

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

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millerhomes.co.uk

designed by Brood Creative broodcreative.co.uk

February 2024



millerhomes

the place to be

**Specification
Yorkshire**

the place to be

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Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
Square edged worktop with upstand to wall
Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap
Stainless steel chimney hood and splashback to hob
Stainless steel 4-burner gas hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED track light to ceiling

Bathroom/En-Suite/WC

Ideal Standard's contemporary style white sanitaryware
Soft close toilet seat to bathroom
Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

TV socket to lounge
BT socket (housetypes vary - please see drawings for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket to kitchen
Power and lighting to integral garages
Battery operated carbon monoxide detectors (locations vary)
Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones (where applicable)

Exterior

Double glazed PVCu windows
Double glazed PVCu french casement doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted
Wildlife Box (development specific* and position specific to plot orientation - ask for details)

Decorative

Moulded spindles and newels to staircase
Moulded skirting boards and architraves
White internal doors with chrome handles
Smooth finish ceilings, painted in white
Walls painted in white
Woodwork painted in white

Landscaping

1.8m fence to garden (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden

Energy Efficient Features - On Selected Plots

(please speak to the Development Sales Manager for details)

Electric Vehicle (EV) Charging point – plot specific – ask for details
Decentralised Mechanical Extract Ventilation
Weather Compensator/Sensor
Waste Water Heat Recovery (WWHR) – plot specific – ask for details
Flue Gas Heat Recovery (FGHR) – plot specific – ask for details
Photovoltaic Solar Panels (PV) – plot specific – ask for details



Registered Developer

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of the particular development brochure for more information.