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The Woods



## The Woods at City Fields Wakefield

**millerhomes**

*the place to be®*



The wider City Fields neighbourhood is a sensitively planned, sustainable and enormously attractive addition to the community of Wakefield. Conceived to integrate a diversity of open natural areas with new social, educational and leisure amenities and outstanding residential opportunities, including this newly available selection of energy efficient three, four and five bedroom homes at The Woods, it combines a welcoming sense of place with excellent transport links that include extensive cycleways and footpaths.

Welcome to The Woods at City Fields...



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.

**Development Summary**  
Please note, this brochure is purely a summary introductory guide to The Woods development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.

**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.

**CONSUMER CODE FOR HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**Masterton**

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.



**3 Bed**  
831 sq ft  
Scan to view floorplans

**Maplewood**

Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.



**4 Bed**  
1,269 sq ft  
Scan to view floorplans

**Ashwood**

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.



**4 Bed**  
1,330 sq ft  
Scan to view floorplans

**Oakwood**

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.



**4 Bed**  
1,388 sq ft  
Scan to view floorplans

**Baywood**

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.



**4 Bed**  
1,408 sq ft  
Scan to view floorplans

**Rosewood**

The breathtaking hall and gallery landing testify to the premium quality underpinning every detail of this home, from the stylish bay windows in the dining area and study to the twin french doors and two en-suite bedrooms. The dual aspect kitchen features a prestigious island design.



**4 Bed**  
1,570 sq ft  
Scan to view floorplans

**Thetford**

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.



**5 Bed**  
1,671 sq ft  
Scan to view floorplans

**Download our free QR reader**

Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

It's another of the little ways we try to help.



[millerhomes.co.uk/QRapp](http://millerhomes.co.uk/QRapp)

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 siteplan is not drawn to scale.



Please note that the future phases by Miller Homes will have a proportion of affordable housing. Speak to our Development Sales Manager for details.

Potential through road to neighbouring development

Future Development By Miller Homes



## 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](http://millerhomes.co.uk) for development opening times or call 03301 627 559

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