



Langley Gate
York

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the place to be

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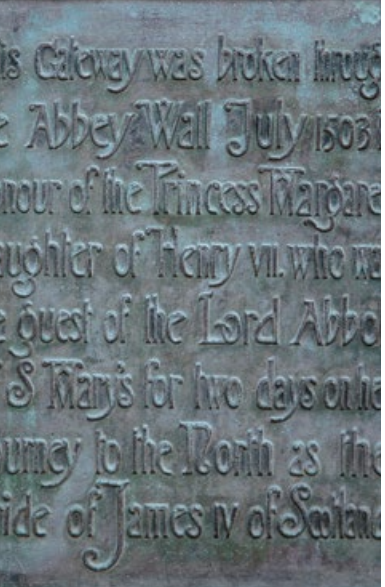
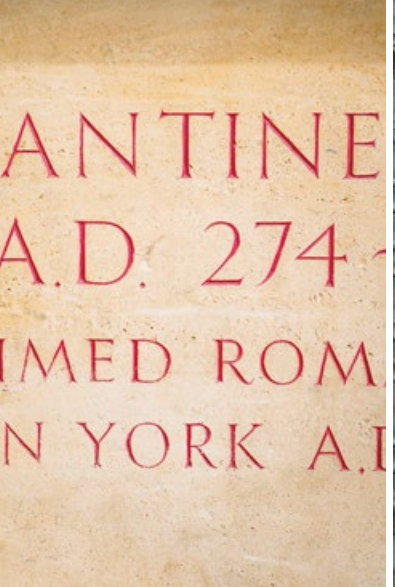
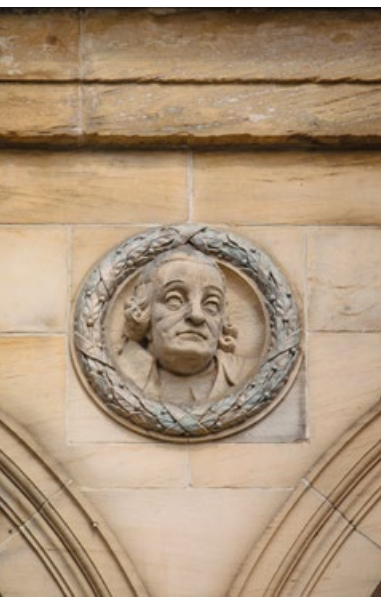
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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.



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.



Welcome home

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...

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.



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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.

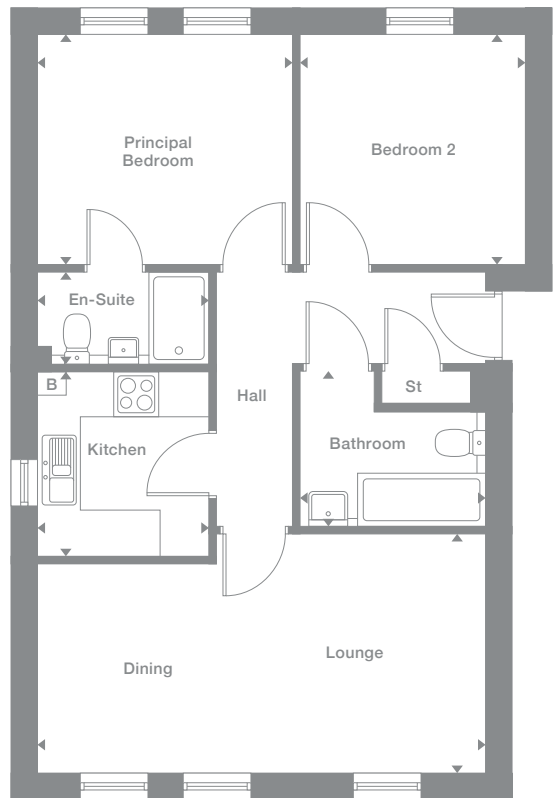
Type 3	Type 4
Living 3.53m x 3.13m 11'5" x 10'2"	Living 3.53m x 3.13m 11'5" x 10'2"
Dining 2.35m x 2.73m 7'7" x 8'9"	Dining 2.35m x 2.73m 7'7" x 8'9"
Kitchen 2.26m x 2.41m 7'4" x 7'9"	Kitchen 2.26m x 2.41m 7'4" x 7'9"
Principal Bedroom 3.35m x 3.04m 10'9" x 9'9"	Principal Bedroom 3.93m x 3.04m 12'8" x 9'9"
En-Suite 2.26m x 1.21m 7'4" x 3'9"	En-Suite 2.26m x 1.21m 7'4" x 3'9"
Bedroom 2 2.94m x 3.03m 9'6" x 9'9"	Bedroom 2 3.12m x 3.03m 10'2" x 9'9"
Bathroom 2.43m x 2.06m 7'9" x 6'7"	Bathroom 2.43m x 2.06m 7'9" x 6'7"

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

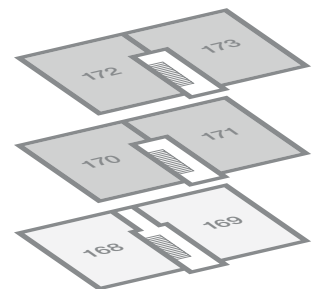
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



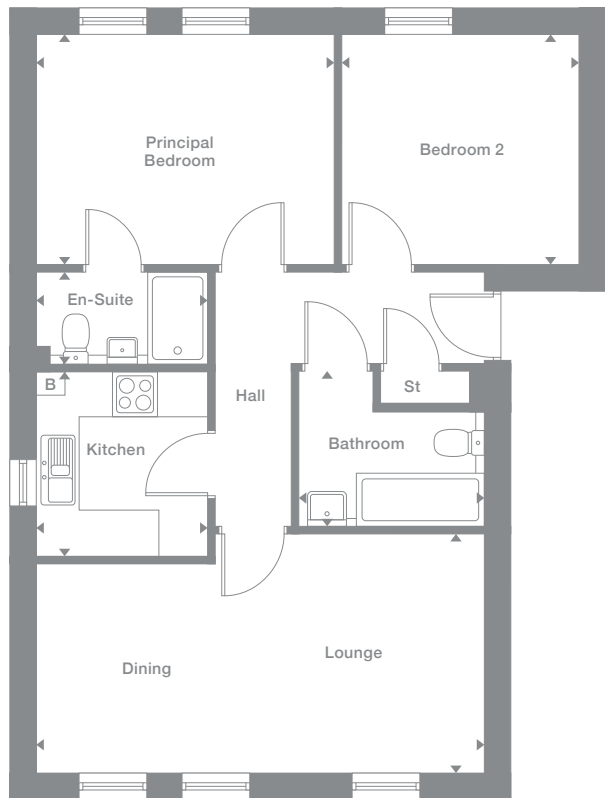
Type 3



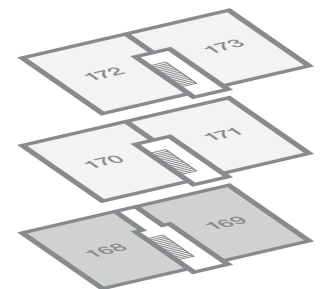
Floor Space
633 sq ft



Type 4



Floor Space
658 sq ft



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Fairmont

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**
3.65m x 3.69m
11'9" x 12'1"
- Kitchen**
4.04m x 2.22m
13'2" x 7'2"
- Principal Bedroom**
2.47m x 3.87m
8'1" x 12'6"
- En-Suite**
1.56m x 2.08m
5'1" x 6'8"
- Bedroom 2**
2.52m x 3.71m
8'2" x 12'1"
- Bathroom**
1.93m x 1.89m
6'3" x 6'2"

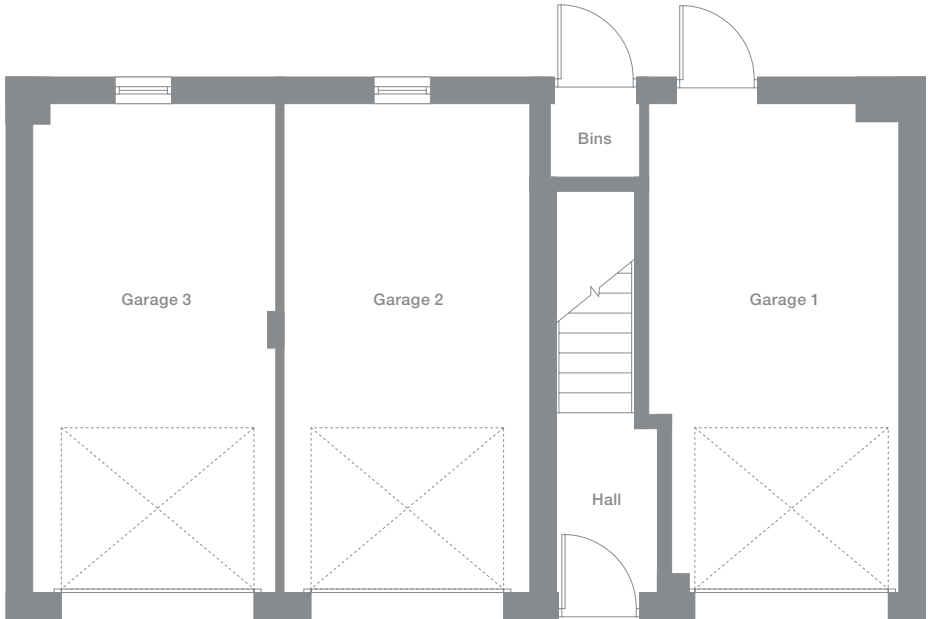
Floor Space
728 sq ft

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

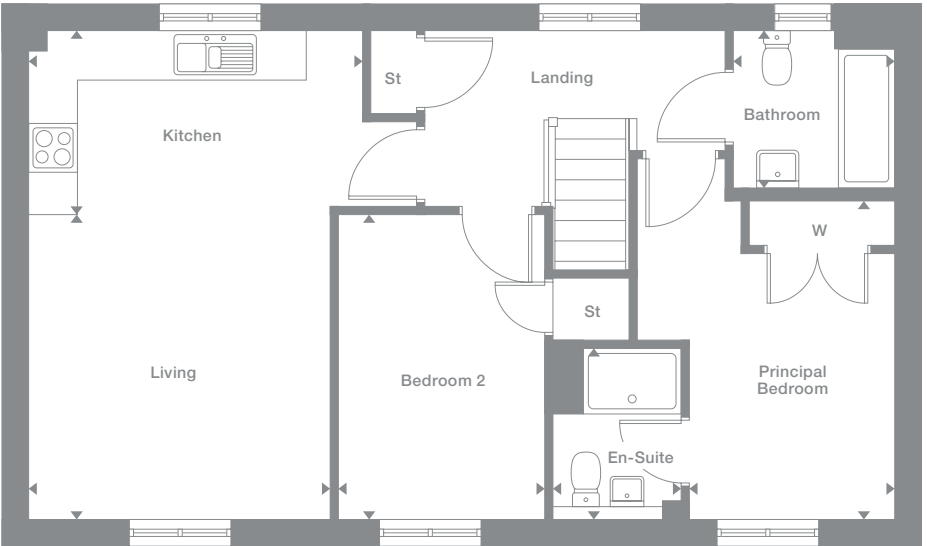
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Ground Floor



First Floor



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Calderton

Overview

The lounge opens on to a bright kitchen where french doors enhance the dining area. There is a downstairs WC, two of the three bedrooms share the first floor with the family bathroom and the en-suite dual aspect principal bedroom features a charming dormer window.

Ground Floor

Lounge
2.96m x 4.32m
9'9" x 14'2"

Kitchen/Dining
3.96m x 3.08m
13'0" x 10'1"

WC
1.12m x 1.52m
3'8" x 5'0"

First Floor

Bedroom 2
3.96m x 2.74m
13'0" x 9'0"

Bedroom 3
1.95m x 2.52m
6'5" x 8'4"

Bathroom
1.70m x 2.03m
5'7" x 6'8"

Second Floor

Principal Bedroom
3.01m x 2.52m
to 1500m H.L.
9'11" x 8'3"

En-Suite
1.89m x 1.81m
to 1500m H.L.
6'3" x 6'0"

Floor Space

842 sq ft

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

† Window not applicable to all plots. Please see Development Sales Manager for details

..... Denotes full height ceiling line

---- Denotes 1500m height ceiling line

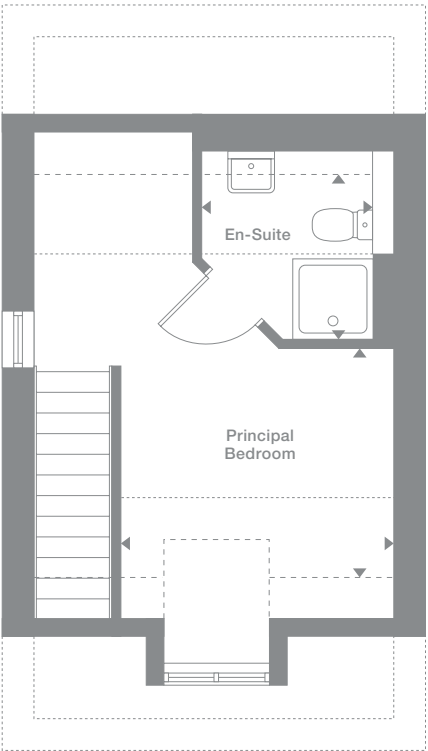
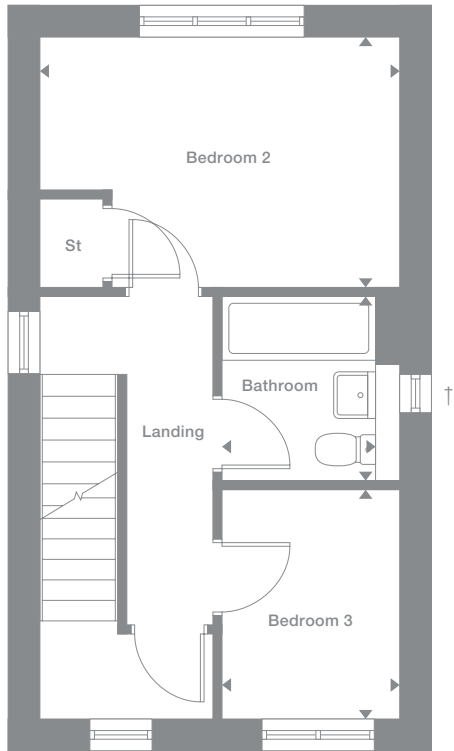
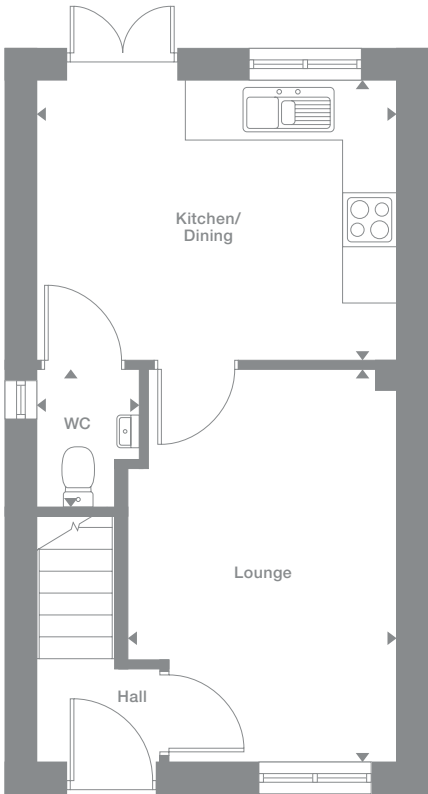
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor

First Floor

Second Floor



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..... Denotes full height ceiling line ---- Denotes 1500m height ceiling line

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**
3.08m x 4.02m
10'1" x 13'2"
- Kitchen/Dining**
5.13m x 3.06m
16'10" x 10'0"
- Laundry**
1.94m x 1.52m
6'4" x 5'0"
- WC**
1.04m x 1.52m
3'5" x 5'0"

First Floor

- Principal Bedroom**
2.89m x 3.28m
9'6" x 10'9"
- En-Suite**
1.21m x 1.99m
4'0" x 6'7"
- Bedroom 2**
2.52m x 3.36m
8'3" x 11'1"
- Bedroom 3**
2.52m x 2.35m
8'3" x 7'9"
- Bedroom 4**
2.15m x 2.05m
7'1" x 6'9"
- Bathroom**
1.70m x 1.99m
5'7" x 6'7"

Floor Space

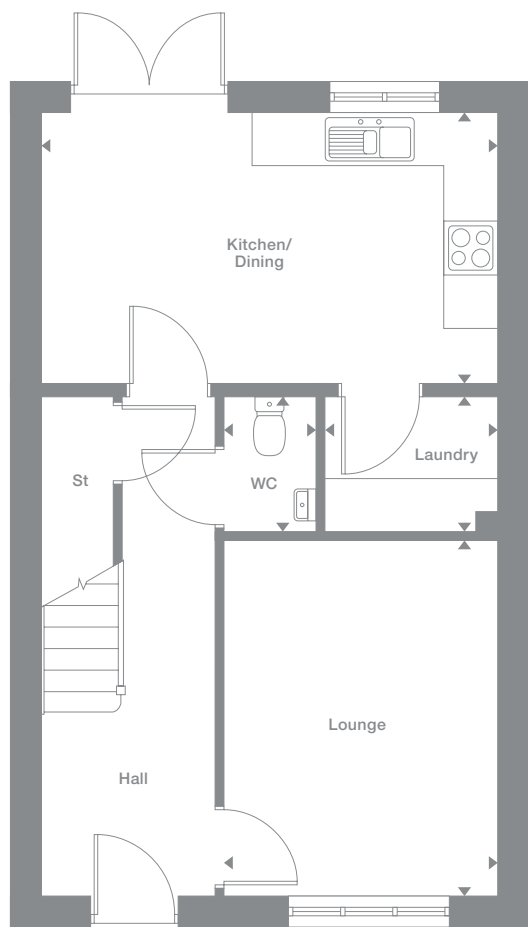
978 sq ft

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

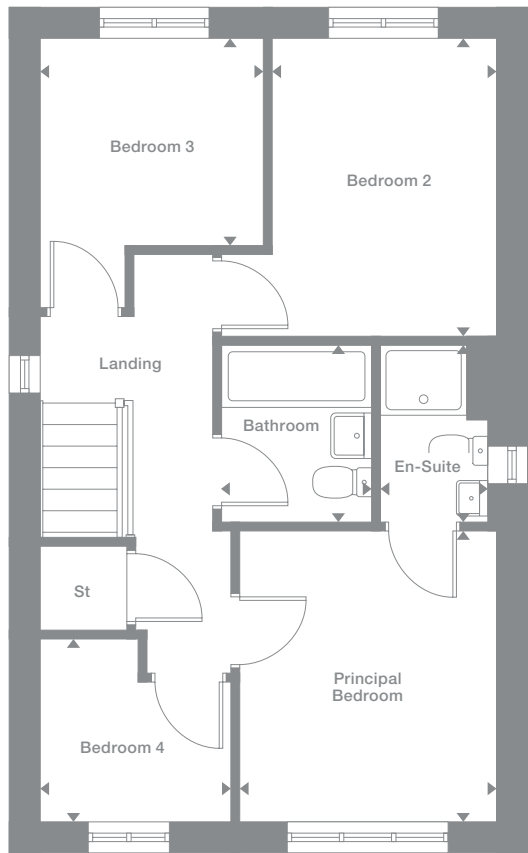
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Skipton

Overview

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

Ground Floor

Lounge
3.29m x 4.90m
10'7" x 16'0"

Dining
3.32m x 2.60m
10'8" x 8'5"

Kitchen
3.62m x 2.29m
11'9" x 7'5"

WC
1.45m x 1.46m
4'9" x 4'9"

First Floor

Principal Bedroom
2.84m x 3.51m
9'3" x 11'5"

En-Suite
2.43m x 1.18m
7'9" x 3'9"

Bedroom 2
3.67m x 2.68m
12'0" x 8'8"

Bedroom 3
4.36m x 2.13m
14'3" x 6'10"

Bathroom
3.27m x 1.92m
10'7" x 6'3"

Floor Space

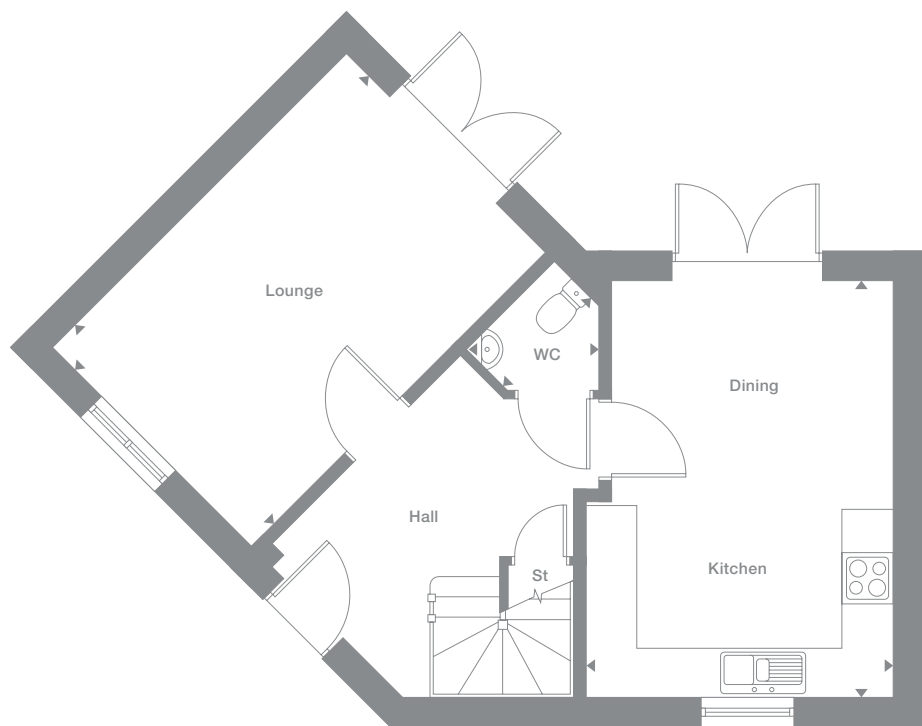
1,010 sq ft

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

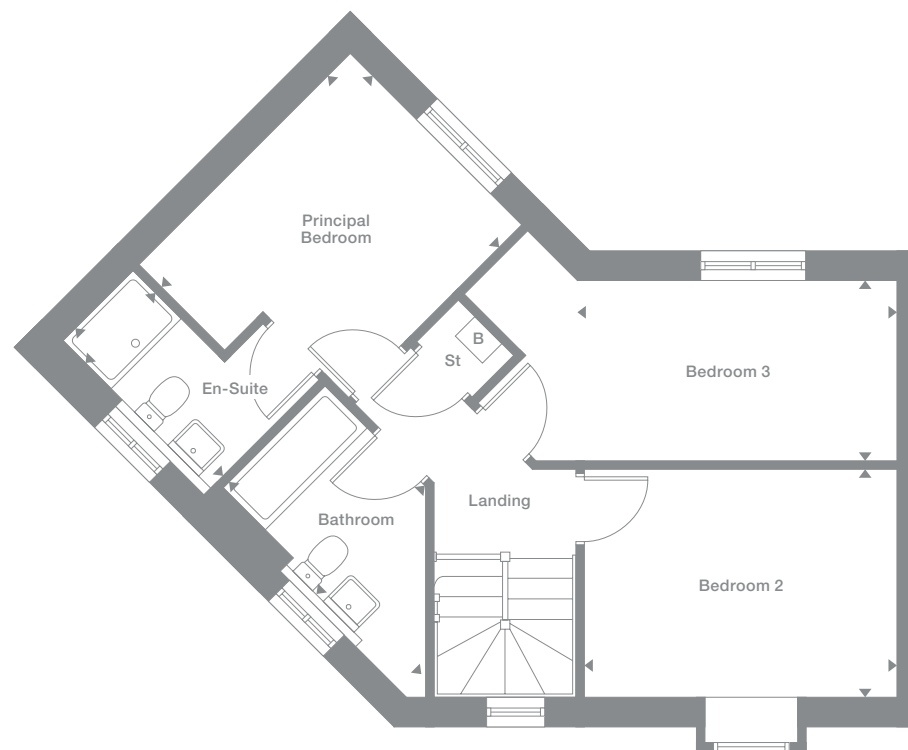
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Ground Floor



First Floor



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Portwood

Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

Lounge
2.93m x 4.08m
9'7" x 13'5"

Kitchen
3.45m x 2.70m
11'4" x 8'10"

Laundry
1.91m x 1.71m
6'4" x 5'7"

Dining
3.03m x 4.16m
9'11" x 13'8"

Family
3.03m x 2.76m
9'11" x 9'1"

WC
1.91m x 0.90m
6'4" x 2'11"

First Floor

Principal Bedroom
3.14m x 2.75m
10'4" x 9'0"

En-Suite
1.97m x 1.55m
6'6" x 5'1"

Dressing
1.85m x 1.97m
6'1" x 6'6"

Bedroom 2
2.93m x 3.81m
9'7" x 12'6"

Bedroom 3
3.72m x 2.44m
12'3" x 8'0"

Bedroom 4/Study
2.15m x 3.02m
7'1" x 9'11"

Bathroom
2.05m x 1.69m
6'9" x 5'7"

Floor Space

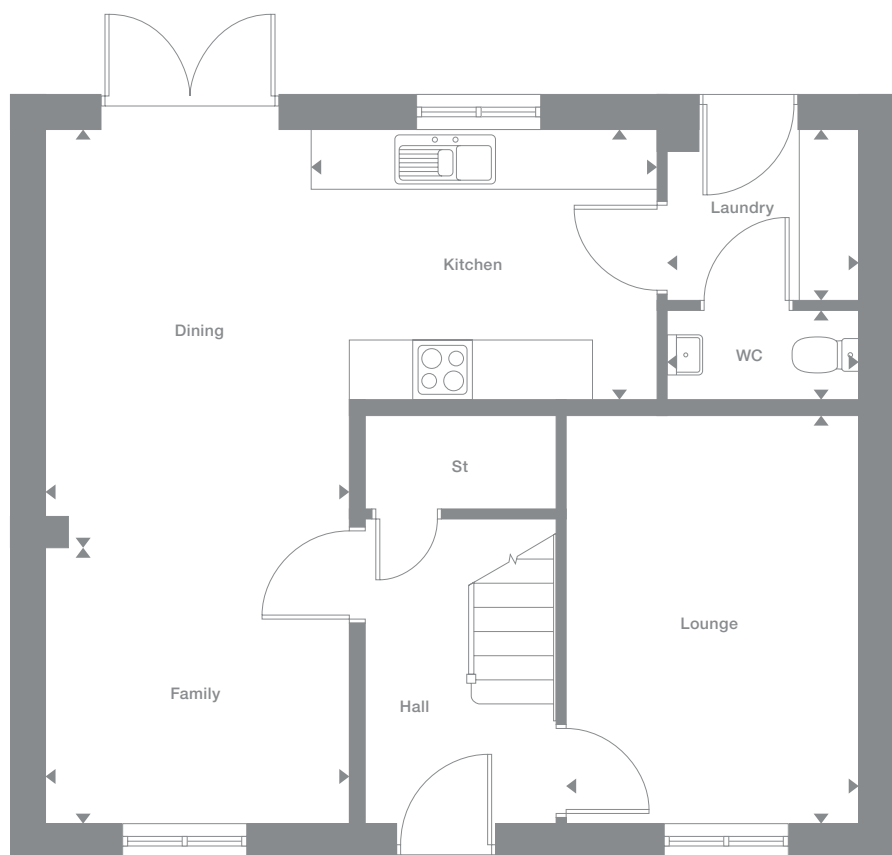
1,212 sq ft

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

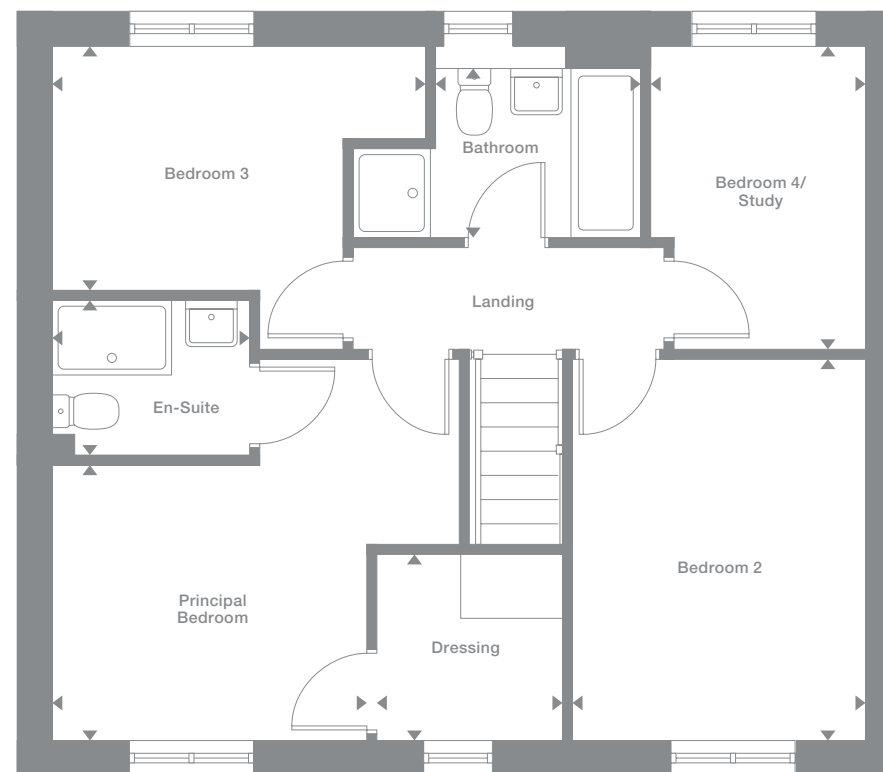
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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

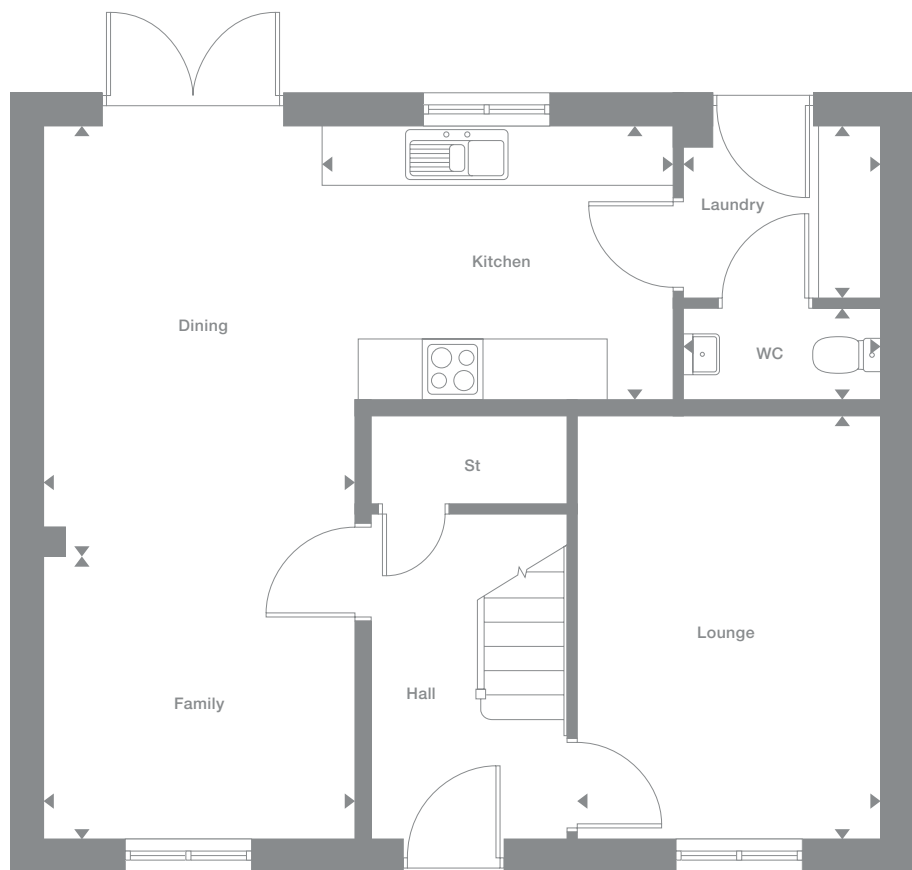
1,235 sq ft

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

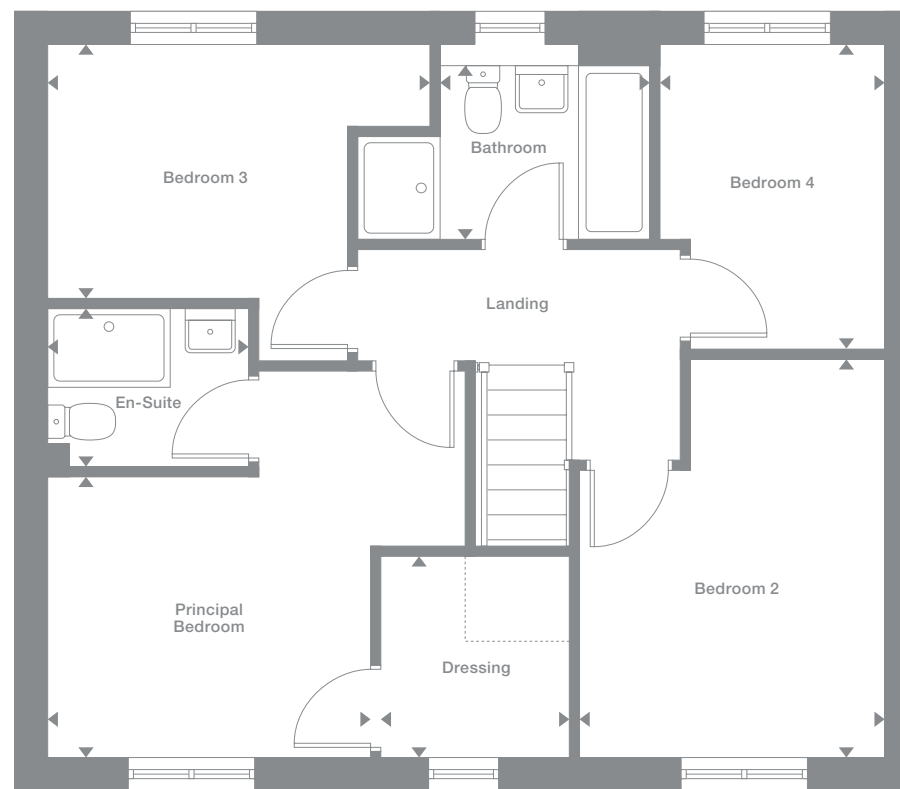
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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

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

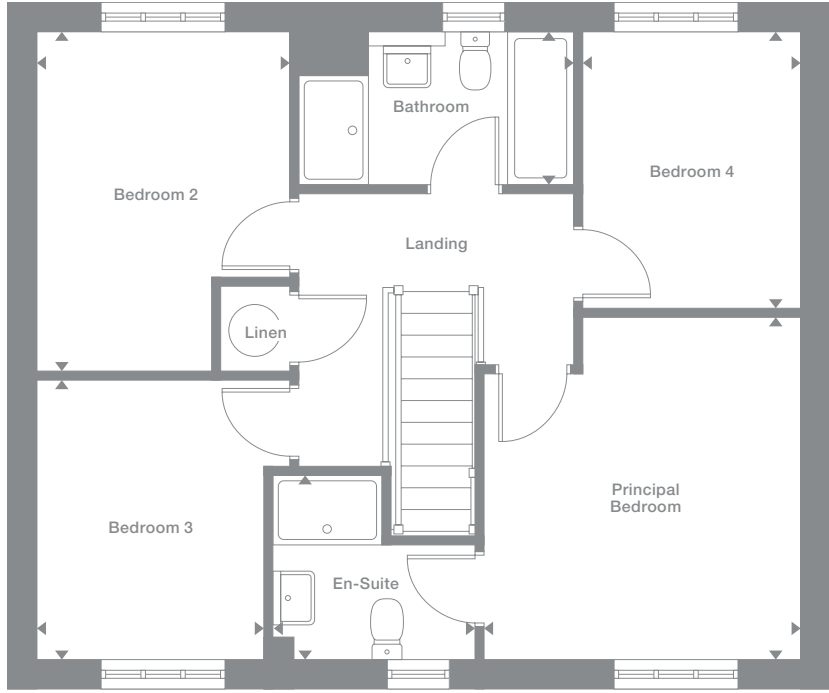
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Ground Floor



First Floor



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Fordwood

Overview

The bay windowed family room adjoins a kitchen dining room with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge and a laundry and downstairs WC complete the ground floor layout. Upstairs the principal bedroom is en-suite, another is dual aspect and storage is available in bedroom three.

Ground Floor

Lounge
3.23m x 5.20m
10'7" x 17'1"

Kitchen/Dining
4.57m x 3.16m
15'0" x 10'4"

Laundry
2.08m x 1.82m
6'10" x 6'0"

Family
3.32m x 5.20m
10'11" x 17'1"

WC
1.09m x 1.50m
3'7" x 4'11"

First Floor

Principal Bedroom
4.57m x 3.21m
15'0" x 10'7"

En-Suite
1.45m x 1.23m
4'9" x 4'1"

Bedroom 2
4.54m x 2.52m
14'11" x 8'3"

Bedroom 3
3.63m x 3.07m
11'11" x 10'1"

Study/Bedroom 4
2.25m x 2.03m
7'5" x 6'8"

Bathroom
2.77m x 1.89m
9'1" x 6'3"

Floor Space

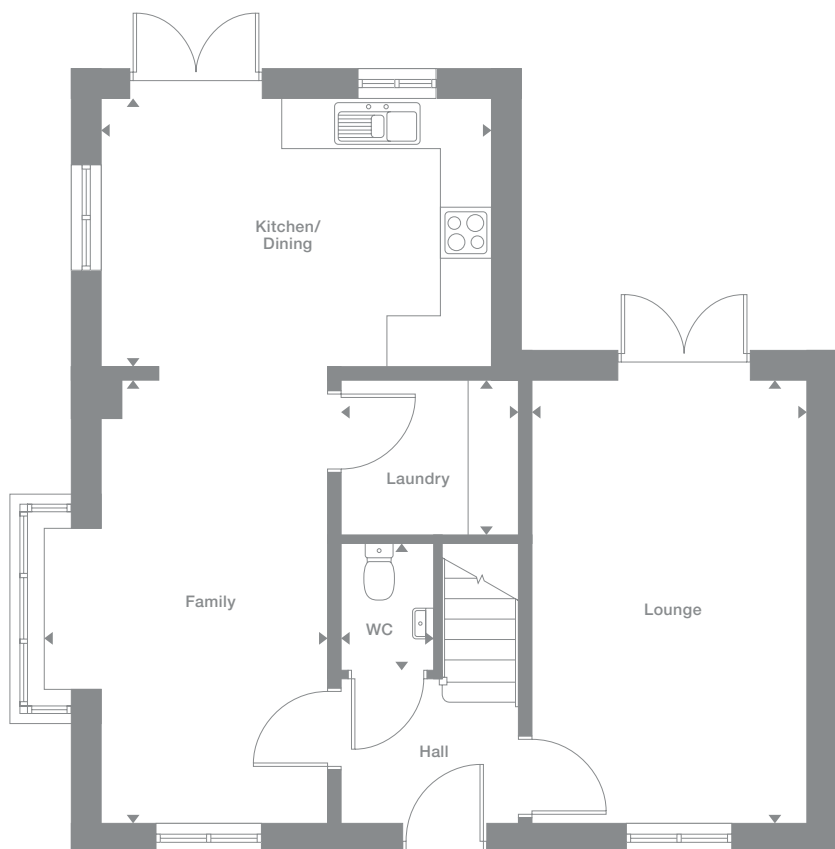
1,267 sq ft

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

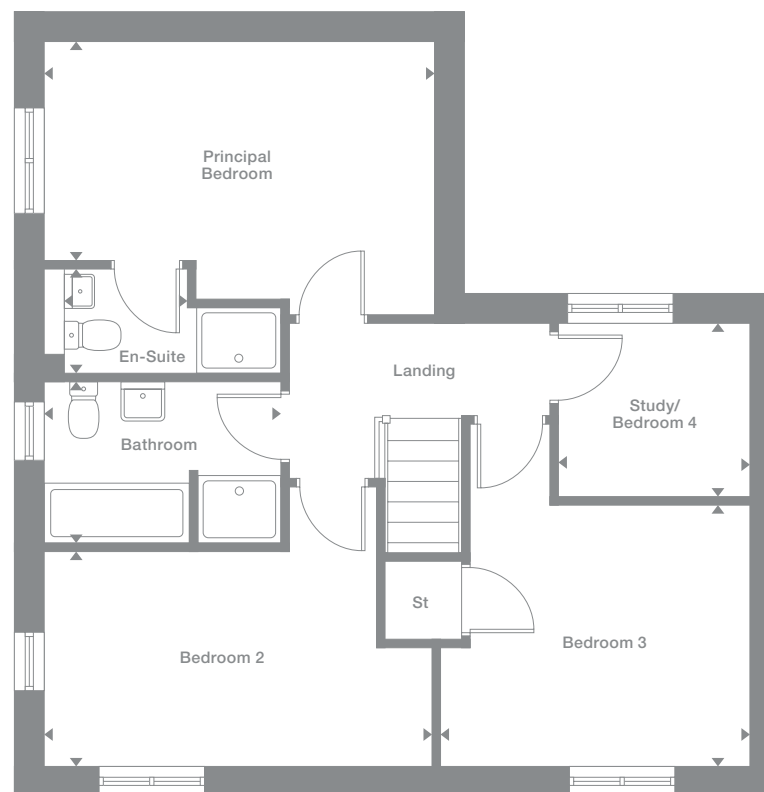
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Harewood

Overview

All the main downstairs rooms are dual aspect, with a bay window in the family room and french doors in both the lounge and the kitchen/dining 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/Dining
4.64m x 3.16m
15'3" x 10'4"

Laundry
2.08m x 1.80m
6'10" x 5'11"

Family
3.58m x 5.27m
11'9" x 17'4"

WC
1.09m x 1.52m
3'7" x 5'0"

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
4.58m x 2.53m
15'1" x 8'4"

Bedroom 3
3.66m x 2.88m
12'0" x 9'6"

Bedroom 4
2.28m x 2.29m
7'6" x 7'6"

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

Floor Space

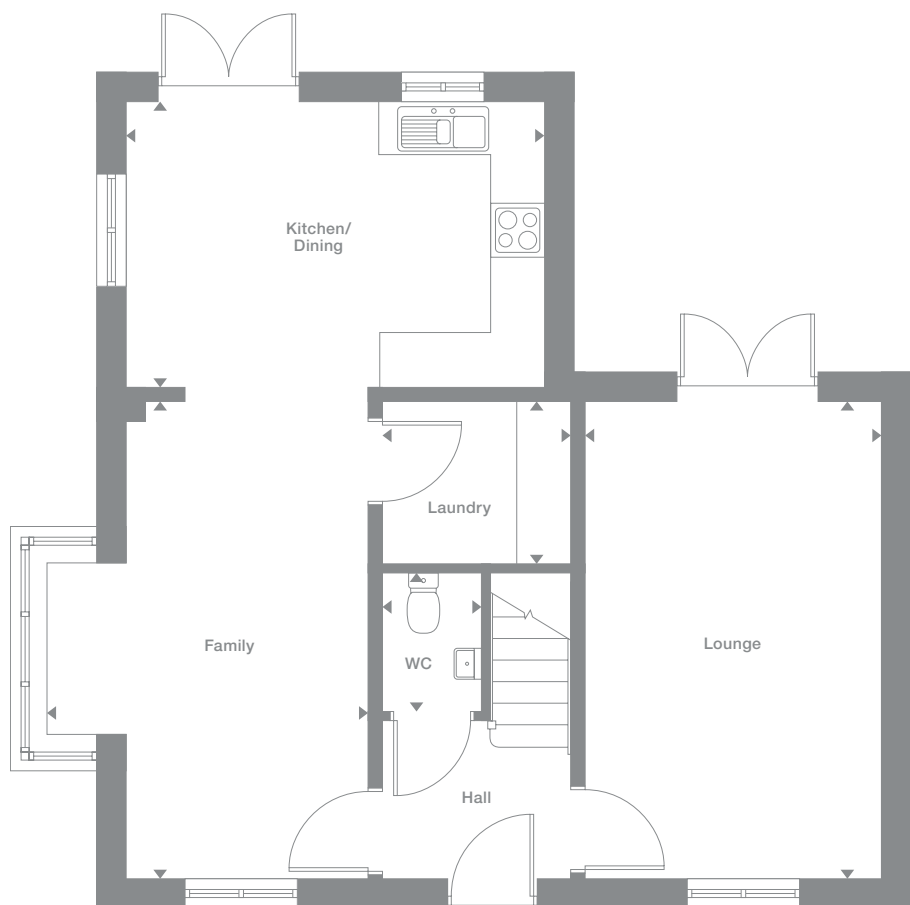
1,297 sq ft

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

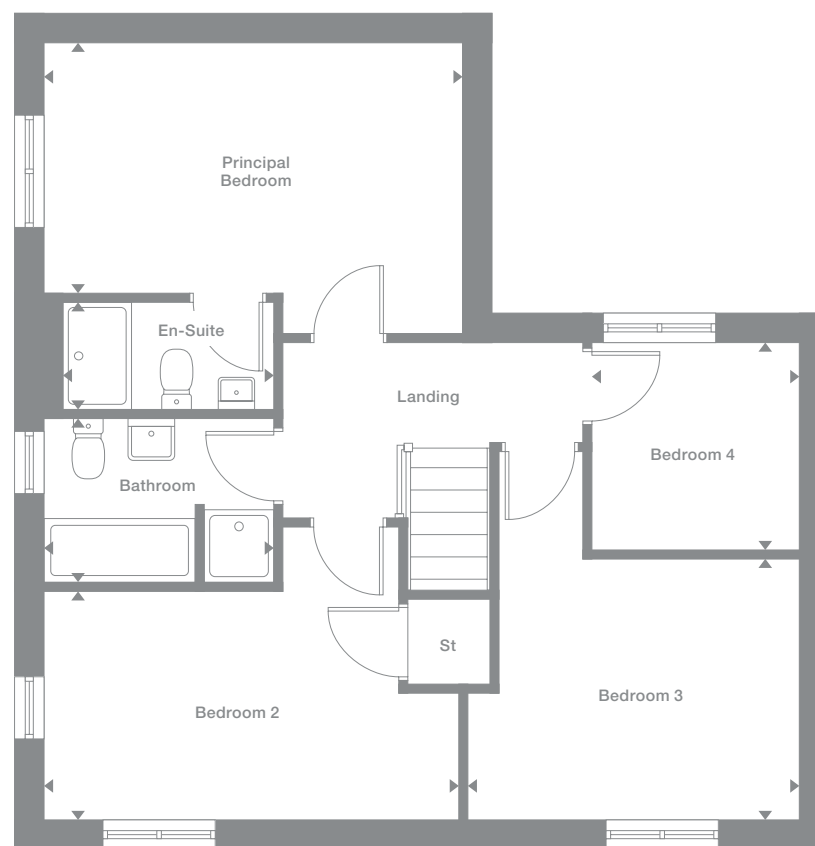
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Lakewood

Overview

With dual windows and french doors, the bright kitchen, dining and family room is designed for lively family life while the study offers a peaceful workspace. The family bathroom incorporates a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

- Lounge**
2.97m x 4.43m
9'9" x 14'6"
- Kitchen**
3.32m x 3.10m
10'11" 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**
2.27m x 3.10m
7'5" x 10'2"
- Study**
2.73m x 2.26m
9'0" x 7'5"
- WC**
0.90m x 2.07m
2'11" x 6'10"

First Floor

- Principal Bedroom**
3.02m x 3.31m
9'11" x 10'11"
- En-Suite**
1.88m x 1.76m
6'2" x 5'10"
- Dressing**
1.90m x 1.85m
6'3" x 6'1"
- Bedroom 2**
2.80m x 3.70m
9'3" x 12'2"
- Bedroom 3**
2.80m x 3.88m
9'3" x 12'9"
- Bedroom 4**
2.56m x 2.32m
8'5" x 7'8"
- Bathroom**
2.34m x 1.92m
7'8" x 6'4"

Floor Space

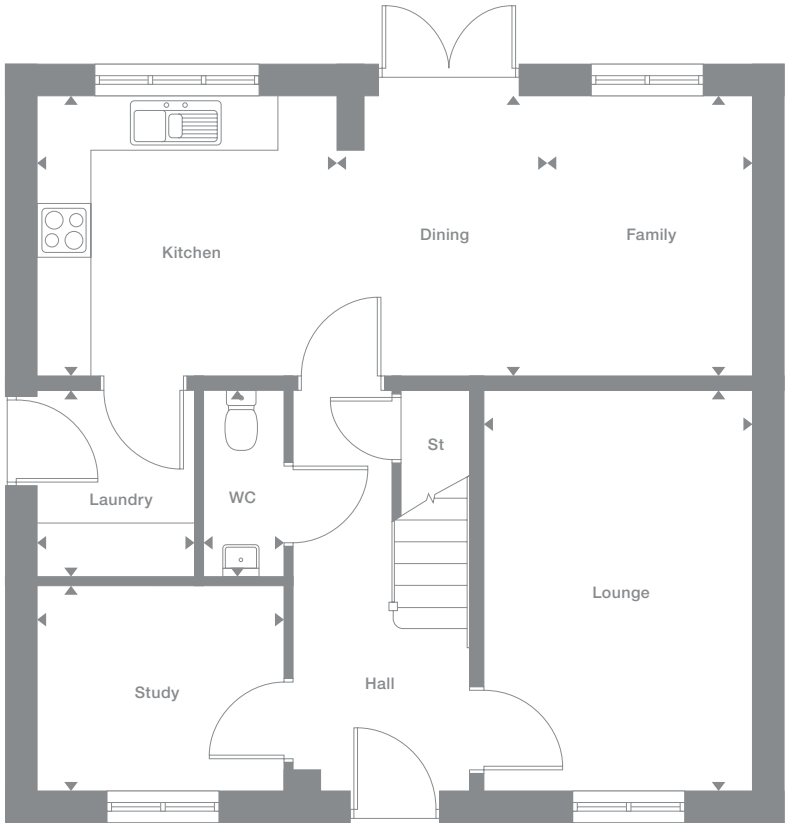
1,307 sq ft

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

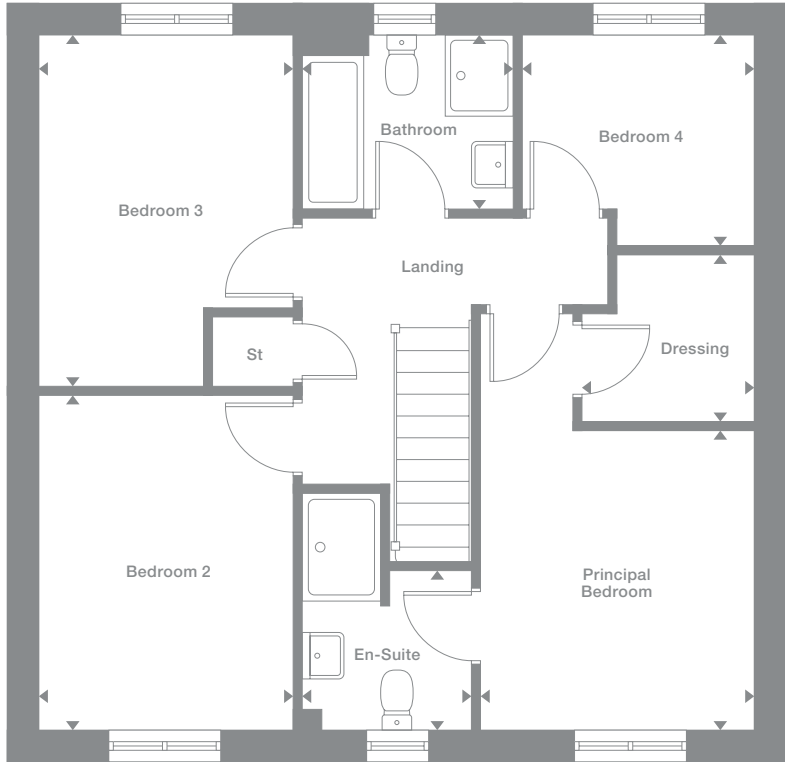
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Norwood

Overview

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

Ground Floor

Lounge
3.58m x 4.51m
11'9" x 14'10"

Kitchen
3.36m x 2.95m
11'0" x 9'8"

Laundry
2.06m x 1.66m
6'9" x 5'5"

Family/Dining
3.71m x 3.84m
12'2" x 12'7"

Study
2.05m x 1.96m
6'9" x 6'5"

WC
2.06m x 1.12m
6'9" x 3'8"

First Floor

Principal Bedroom
3.58m x 3.17m
11'9" x 10'5"

En-Suite
2.31m x 1.30m
7'7" x 4'3"

Bedroom 2
3.65m x 2.73m
12'0" x 9'0"

Bedroom 3
3.40m x 3.15m
11'2" x 10'4"

Bedroom 4
3.32m x 2.72m
10'11" x 8'11"

Bathroom
2.57m x 1.99m
8'5" x 6'6"

Floor Space

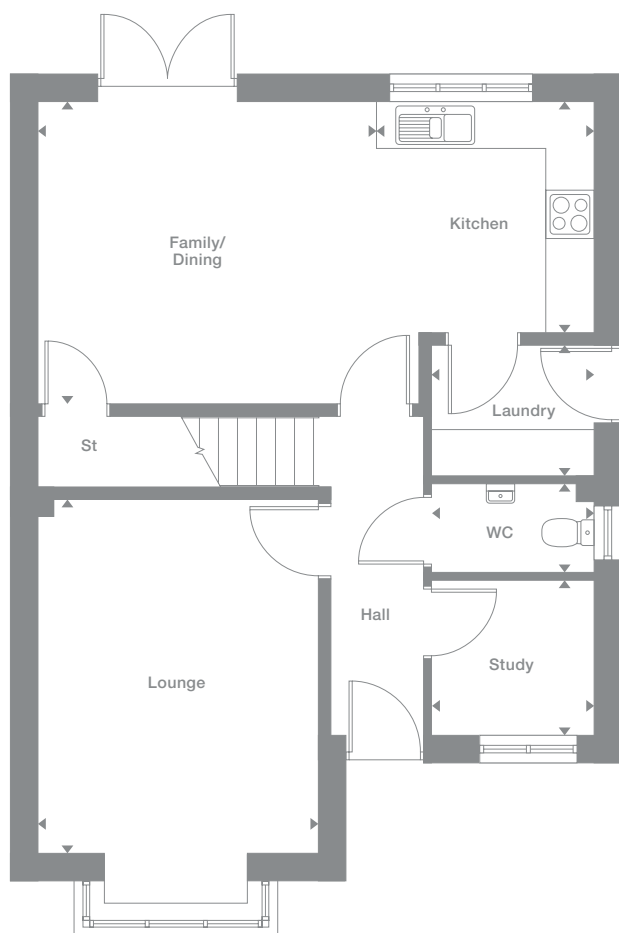
1,344 sq ft

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

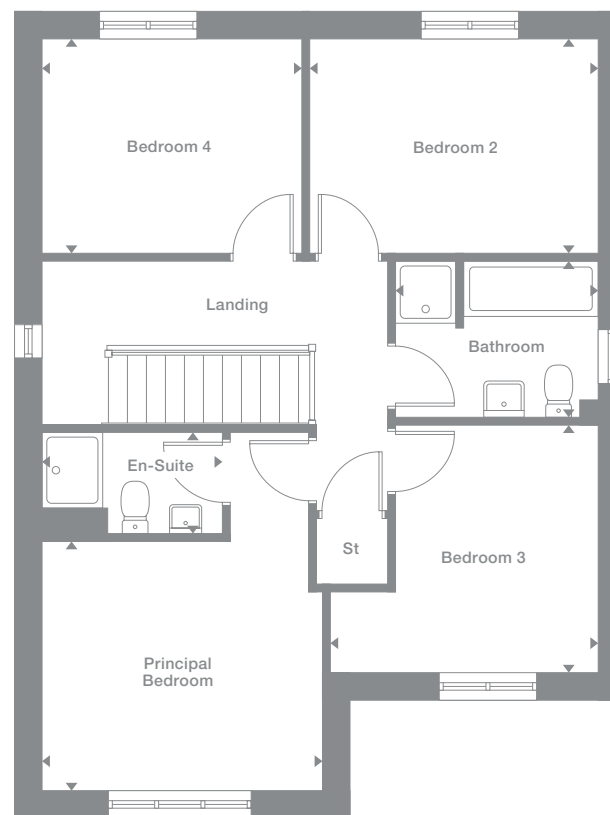
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

Ground Floor

- Lounge**
4.10m x 4.09m
13'5" x 13'5"
- Kitchen**
3.48m x 3.96m
11'5" x 13'0"
- Laundry**
2.12m x 1.76m
7'0" x 5'9"
- Dining**
3.48m x 2.83m
11'5" x 9'4"
- Study/Family**
3.42m x 2.61m
11'3" x 8'7"
- WC**
1.07m x 1.55m
3'6" x 5'1"

First Floor

- Principal Bedroom**
3.53m x 3.41m
11'7" x 11'2"
- En-Suite**
2.04m x 1.79m
6'8" x 5'11"
- Bedroom 2**
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3**
2.42m x 3.39m
8'0" x 11'2"
- Bedroom 4**
3.56m x 3.28m
11'8" x 10'9"
- Bathroom**
3.14m x 1.70m
10'4" x 5'7"

Floor Space

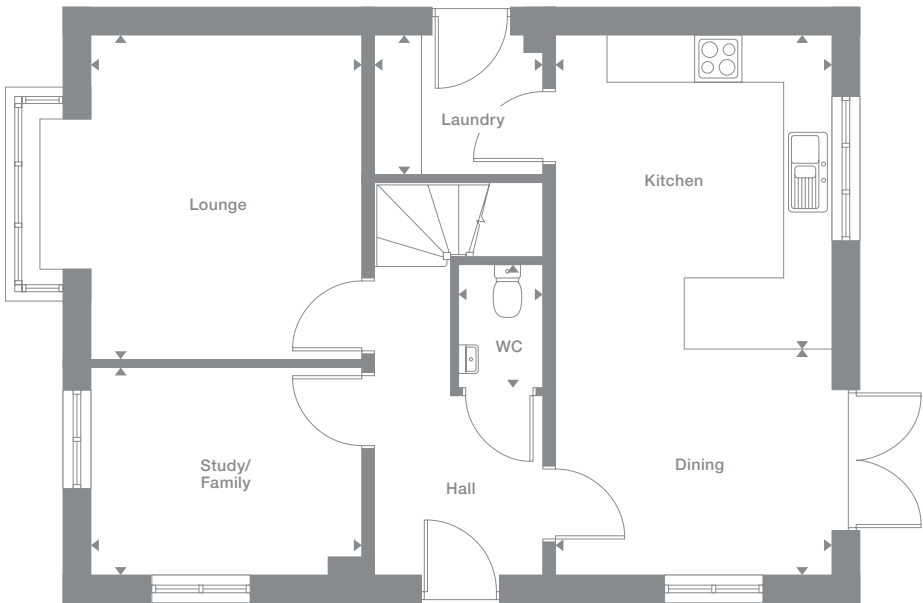
1,379sq ft

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

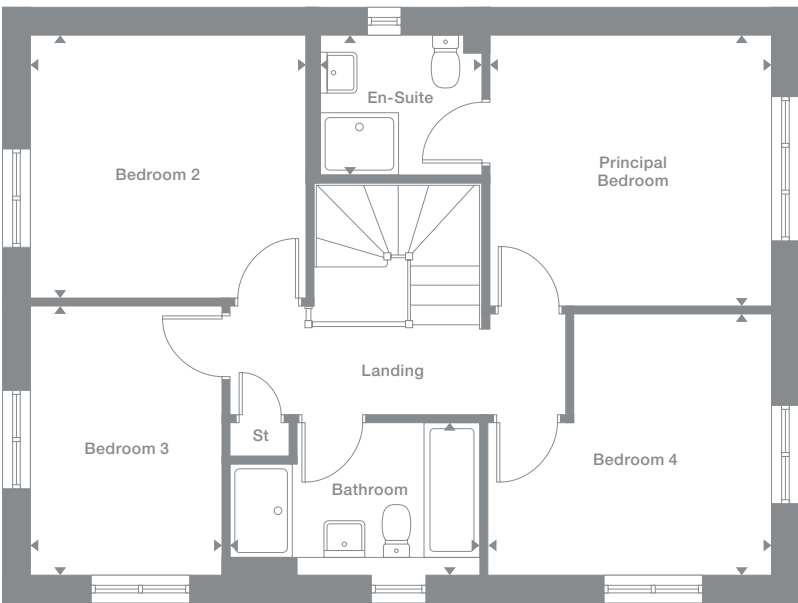
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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

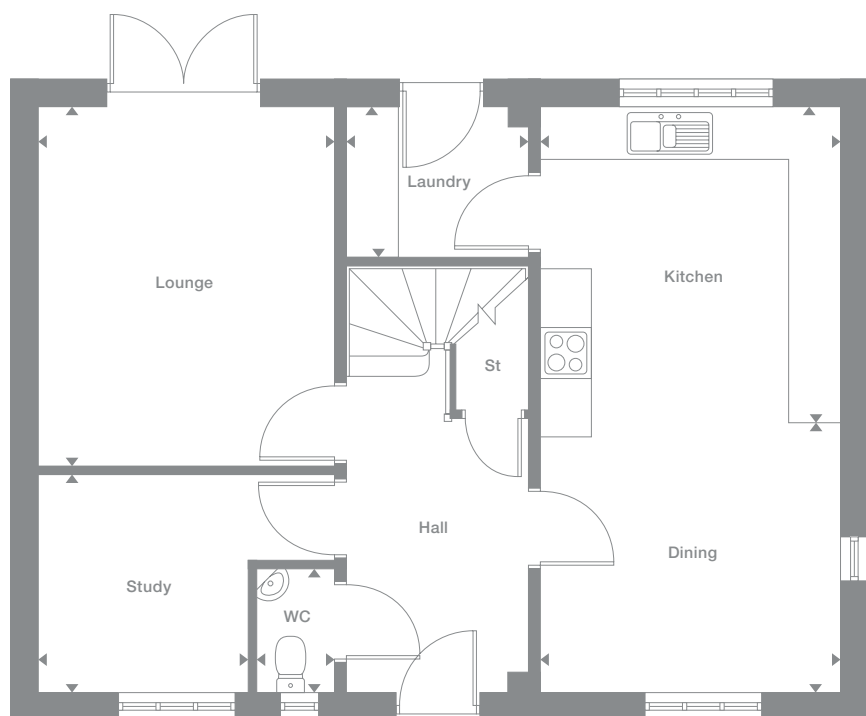
1,390 sq ft

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

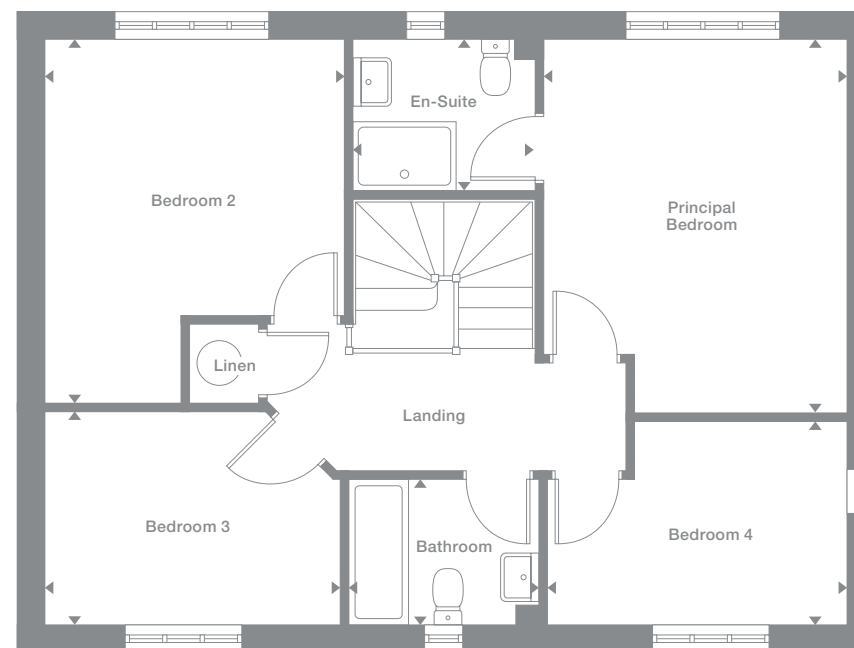
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Sandalwood

Overview

The study provides a peaceful counterpoint to an impressively bright kitchen and family room, with french doors adding a focal point to the dining area. The family bathroom has a separate shower, two of the four bedrooms are en-suite and one features a dressing room.

Ground Floor

- Lounge**
3.36m x 4.29m
11'0" x 14'1"
- Kitchen**
3.36m x 3.26m
11'0" x 10'8"
- Laundry**
2.27m x 1.74m
7'5" x 5'9"
- Dining**
2.66m x 2.96m
8'9" x 9'9"
- Family**
2.48m x 2.96m
8'2" x 9'9"
- Study**
2.49m x 2.16m
8'2" x 7'1"
- WC**
0.91m x 1.90m
3'0" x 6'3"

First Floor

- Principal Bedroom**
3.33m x 3.12m
10'11" x 10'3"
- En-Suite 1**
2.32m x 1.38m
7'8" x 4'6"
- Dressing**
2.49m x 2.22m
8'2" x 7'4"
- Bedroom 2**
2.49m x 3.35m
8'2" x 11'0"
- En-Suite 2**
2.21m x 1.40m
7'3" x 4'7"
- Bedroom 3**
2.45m x 3.62m
8'1" x 11'11"
- Bedroom 4**
3.00m x 2.46m
9'10" x 8'1"
- Bathroom**
2.00m x 1.83m
6'7" x 6'0"

Floor Space

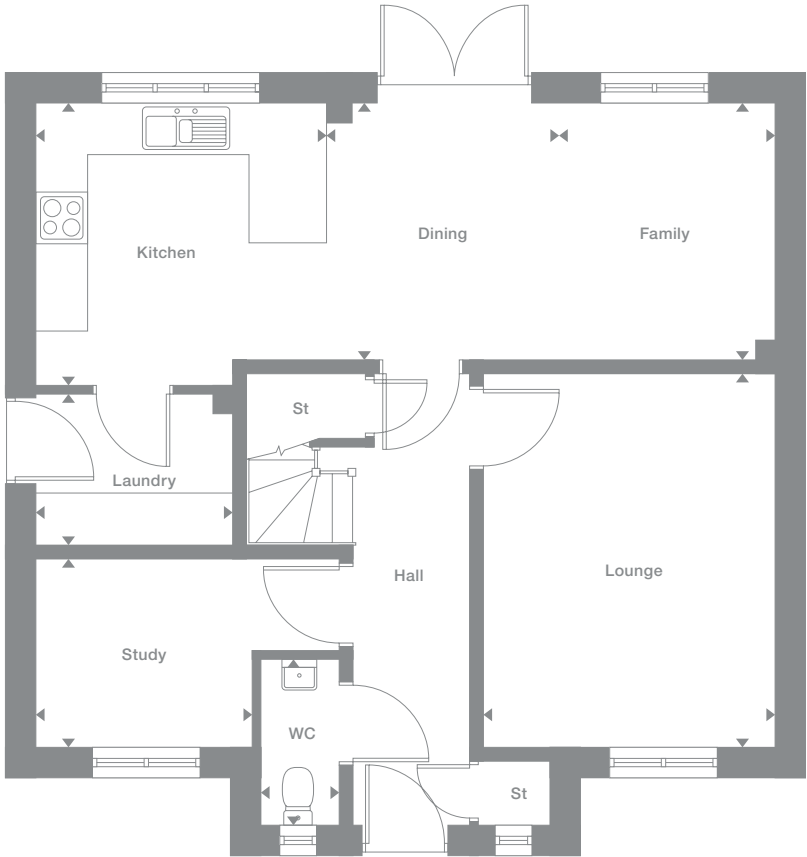
1,422 sq ft

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



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Beechford

Overview

The striking bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.

Ground Floor

- Lounge**
3.32m x 5.66m
10'11" x 18'7"
- Kitchen**
4.29m x 2.94m
14'1" x 9'8"
- Laundry**
1.67m x 1.89m
5'6" x 6'2"
- Dining**
4.15m x 2.94m
13'8" x 9'8"
- WC**
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom**
3.32m x 3.15m
10'11" x 10'4"
- En-Suite 1**
1.69m x 1.99m
5'7" x 6'7"
- Dressing**
2.27m x 1.62m
7'5" x 5'4"
- Bedroom 2**
2.67m x 3.97m
8'9" x 13'1"
- En-Suite 2**
1.70m x 2.01m
5'7" x 6'7"
- Bedroom 3**
3.15m x 3.06m
10'4" x 10'0"
- Bedroom 4**
2.67m x 3.13m
8'9" x 10'4"
- Bedroom 5**
2.37m x 2.01m
7'10" x 6'7"
- Bathroom**
2.24m x 1.83m
7'4" x 6'0"

Floor Space

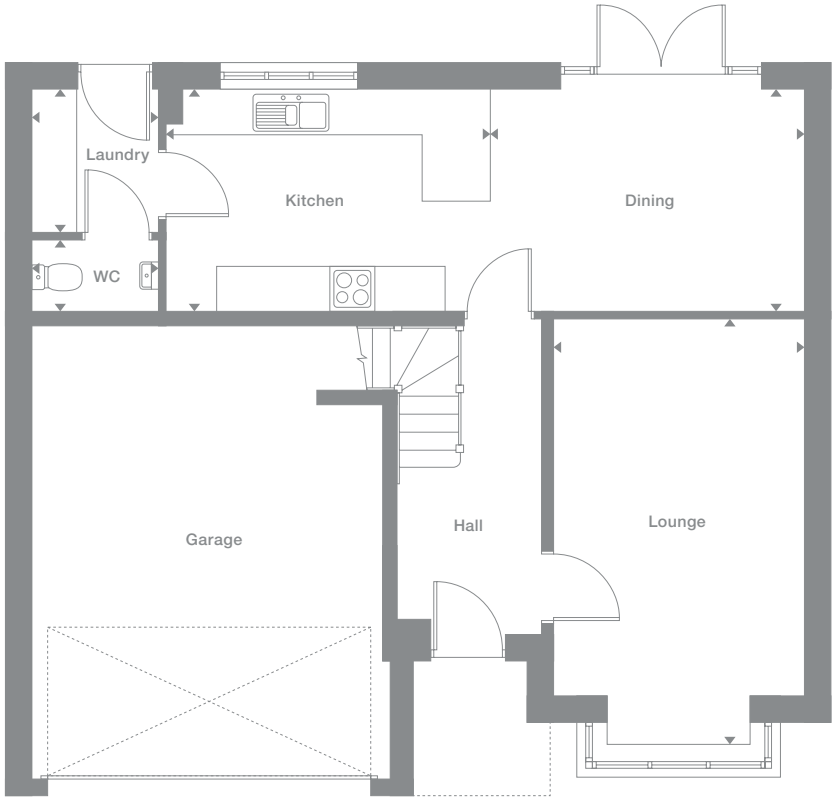
1,435 sq ft

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

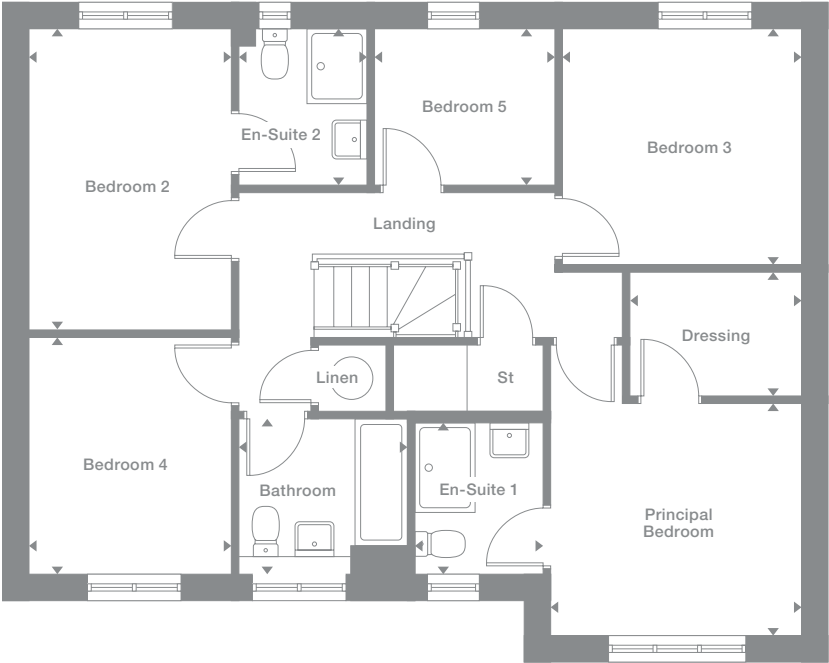
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Crosswood

Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen opening to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor

- Lounge**
3.12m x 5.15m
10'3" x 16'11"
- Kitchen**
3.02m x 3.47m
9'11" x 11'5"
- Laundry**
1.76m x 1.88m
5'9" x 6'2"
- Family/Breakfast**
5.03m x 3.47m
16'6" x 11'5"
- Dining**
2.77m x 3.18m
9'1" x 10'5"
- WC**
0.92m x 1.88m
3'0" x 6'2"

First Floor

- Principal Bedroom**
2.91m x 3.79m
9'7" x 12'5"
- En-Suite 1**
1.55m x 2.02m
5'1" x 6'8"
- Dressing**
2.61m x 1.70m
8'7" x 5'7"
- Bedroom 2**
3.16m x 3.47m
10'5" x 11'5"
- En-Suite 2**
2.13m x 1.60m
7'0" x 5'3"
- Bedroom 3**
2.38m x 3.28m
7'10" x 10'9"
- Bedroom 4**
2.61m x 3.09m
8'7" x 10'2"
- Bathroom**
2.86m x 1.70m
9'5" x 5'7"

Floor Space

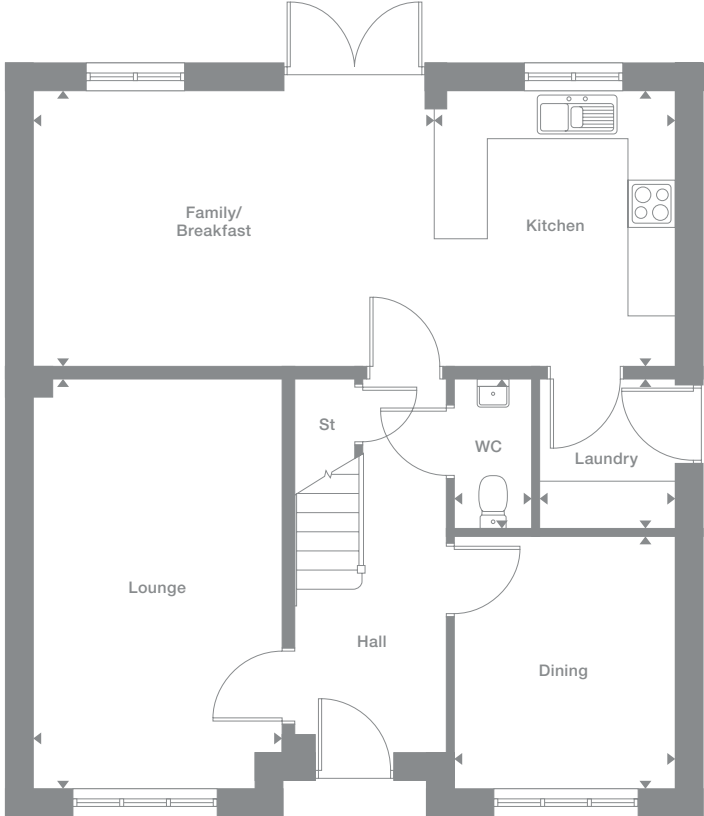
1,500 sq ft

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

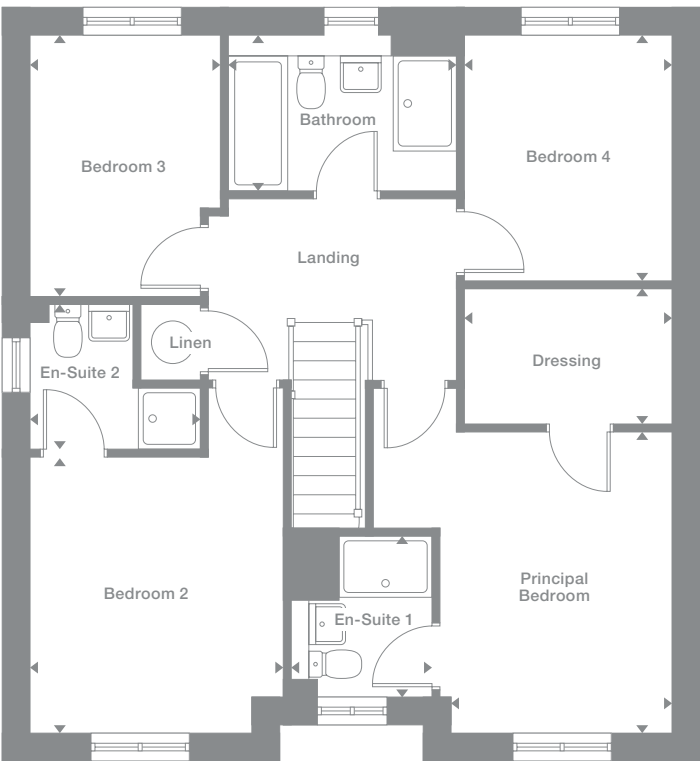
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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The Miller Difference

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.

your home
your way...



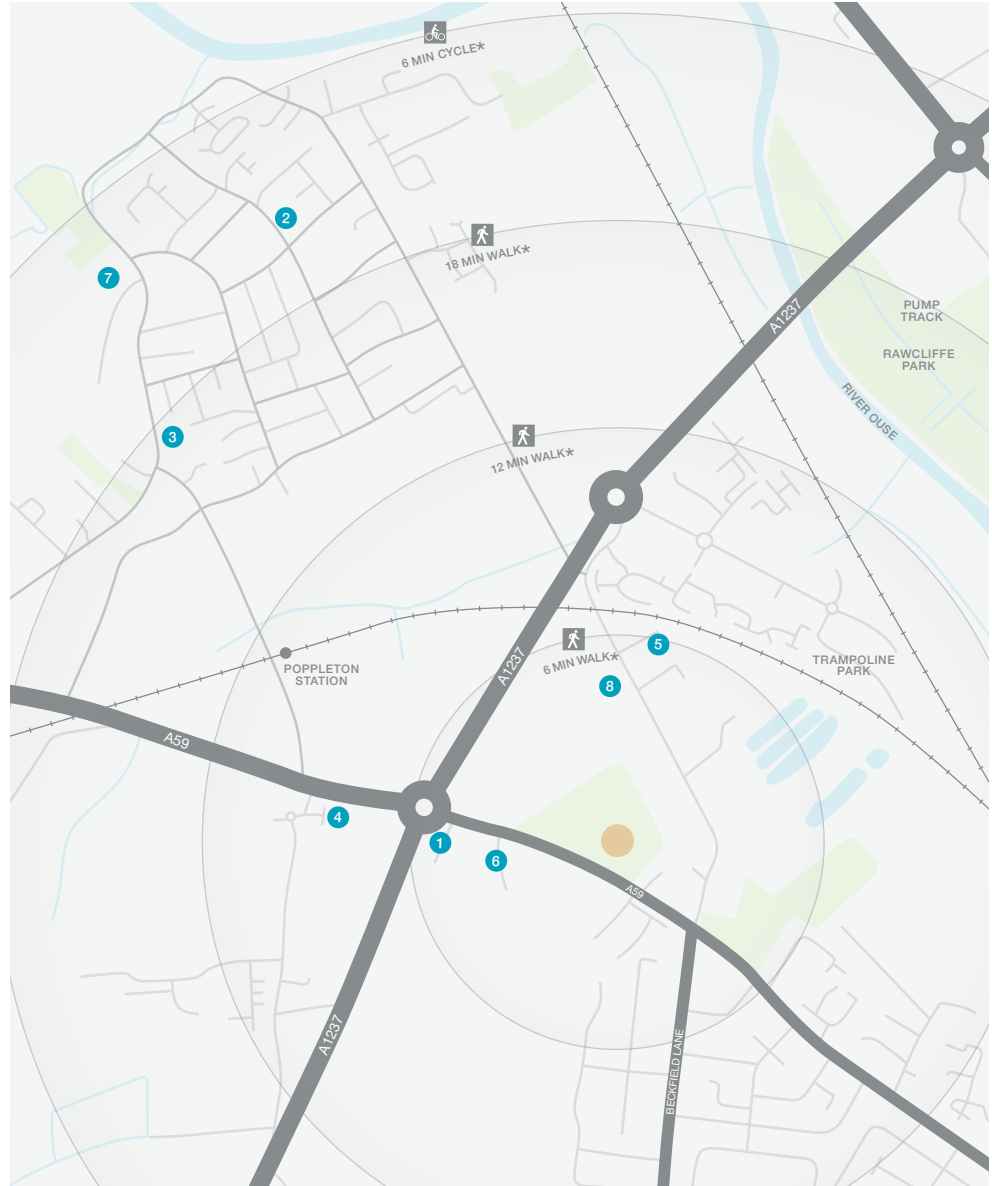
Four hundred yards away there is a 24-hour M&S Food store. More local shops and takeaways, including pharmacies and a post office, can be found within walking distance, and a large precinct at Acomb, a mile and a half away, presents a comprehensive choice of shops and services. Leisure amenities include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

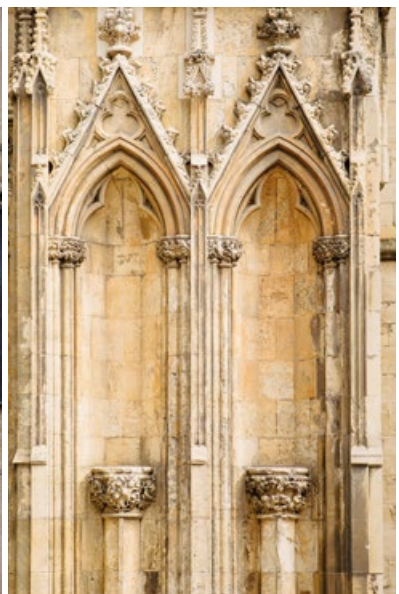
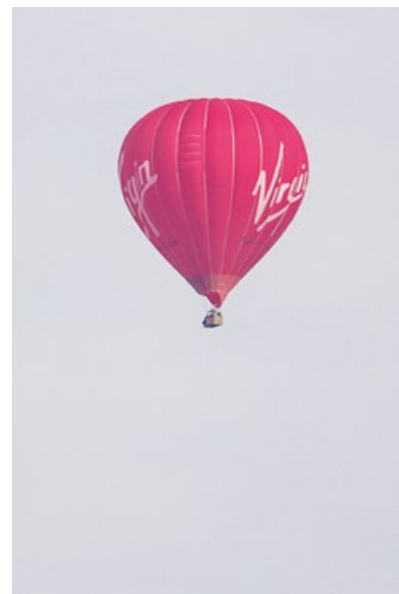
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 781 022
 - 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



Important Notice:
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 location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

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

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Sat Nav: YO26 6QD

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