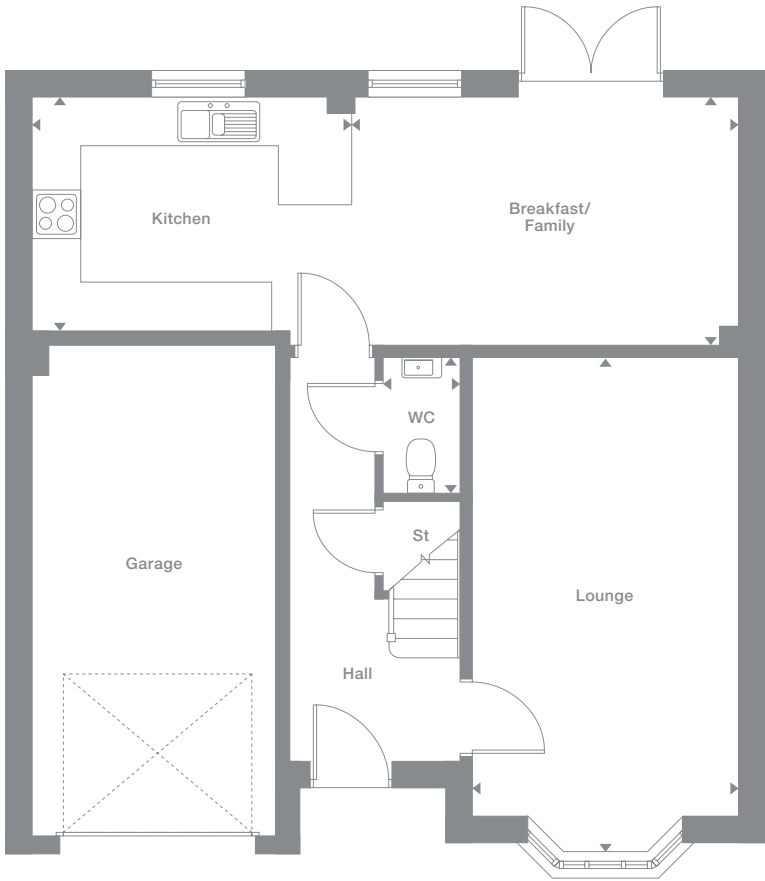
Ground Floor	First Floor
Lounge 3.26m x 6.22m 10'9" x 20'5"	Principal Bedroom 3.26m x 4.43m 10'9" x 14'7"
Kitchen 3.90m x 2.88m 12'10" x 9'5"	En-Suite 1 2.27m x 1.40m 7'6" x 4'7"
Breakfast/Family 4.74m x 3.05m 15'7" x 10'0"	Bedroom 2 4.59m x 2.75m 15'1" x 9'1"
WC 0.94m x 1.65m 3'1" x 5'5"	En-Suite 2 2.99m x 1.61m 9'10" x 5'3"
	Bedroom 3 3.34m x 2.80m 10'11" x 9'3"
	Bedroom 4 3.14m x 3.61m 10'4" x 11'10"
	Bathroom 1.98m x 1.70m 6'6" x 5'7"

Floor Space
1,400 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Sherwood

Overview

The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through dressing room.

Ground Floor

- Lounge
3.19m x 5.04m
10'6" x 16'7"
- Kitchen
3.22m x 3.16m
10'7" x 10'4"
- Laundry
1.87m x 1.26m
6'2" x 4'2"
- Dining
2.20m x 3.16m
7'3" x 10'4"
- Family
3.15m x 2.62m
10'4" x 8'7"
- WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom
4.78m x 3.09m
15'9" x 10'2"
- Dressing
2.80m x 1.63m
9'2" x 5'4"
- En-Suite 1
2.80m x 1.18m
9'2" x 3'10"
- Bedroom 2
3.69m x 3.09m
12'2" x 10'2"
- En-Suite 2
1.98m x 2.15m
6'6" x 7'1"
- Bedroom 3
2.74m x 3.37m
9'0" x 11'1"
- Bedroom 4
3.14m x 2.60m
10'4" x 8'6"
- Bathroom
2.48m x 2.60m
8'2" x 8'6"

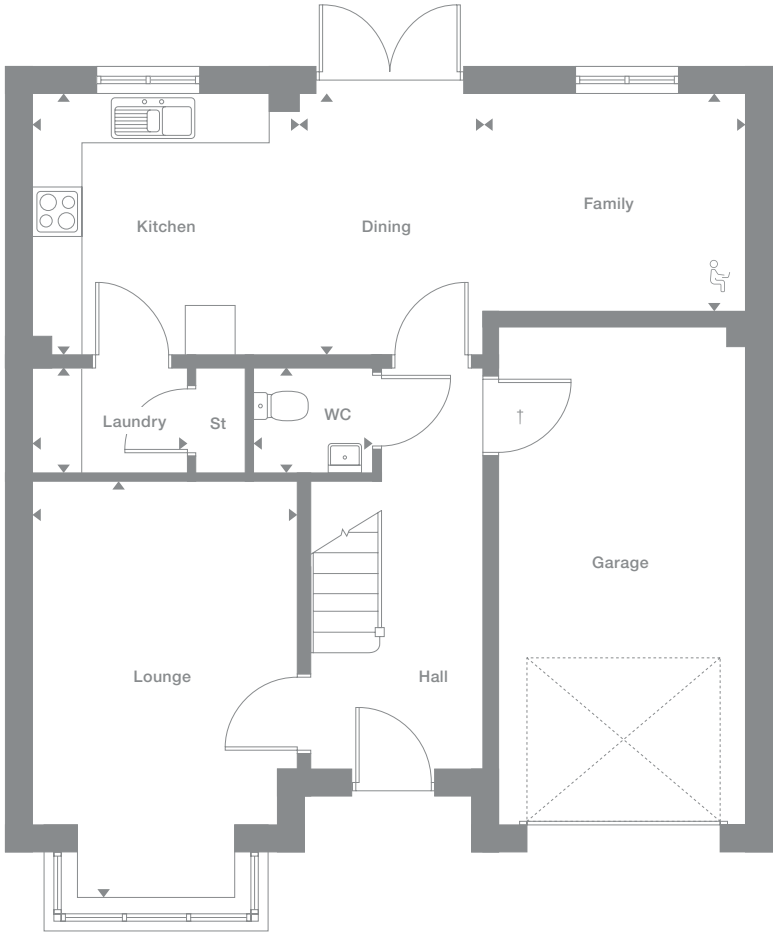
Floor Space

1,400 sq ft

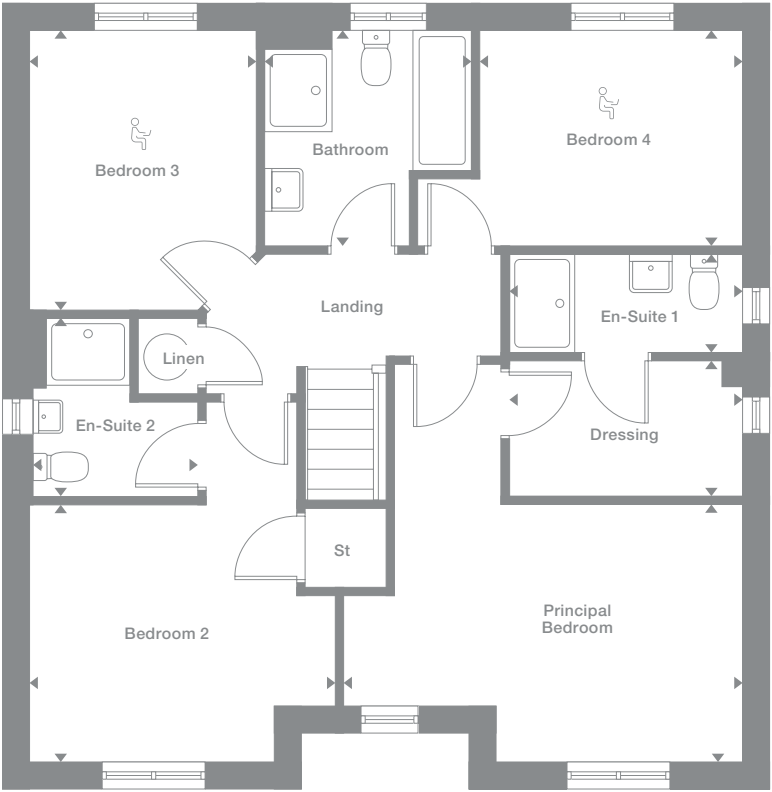
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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† Optional garage door

Baywood

Overview
Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

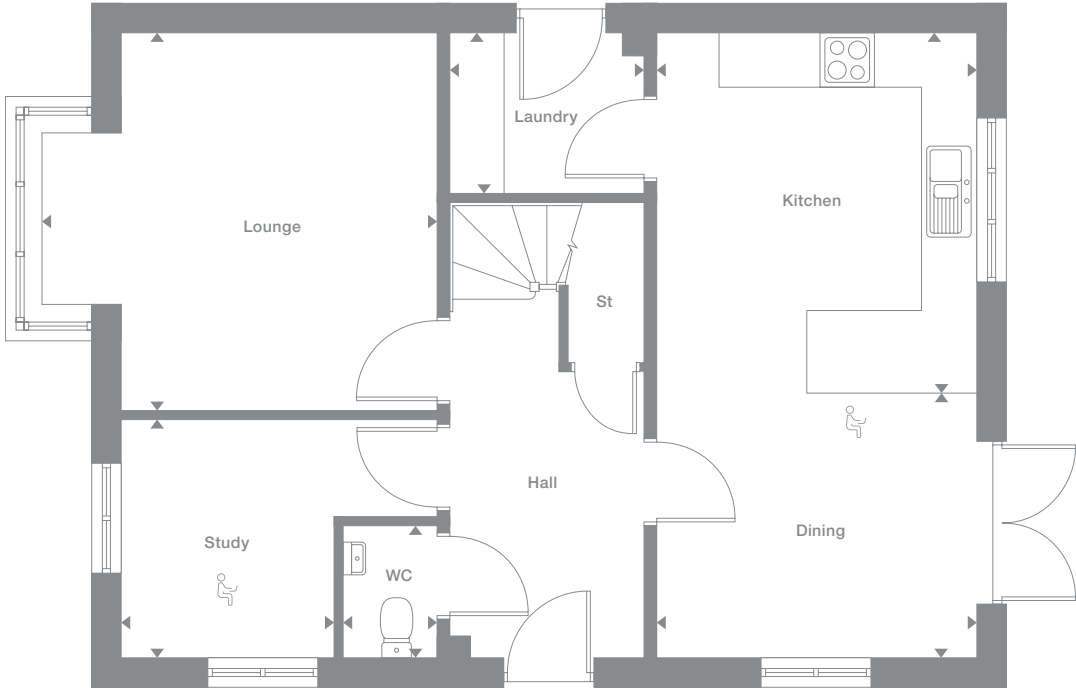
Ground Floor	First Floor
Lounge 4.36m x 4.16m 14'4" x 13'8"	Principal Bedroom 3.57m x 3.68m 11'9" x 12'1"
Kitchen 3.51m x 3.96m 11'6" x 13'0"	En-Suite 2.04m x 1.76m 6'8" x 5'9"
Laundry 2.12m x 1.76m 7'0" x 5'9"	Bedroom 2 3.51m x 3.23m 11'7" x 10'7"
Dining 3.51m x 2.90m 11'6" x 9'6"	Bedroom 3 2.47m x 3.53m 8'1" x 11'7"
Study 2.32m x 2.61m 7'7" x 8'7"	Bedroom 4 3.51m x 3.08m 11'6" x 10'1"
WC 1.04m x 1.45m 3'5" x 4'9"	Bathroom 3.21m x 1.70m 10'7" x 5'7"

Floor Space
1,408 sq ft

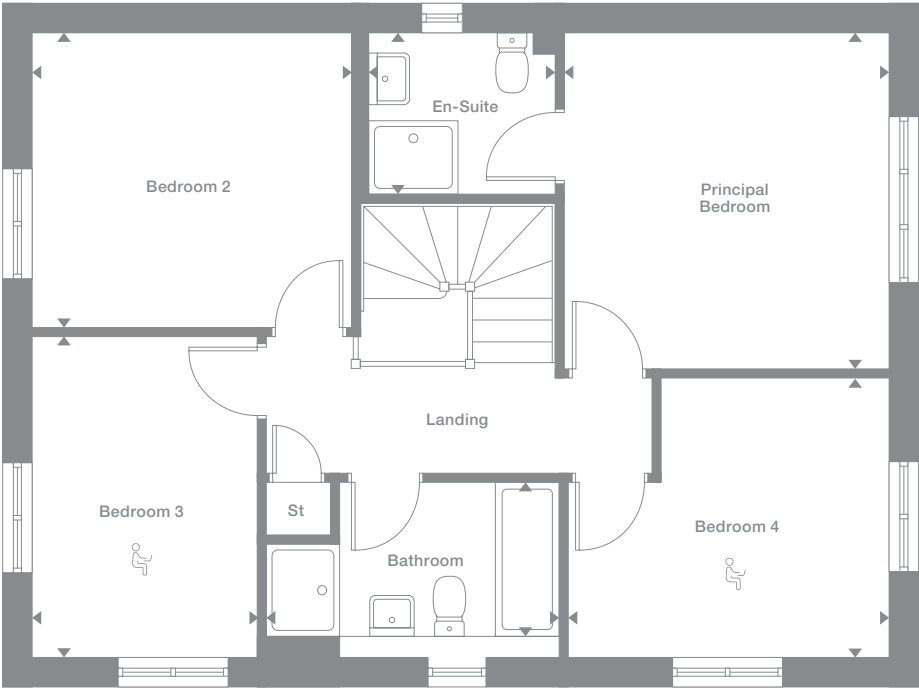
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Cedarwood

Overview
From the classic façade to the private study and the magnificent, broad family kitchen with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

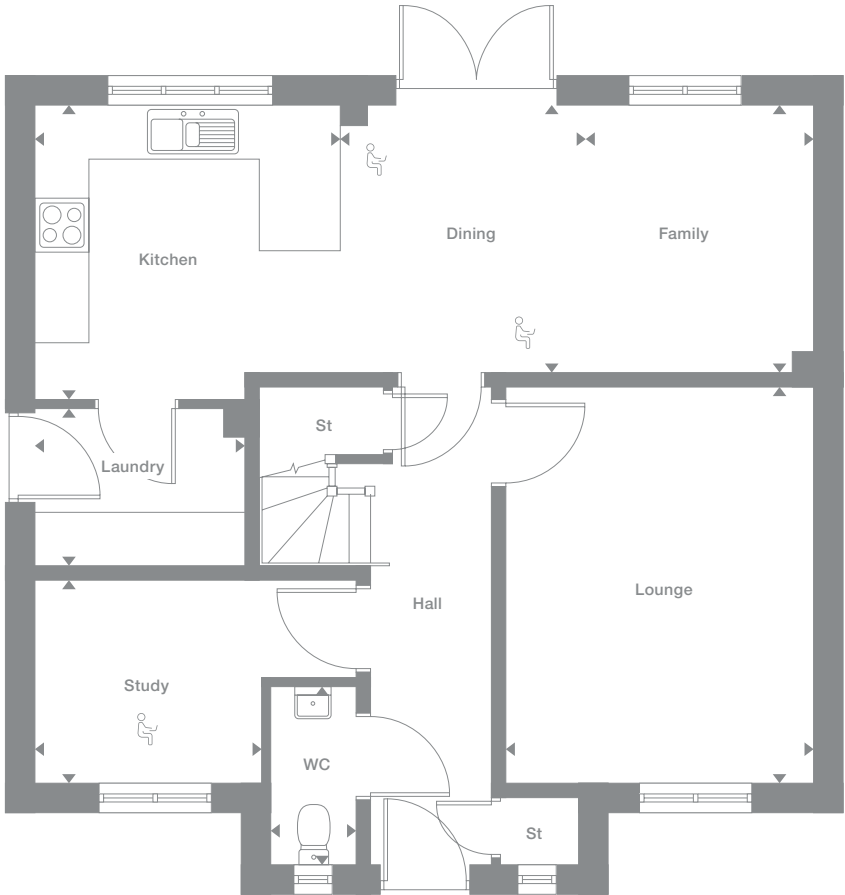
Ground Floor	First Floor
Lounge 3.40m x 4.36m 11'2" x 14'4"	Principal Bedroom 3.53m x 3.19m 11'7" x 10'6"
Kitchen 3.36m x 3.26m 11'0" x 10'8"	Dressing 2.36m x 2.00m 7'9" x 6'7"
Laundry 2.30m x 1.74m 7'7" x 5'9"	En-Suite 1 2.36m x 1.63m 7'9" x 5'4"
Dining 2.70m x 2.96m 8'10" x 9'9"	Bedroom 2 2.49m x 3.27m 8'2" x 10'9"
Family 2.52m x 2.96m 8'3" x 9'9"	En-Suite 2 1.74m x 1.62m 5'9" x 5'4"
Study 2.49m x 2.23m 8'2" x 7'4"	Bedroom 3 2.49m x 3.65m 8'2" x 12'0"
WC 0.95m x 1.97m 3'1" x 6'6"	Bedroom 4 2.88m x 2.40m 9'6" x 7'10"
	Bathroom 2.05m x 1.94m 6'9" x 6'4"

Floor Space
1,448 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Bayford

Overview
With french doors set into a feature window, the dining area merges into a galley kitchen with a separate laundry room, forming a natural hub for family activities. A bay window enhances the lounge, and one of the two en-suite bedrooms includes a dressing room.

- Ground Floor**
Lounge
3.39m x 5.92m
11'2" x 19'5"
- Kitchen**
4.29m x 2.97m
14'1" x 9'9"
- Laundry**
1.67m x 1.92m
5'6" x 6'4"
- Dining**
4.22m x 2.97m
13'10" x 9'9"
- WC**
1.67m x 0.96m
5'6" x 3'2"

- First Floor**
Principal Bedroom
3.39m x 3.20m
11'2" x 10'6"
- Dressing**
2.30m x 1.65m
7'7" x 5'5"
- En-Suite 1**
1.66m x 2.03m
5'5" x 6'8"
- Bedroom 2**
2.70m x 4.01m
8'11" x 13'2"
- En-Suite 2**
1.70m x 2.00m
5'7" x 6'7"

Bedroom 3
3.19m x 3.05m
10'6" x 10'0"

Bedroom 4
2.70m x 3.17m
8'11" x 10'5"

Bedroom 5
2.37m x 2.00m
7'10" x 6'7"

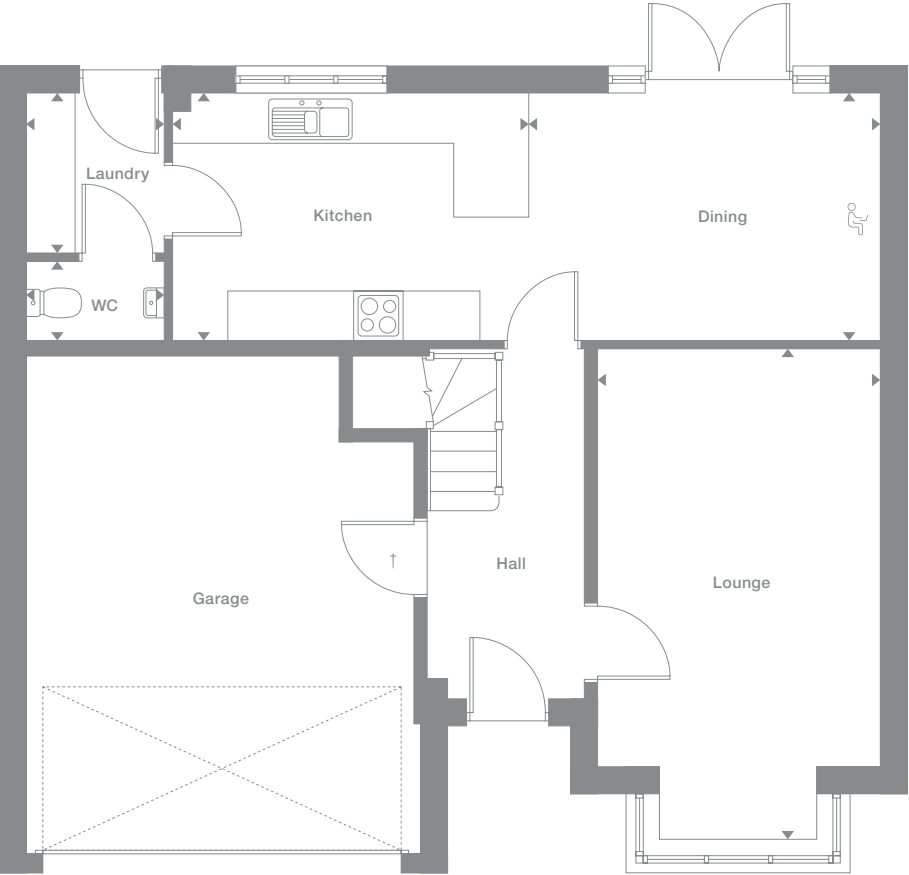
Bathroom
2.24m x 1.87m
7'4" x 6'2"

Floor Space
1,464 sq ft

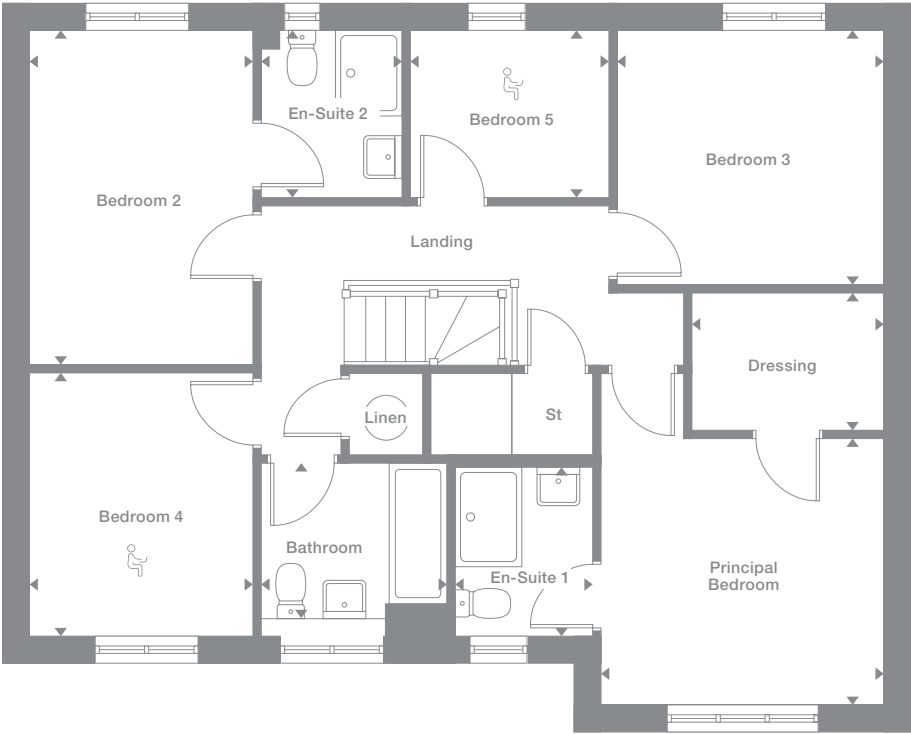
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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† Optional garage door

Overview
The magnificent family room is subtly divided, by a stylish breakfast bar, into an expertly planned kitchen with separate laundry and a delightfully bright leisure area opening to the garden. There is a separate formal dining room, and two of the four bedrooms are en-suite.

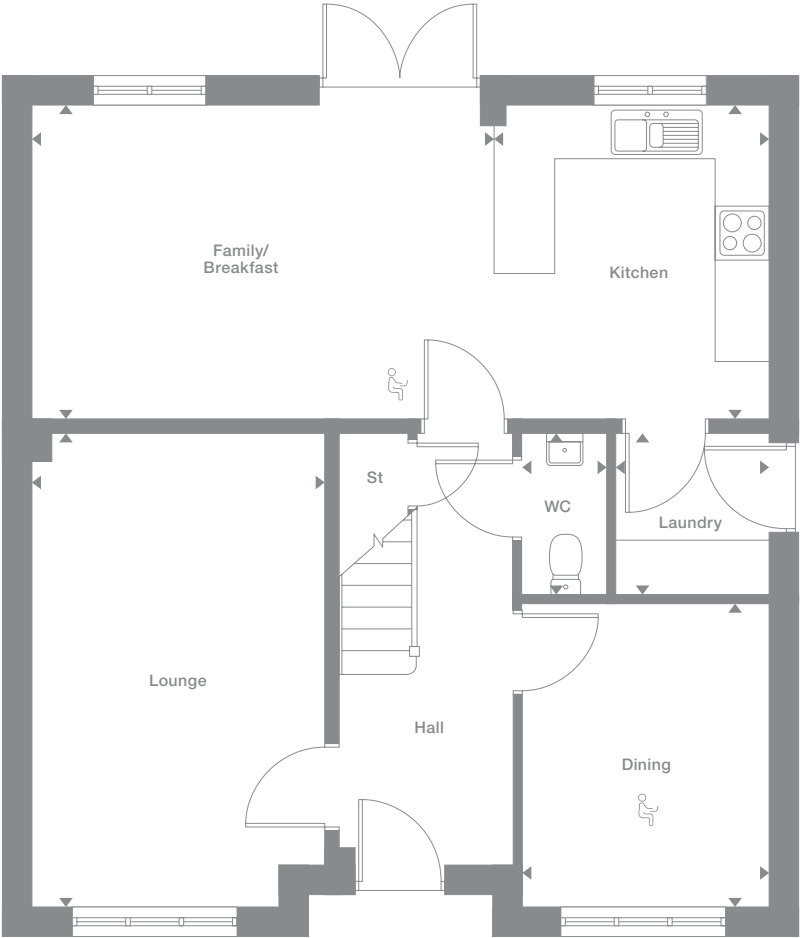
- Ground Floor**
Lounge
3.24m x 5.22m
10'8" x 17'2"
Kitchen
3.02m x 3.47m
9'11" x 11'5"
Laundry
1.68m x 1.78m
5'6" x 5'10"
Dining
2.73m x 3.35m
8'11" x 11'0"
Family/Breakfast
5.10m x 3.47m
16'9" x 11'5"
WC
0.95m x 1.78m
3'1" x 5'10"
- First Floor**
Principal Bedroom
2.95m x 3.82m
9'8" x 12'7"
Dressing
2.61m x 1.70m
8'7" x 5'7"
En-Suite 1
1.69m x 2.10m
5'7" x 6'11"
Bedroom 2
3.29m x 3.21m
10'10" x 10'7"
En-Suite 2
2.26m x 1.81m
7'5" x 5'11"
Bedroom 3
2.42m x 3.63m
7'11" x 11'11"
Bedroom 4
2.61m x 3.14m
8'7" x 10'4"
Bathroom
2.91m x 1.69m
9'7" x 5'7"

Floor Space
1,524 sq ft

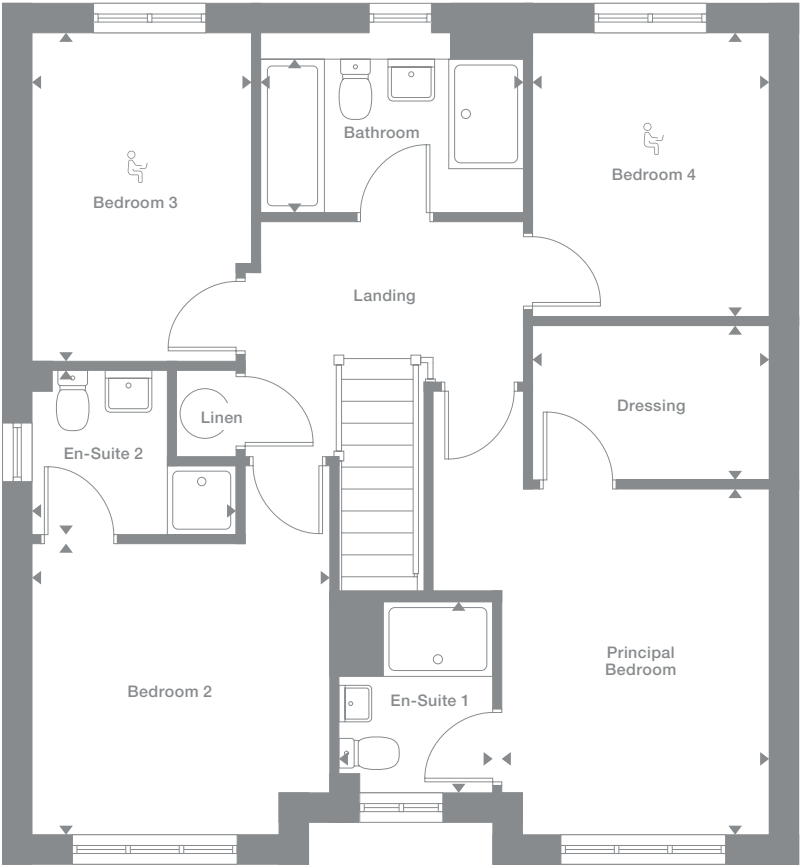
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Ground Floor



First Floor



 Office space area

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Overview
In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious walk-in dressing room.

- Ground Floor**
Lounge
3.85m x 5.35m
12'8" x 17'7"
Kitchen
4.18m x 2.85m
13'9" x 9'4"
Laundry
1.92m x 1.85m
6'4" x 6'1"
Dining
4.07m x 2.85m
13'5" x 9'4"
Family
4.07m x 2.44m
13'5" x 8'0"
WC
1.92m x 0.90m
6'4" x 2'11"
- First Floor**
Principal Bedroom
3.85m x 3.15m
12'8" x 10'4"
Dressing
1.67m x 2.21m
5'6" x 7'3"
En-Suite 1
2.50m x 1.18m
8'2" x 3'10"
Bedroom 2
3.03m x 3.34m
9'11" x 11'0"
En-Suite 2
2.01m x 1.86m
6'7" x 6'1"
Bedroom 3
3.77m x 2.95m
12'5" x 9'8"
Bedroom 4
3.26m x 2.95m
10'8" x 9'8"
Bedroom 5
4.27m x 2.51m
14'0" x 8'3"
Bathroom
2.67m x 1.95m
8'9" x 6'5"

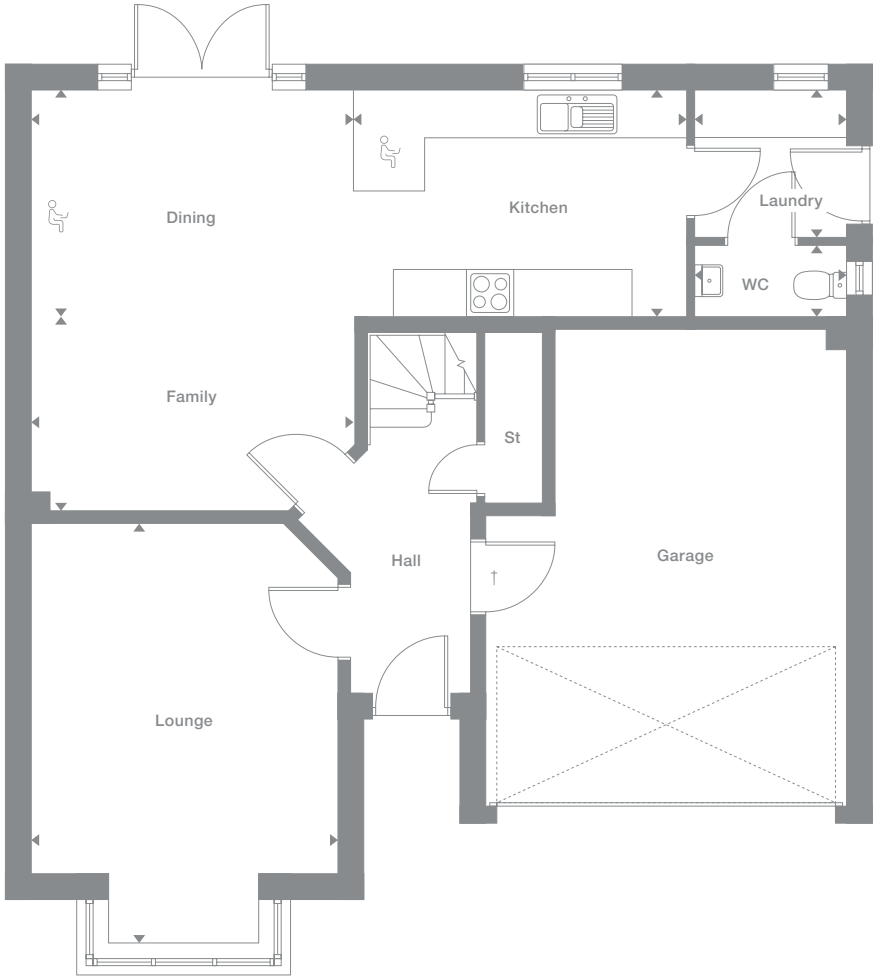
Floor Space
1,671 sq ft

† Optional garage door

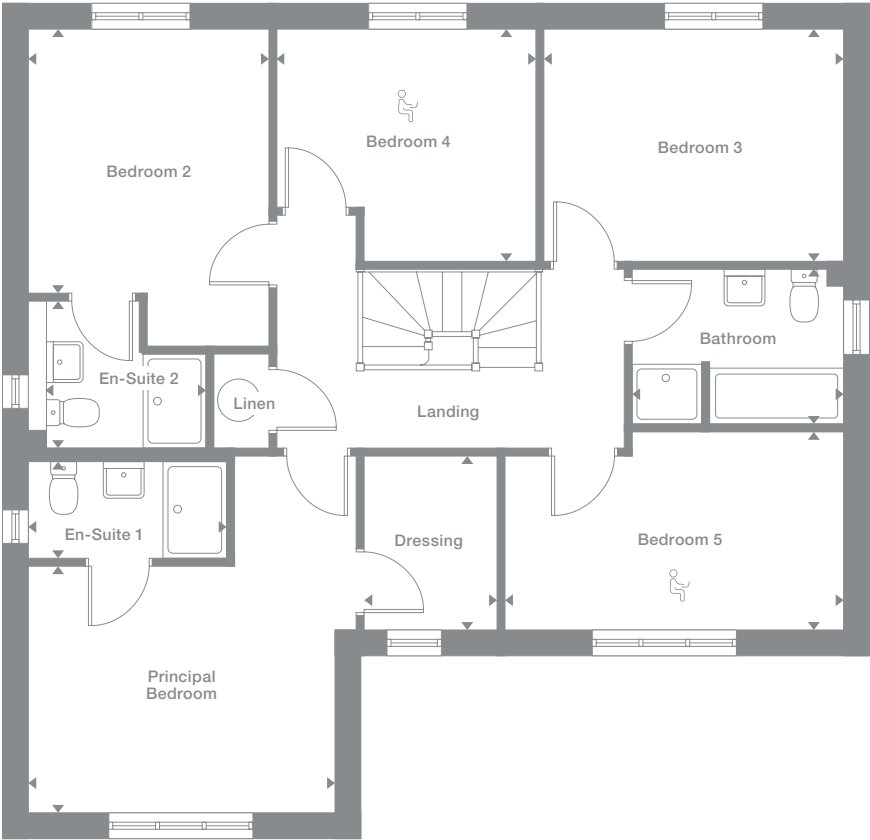
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Ground Floor



First Floor



 Office space area

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The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you

For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can

You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards

From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey

Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way

After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved

Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own

Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow

For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



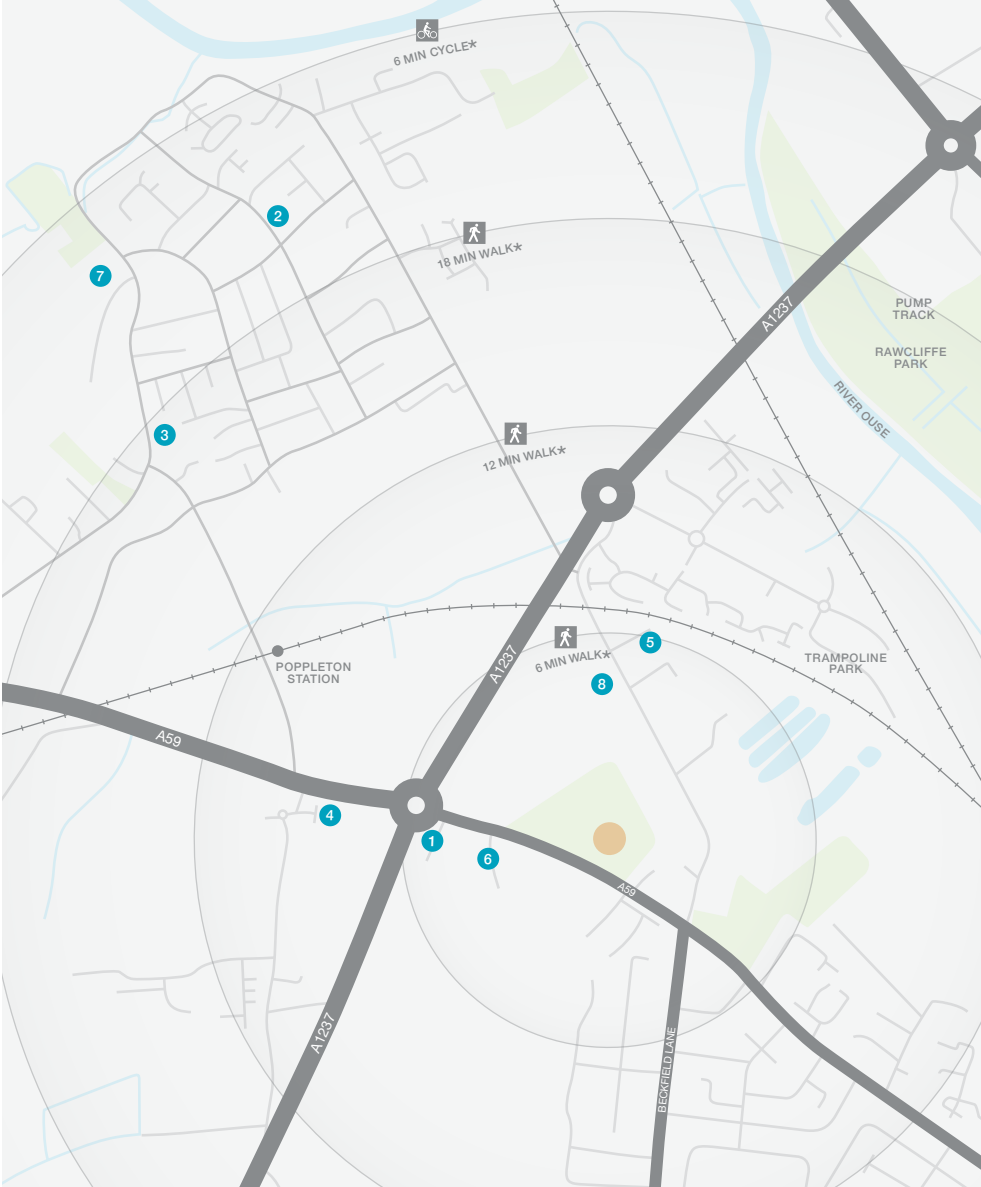
Four hundred yards away there is a 24-hour M&S Food store. More local shops and takeaways, including pharmacies and a post office, can be found within walking distance, and a large precinct at Acomb, a mile and a half away, presents a comprehensive choice of shops and services. Leisure amenities include two gyms within half a mile of Langley Gate.

Lavender Grove Surgery, the closest of several nearby medical centres, is complemented by a wide choice of dental practices. Muddy Boots Nursery, just across the road, takes children from six weeks to five years old, and the development is in the catchment area for Poppleton Ousebank Primary School, rated 'Outstanding' by Ofsted, and for York High School. In addition, the nearby Manor Academy, a Church of England secondary school, holds an 'Outstanding' Ofsted rating.



Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 M&S Simply Food
Upper Poppleton
01904 789 382
 - 2 Poppleton Village Store
and Post Office
10-12 Allerton Drive
01904 793 642
 - 3 Citywide Health
Poppleton Pharmacy
The Green,
Upper Poppleton
01904 022
 - 4 Dobbies Garden Centre
Northfield Lane
01904 795 920
 - 5 Complete Life Fitness
Millfield Lane
01904 785 499
 - 6 Muddy Boots Nursery
The Gardens,
Boroughbridge Road
0904 289 291
 - 7 Poppleton Ousebank
Primary School
Main Street
01904 795 930
 - 8 York High School
Cornlands Road
01904 806 600
- Manor C of E Academy
Millfield Lane
01904 789 722
- Lavender Grove Surgery
Lavender Grove
01904 404 100

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle



How to find us

Please see
millerhomes.co.uk
for development
opening times or call
03301 622 329

**From York
city centre**
Cross Skeldergate
Bridge and from
Bishopsgate Street
turn right into
Nunnery Lane,
following signs for
the Inner Ring Road.
Six hundred yards
on, at the crossroads
turn left into
Blossom Street,
then after 250 yards
turn right into the
A59 Holgate Road,
signposted for
Harrogate. Stay
on the A59 for two
and a quarter miles
and, approaching
the junction with
the ring road, the
entrance to Langley
Gate is on the right.

From the A1(M)
Leave the A1(M) at
junction 47 to join
the A59 following
signs for York. Stay
on the A59 for ten
miles, then at the
junction with York
Inner Ring Road
take the second exit,
following the sign for
York and the Railway
Museum. After 350
yards, the entrance
to Langley Gate is
on the left.

Sat Nav: YO26 6QD



The homes we build
are the foundations
of sustainable
communities that
will flourish for
generations to come.
We work in harmony
with the natural
environment,
protecting and
preserving it wherever
we can. With our
customers, colleagues
and partners, we
strive to promote
better practices and
ways of living. We're
playing our part in
making the world
A Better Place.

a better place®



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Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk
for development opening
times or call 03301 622 329

Sat Nav: YO26 6QD

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millerhomes.co.uk