



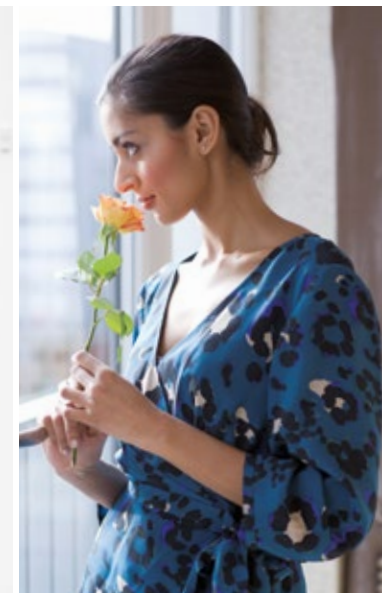
**The Avenue at City Fields  
Wakefield**

**millerhomes**

*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.



# Plot Information

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- Bin Collection Point BCP



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.

**The Woods at City Fields**  
by Miller Homes

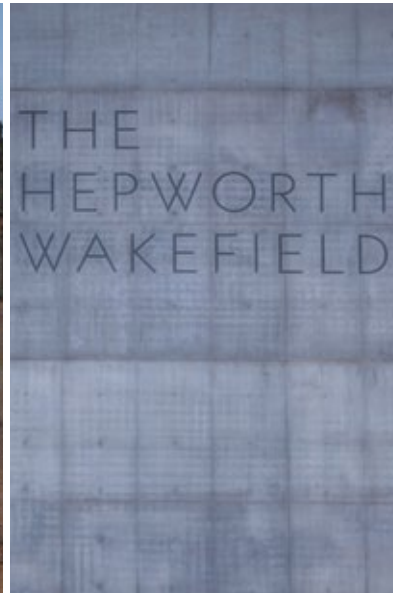
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

View From Sandal Castle



The city of Wakefield presents a superb choice of cultural and leisure attractions set against a background of fascinating architecture and heritage, including the magnificent Wakefield Cathedral and Sandal Castle. In addition to visual arts at The Hepworth, Yorkshire Sculpture Park and several smaller galleries, the Theatre Royal presents an eclectic programme of drama and music. There is also an excellent choice of cinemas, bars, restaurants and nightlife.

Wakefield's sporting and leisure provision include the superb Pugneys Watersports Centre and Country Park on the southern edge of the city, where there are facilities for sailing, windsurfing and canoeing, and the choice of leisure centres in the area includes Sun Lane Leisure, where there is a 25m swimming pool, a fitness suite and a gym. Other amenities nearby include Normanton Golf Club, which is just over one mile away and Pontefract Racecourse which is just over eight miles away.



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 Avenue, it combines a welcoming sense of place with excellent transport links that include extensive cycleways and footpaths. Welcome to The Avenue at City Fields...

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## Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principle bedroom with built-in storage space.

## Ground Floor

**Lounge**  
3.53m x 4.45m  
11'7" x 14'8"

**Kitchen/Dining**  
3.27m x 3.80m  
10'9" x 12'6"

**Laundry**  
1.11m x 1.92m  
3'8" x 6'4"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

## First Floor

**Principal Bedroom**  
2.98m x 3.24m  
9'9" x 10'8"

**En-Suite**  
1.18m x 1.99m  
3'10" x 6'7"

**Bedroom 2**  
2.37m x 3.22m  
7'10" x 10'7"

**Bedroom 3**  
2.00m x 2.14m  
6'7" x 7'0"

**Bathroom**  
2.37m x 1.70m  
7'10" x 5'7"

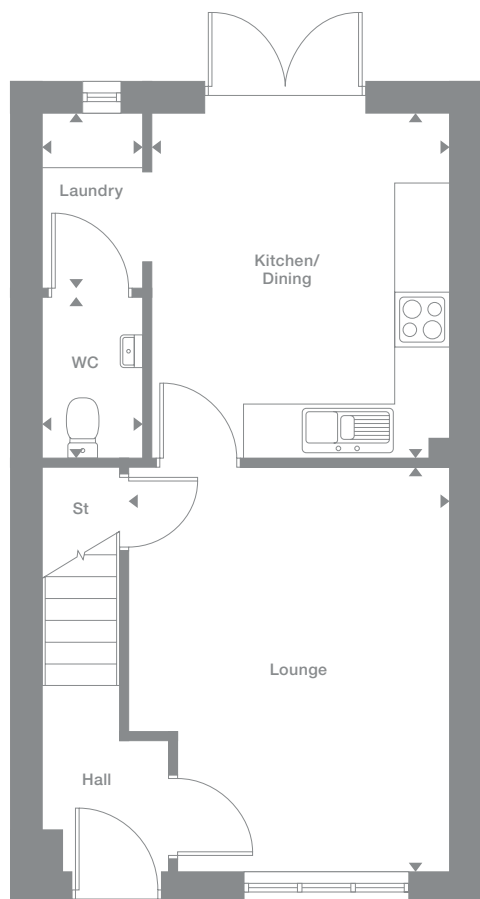
## Floor Space

806 sq ft

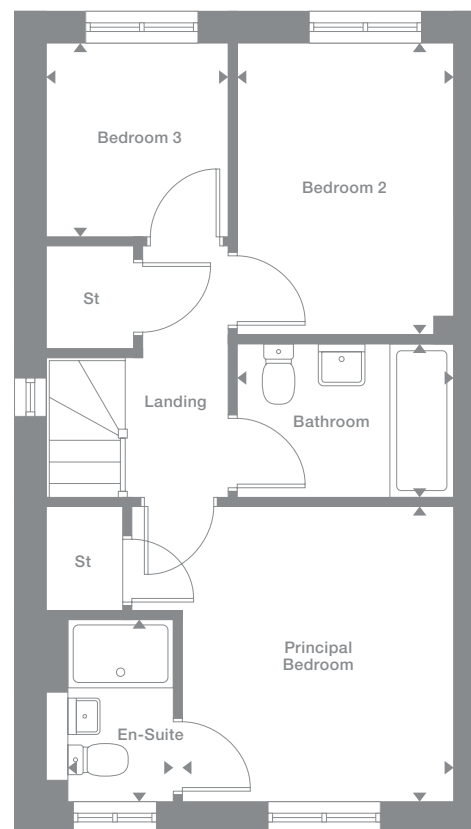
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# 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 4.30m  
9'9" x 14'1"

**Kitchen/Dining**  
3.96m x 3.11m  
13'0" x 10'3"

**WC**  
1.07m x 1.50m  
3'6" x 4'11"

## First Floor

**Bedroom 2**  
3.96m x 2.76m  
13'0" x 9'1"

**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 1.500m H.L.  
9'11" x 8'3"

**En-Suite**  
1.89m x 1.81m  
to 1.500m H.L.  
6'3" x 6'0"

## Floor Space

842 sq ft

-----  
Denotes full height ceiling line

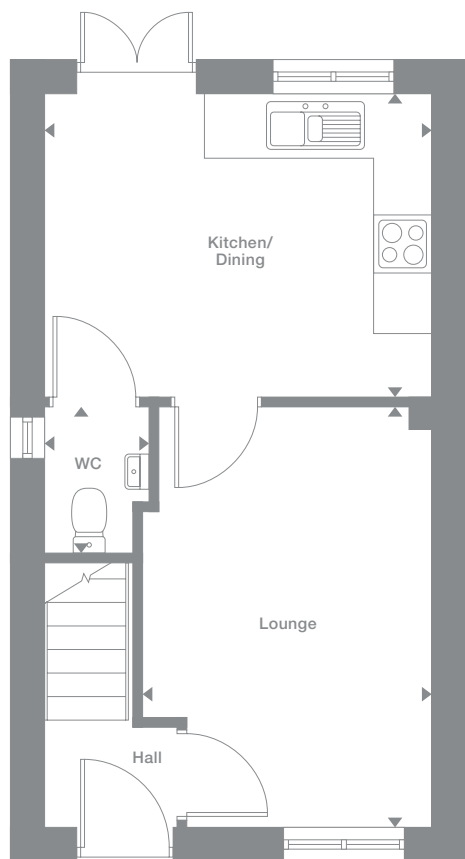
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Denotes 1,500m height ceiling line

Window positions are plot specific and will change on mid-terrace plots.

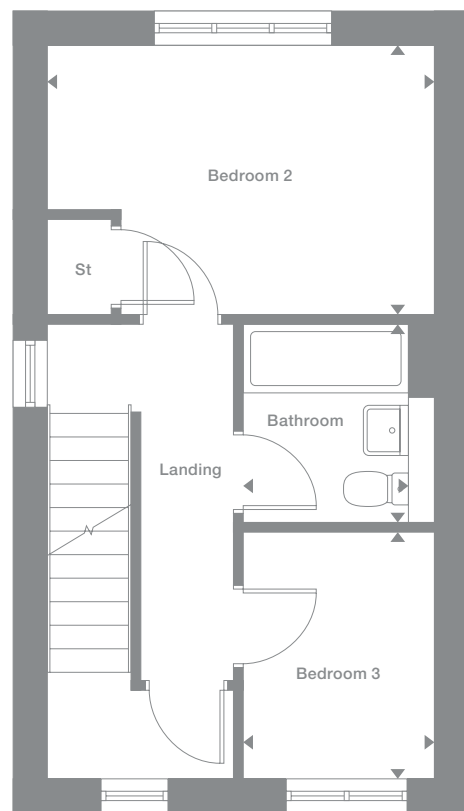
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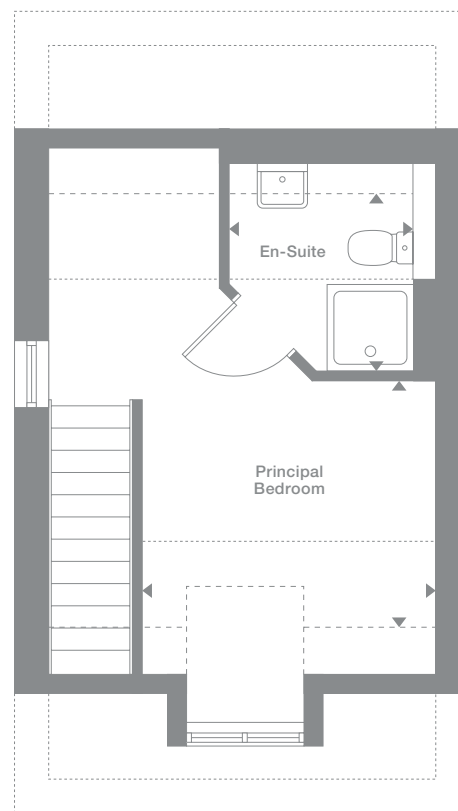
Ground Floor



First Floor



Second Floor



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# Wilton

## Overview

With dual aspect windows in the lounge and the kitchen, and french doors in the dining area, this is a delightfully light, airy home. Upstairs, in addition to the family bathroom there are three bedrooms, one of them en-suite and another with dual aspect outlooks.

## Ground Floor

**Lounge**  
4.65m x 2.98m  
15'3" x 9'7"

**Kitchen**  
2.88m x 3.42m  
9'6" x 11'3"

**Dining**  
1.76m x 2.32m  
5'10" x 7'8"

**WC**  
1.67m x 1.00m  
5'6" x 3'3"

## First Floor

**Principal Bedroom**  
3.32m x 2.98m  
10'11" x 9'9"

**En-Suite**  
1.00m x 2.75m  
3'4" x 9'0"

**Bedroom 2**  
2.53m x 3.42m  
8'4" x 11'3"

**Bedroom 3**  
2.02m x 3.42m  
6'8" x 11'3"

**Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

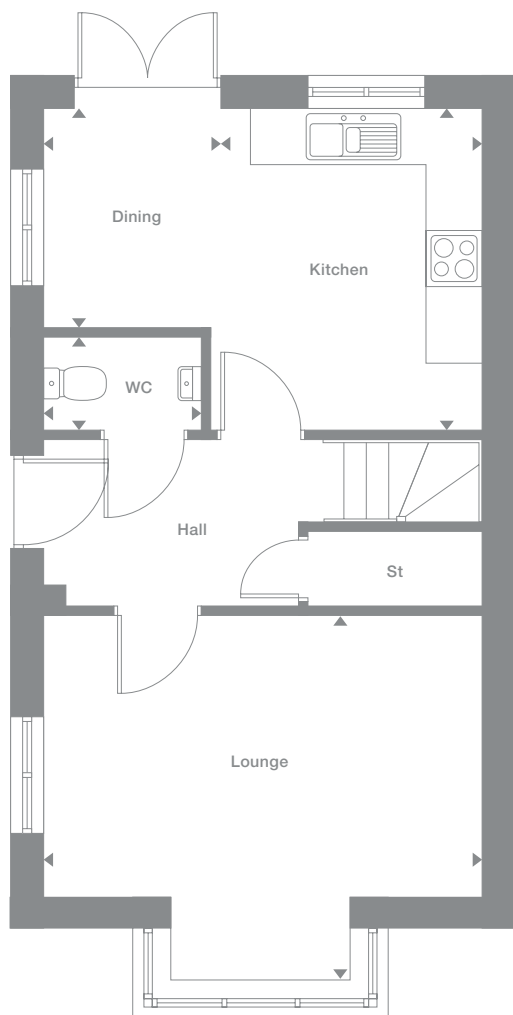
## Floor Space

851 sq ft

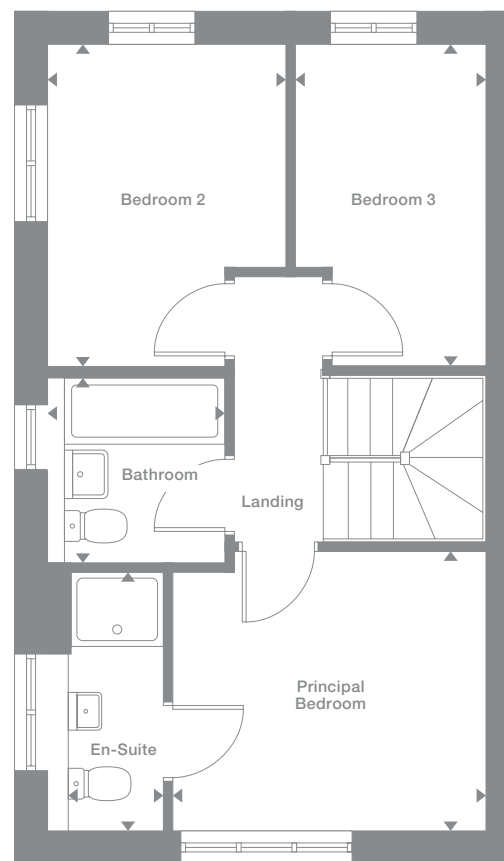
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## Ground Floor



## First Floor



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## Overview

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

## Ground Floor

**Lounge**  
2.96m x 4.73m  
9'9" x 15'6"

**Kitchen**  
2.86m x 3.51m  
9'5" x 11'6"

**Dining**  
2.37m x 3.51m  
7'9" x 11'6"

**WC**  
1.03m x 1.63m  
3'5" x 5'4"

## First Floor

**Principal Bedroom**  
3.21m x 3.69m  
10'7" x 12'1"

**En-Suite**  
1.92m x 1.95m  
6'4" x 6'5"

**Bedroom 2**  
2.98m x 2.46m  
9'10" x 8'1"

**Bedroom 3**  
2.15m x 3.51m  
7'1" x 11'6"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

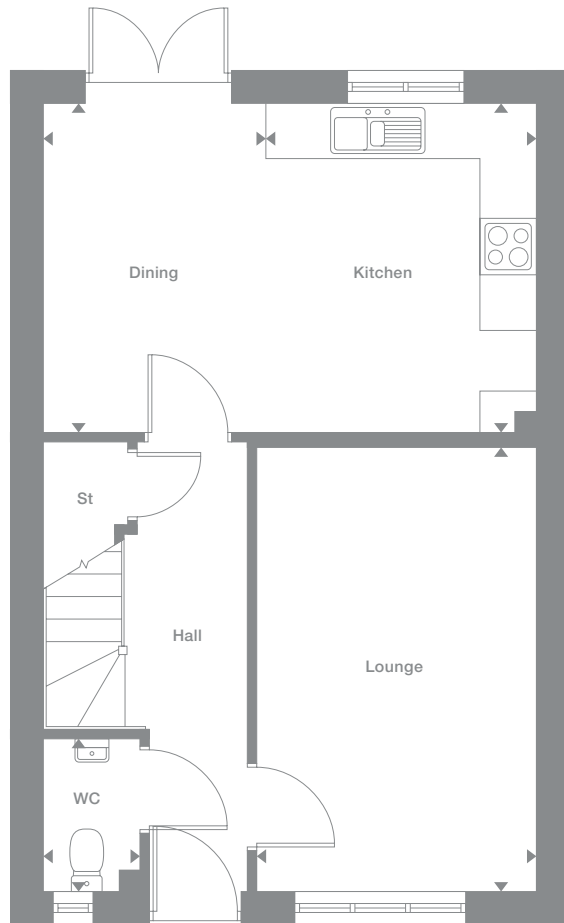
## Floor Space

947 sq ft

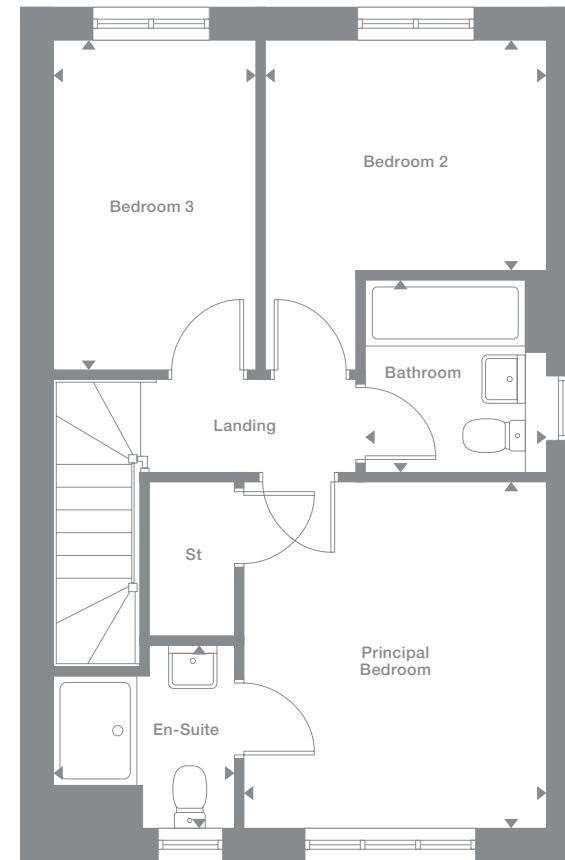
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## Ground Floor



## First Floor



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# Braxton

**Overview**  
Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

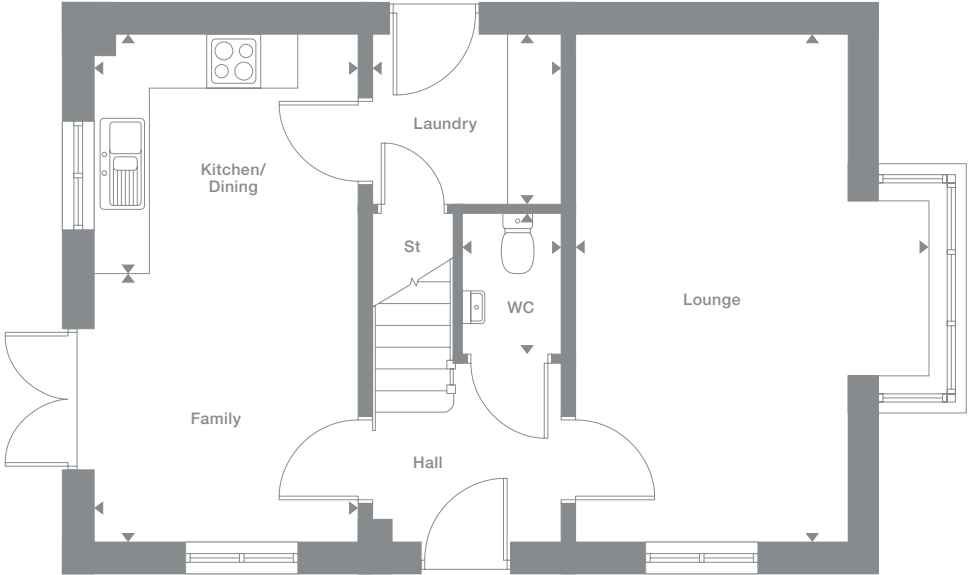
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 2.99m x 5.58m 9'10" x 18'4"	Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"
Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"	En-Suite 2.11m x 1.24m 6'11" x 4'1"
Laundry 2.09m x 1.88m 6'10" x 6'2"	Bedroom 2 2.95m x 3.28m 9'8" x 10'9"
Family 2.90m x 2.92m 9'6" x 9'7"	Bedroom 3 1.70m x 2.20m 5'7" x 7'3"
WC 1.09m x 1.55m 3'7" x 5'1"	Bathroom

**Floor Space**  
1,010 sq ft

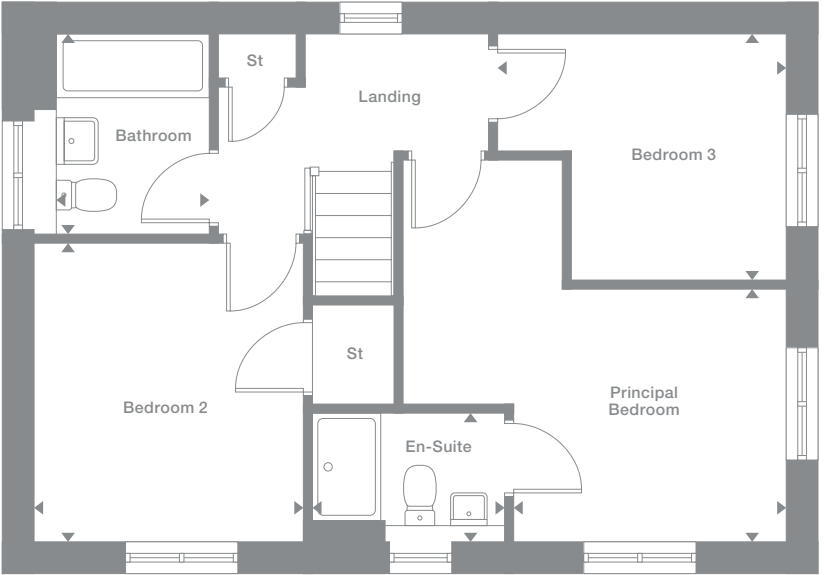
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## Ground Floor



## First Floor



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# Kirkwood

**Overview**

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

**Ground Floor**

- Lounge**  
2.95m x 4.43m  
9'8" x 14'7"
- Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"
- Laundry**  
1.80m x 1.26m  
5'11" x 4'2"
- Dining**  
2.16m x 2.68m  
7'1" x 8'10"
- Family**  
3.14m x 2.36m  
10'4" x 7'9"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.03m x 2.75m  
13'3" x 9'0"
- En-Suite**  
2.60m x 1.18m  
8'6" x 3'10"
- Dressing**  
2.60m x 1.42m  
8'6" x 4'8"
- Bedroom 2**  
2.95m x 3.91m  
9'8" x 12'10"
- Bedroom 3**  
3.04m x 2.87m  
10'0" x 9'5"
- Bedroom 4**  
2.60m x 3.94m  
8'7" x 12'11"
- Bathroom**  
2.33m x 2.87m  
7'8" x 9'5"

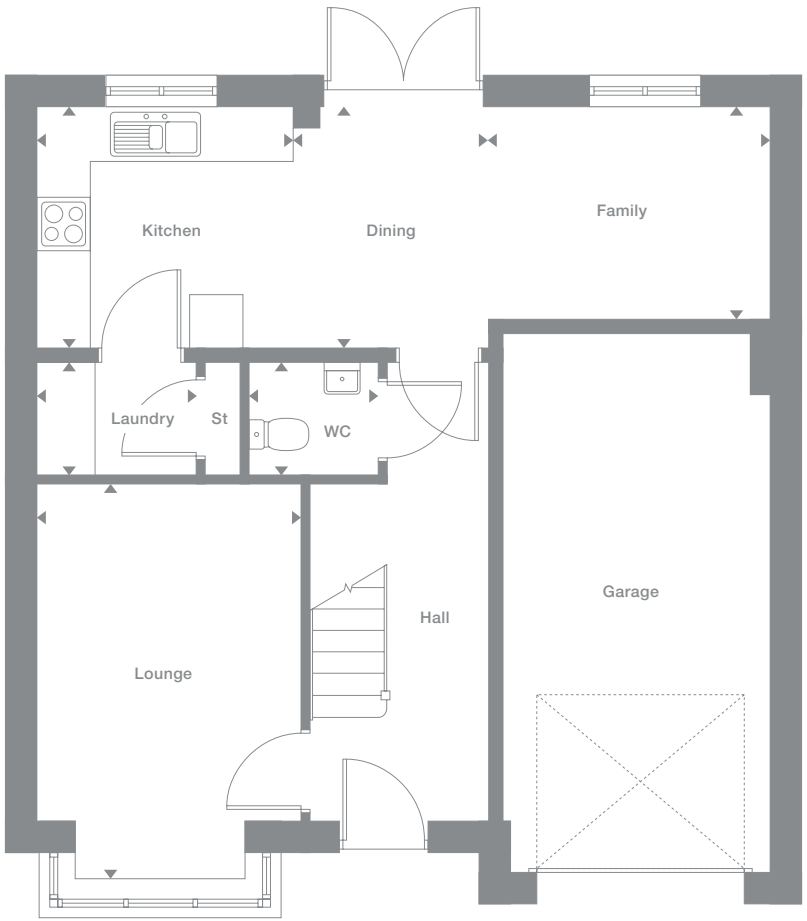
**Floor Space**

1,240 sq ft

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"

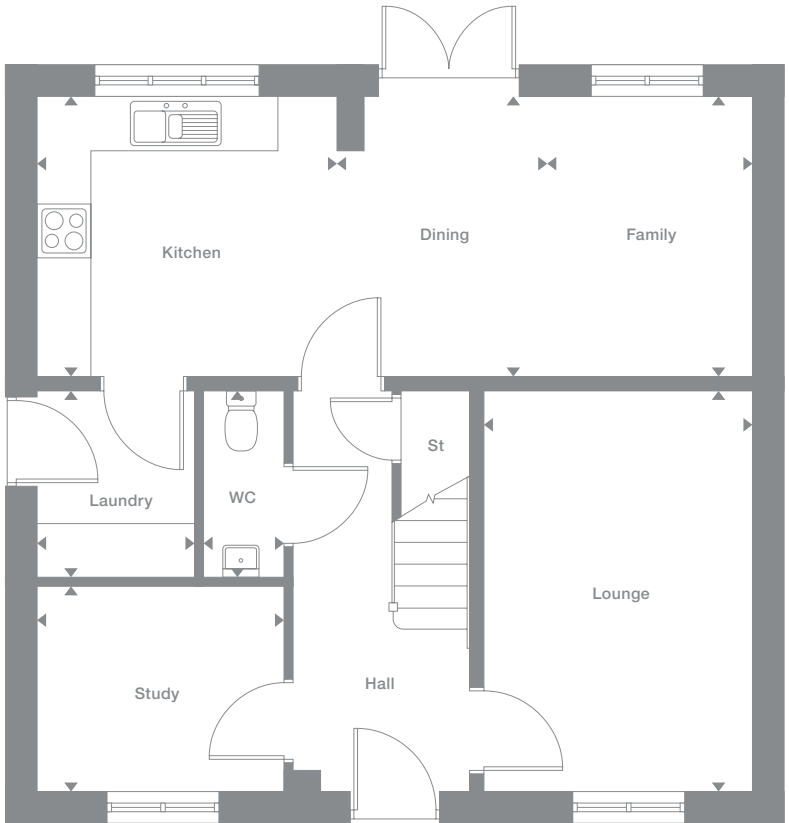
**Floor Space**

1,307 sq ft

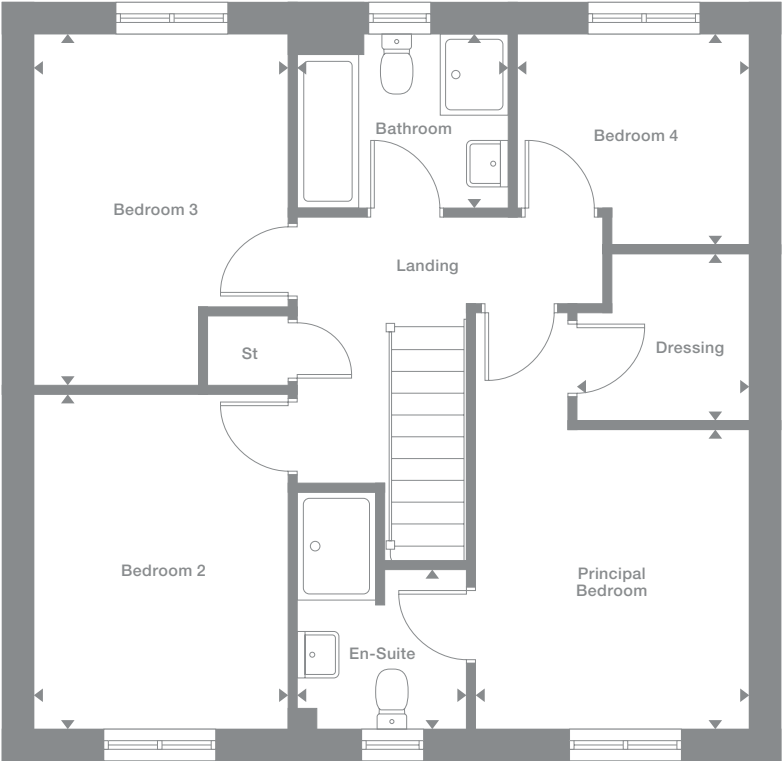
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**Ground Floor**



**First Floor**



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# Denwood

## Overview

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a dressing area.

## Ground Floor

**Lounge**  
3.15m x 4.74m  
10'4" x 15'7"

**Kitchen**  
3.19m x 3.16m  
10'6" x 10'4"

**Laundry**  
1.83m x 1.26m  
6'0" x 4'2"

**Dining**  
2.17m x 3.16m  
7'2" x 10'4"

**Family**  
3.14m x 2.59m  
10'4" x 8'6"

**WC**  
1.44m x 1.26m  
4'9" x 4'2"

## First Floor

**Principal Bedroom**  
4.75m x 3.09m  
15'7" x 10'2"

**En-Suite**  
2.76m x 1.18m  
9'1" x 3'10"

**Dressing**  
2.76m x 1.56m  
9'1" x 5'2"

**Bedroom 2**  
3.66m x 3.05m  
12'0" x 10'0"

**En-Suite 2**  
1.98m x 2.13m  
6'6" x 7'0"

**Bedroom 3**  
2.74m x 3.33m  
9'0" x 10'11"

**Bedroom 4**  
3.10m x 2.60m  
10'2" x 8'6"

**Bathroom**  
2.44m x 2.60m  
8'0" x 8'6"

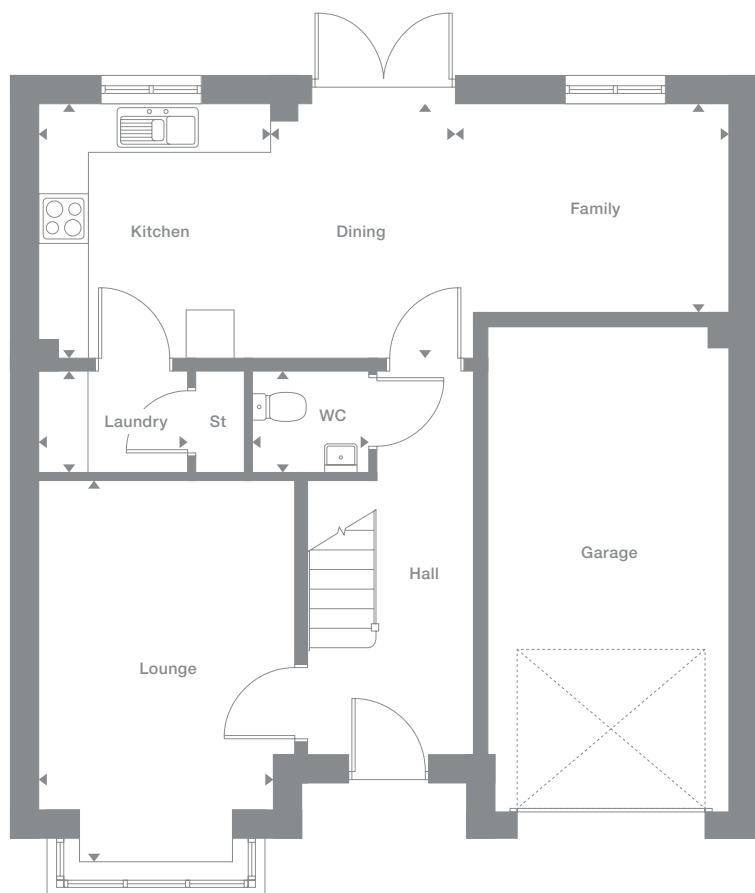
## Floor Space

1,368 sq ft

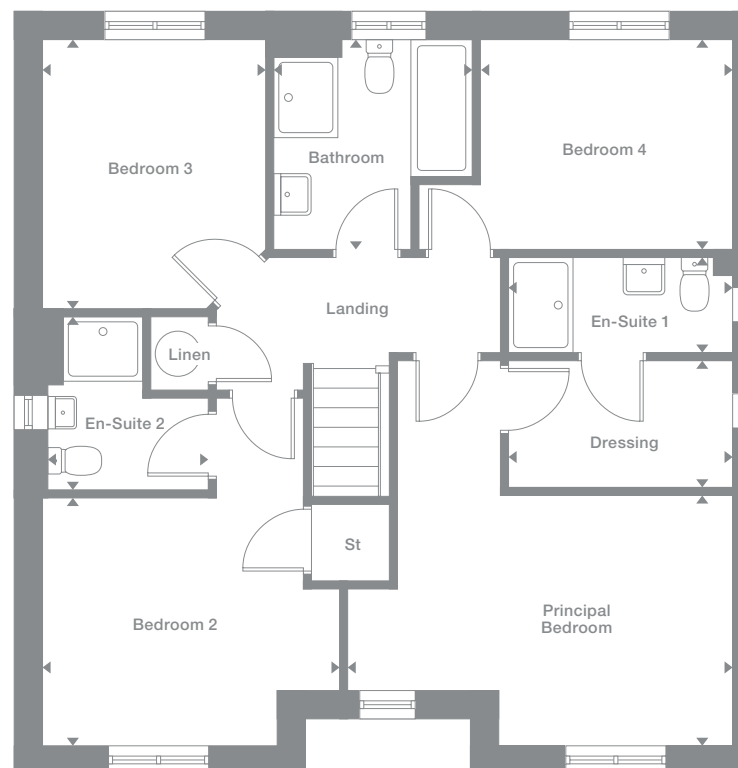
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## Ground Floor



## 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"

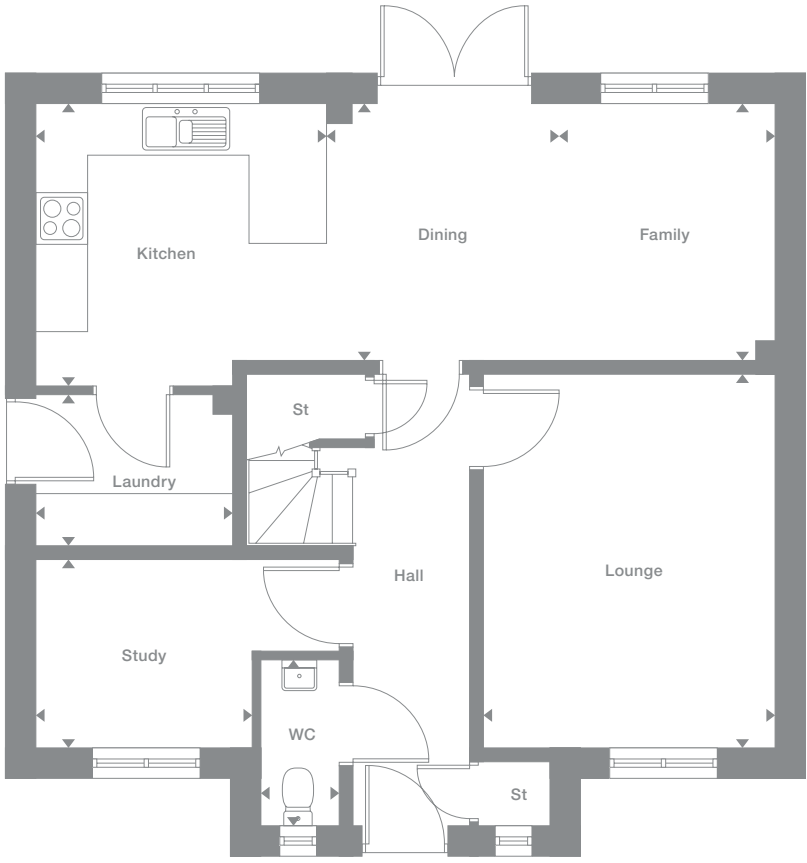
**Floor Space**

1,422 sq ft

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"

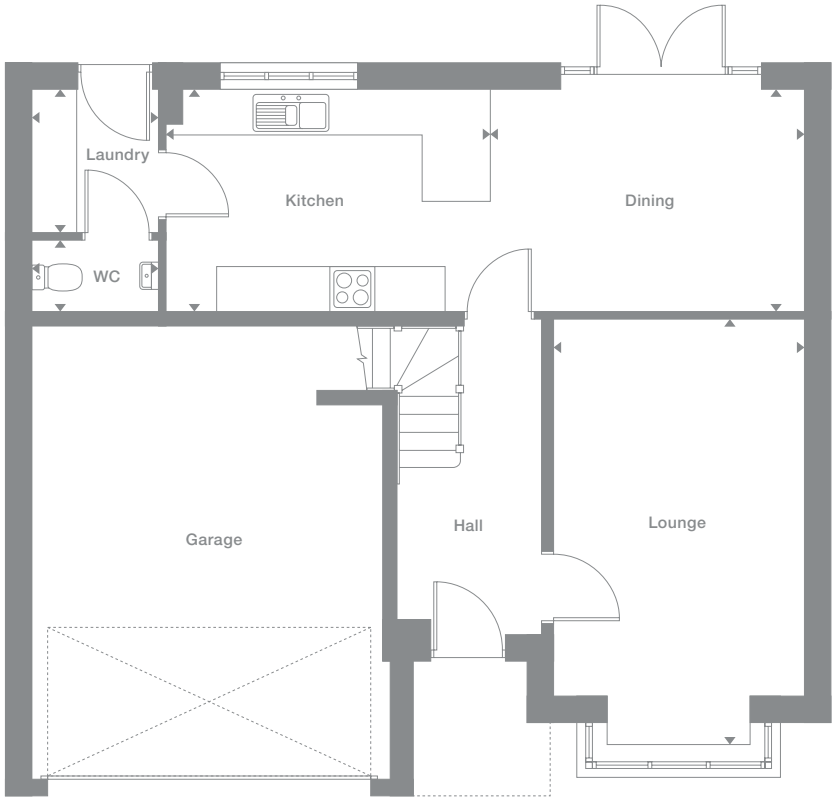
**Floor Space**

1,435 sq ft

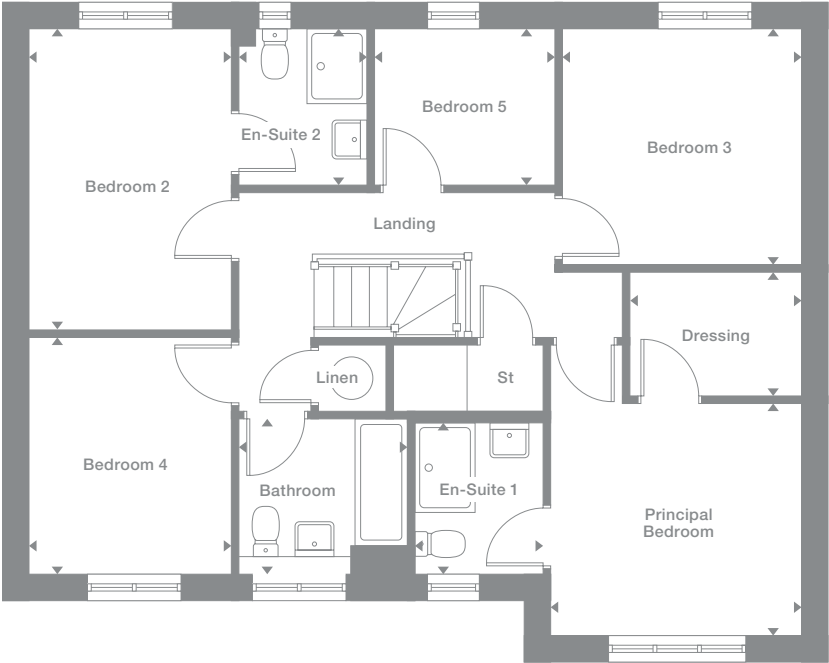


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**Ground Floor**



**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.

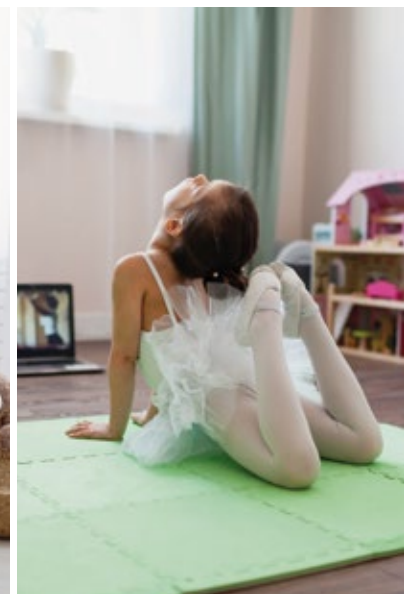
**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

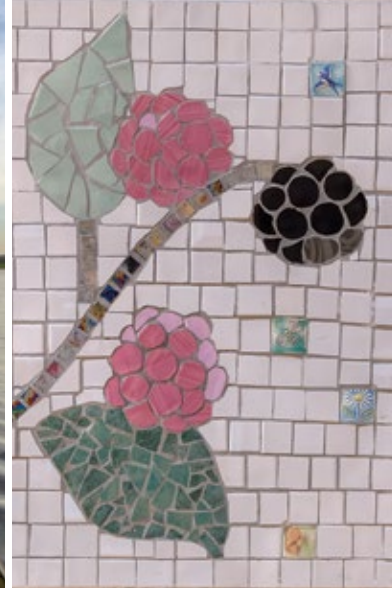
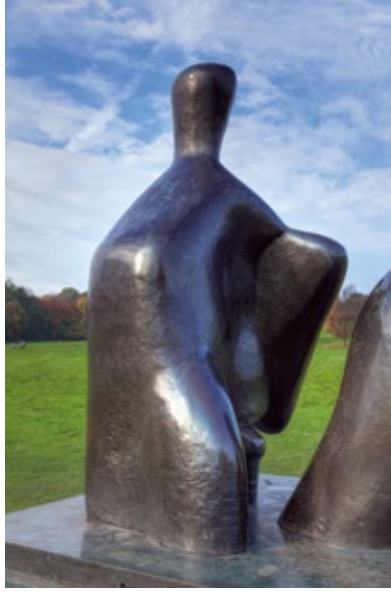
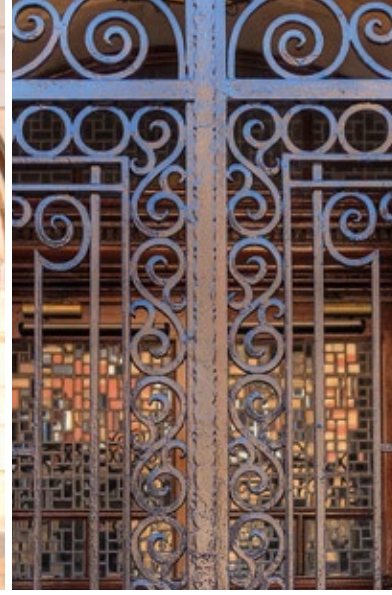
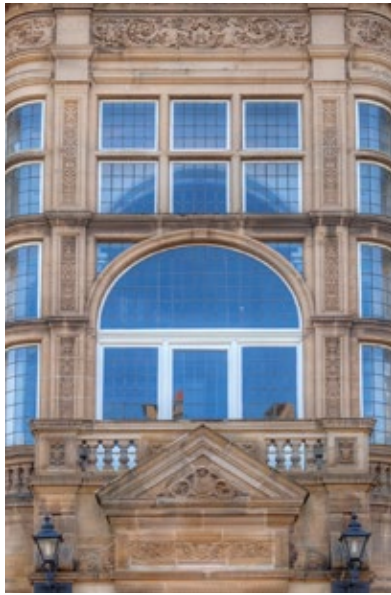
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home  
your way...



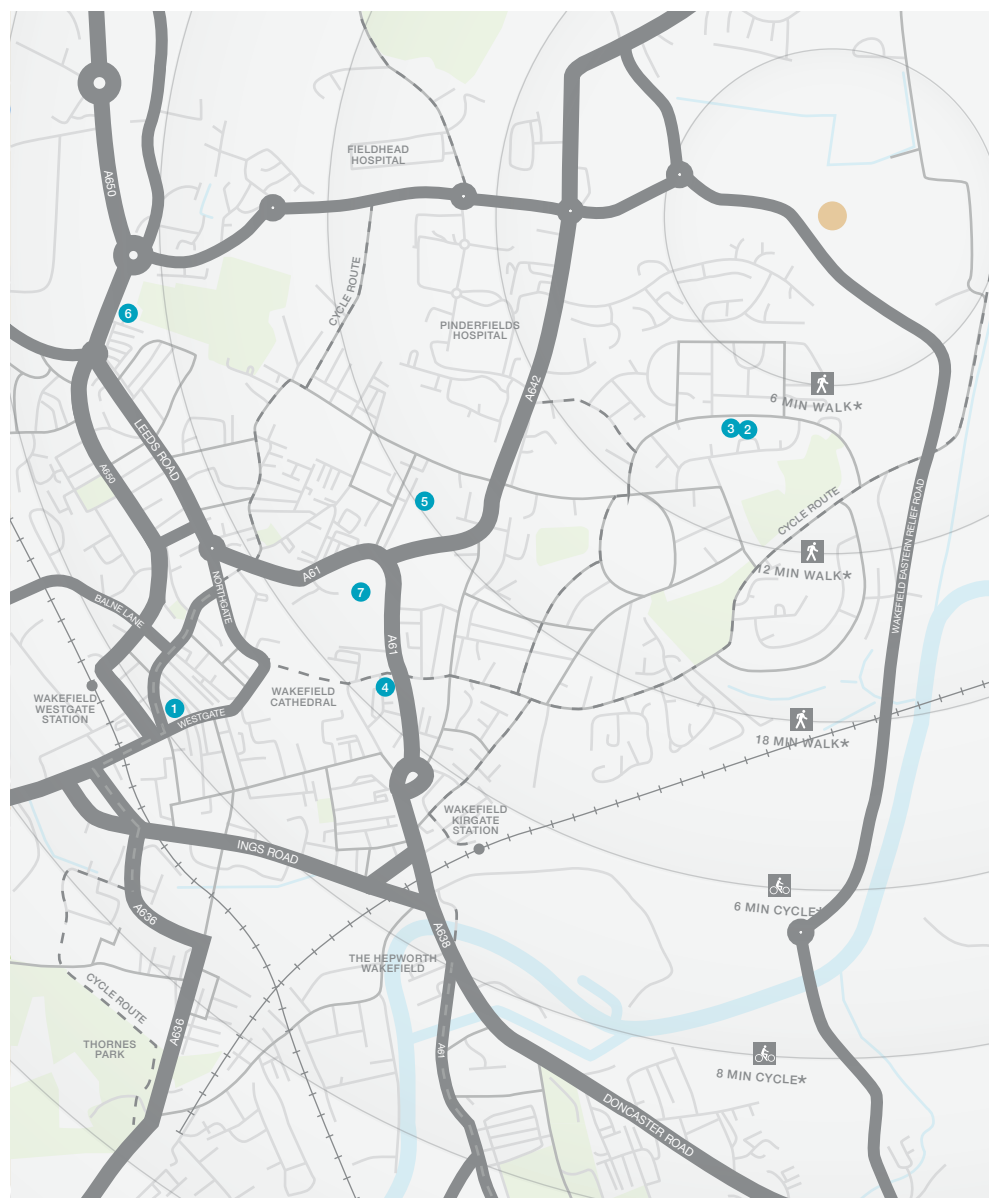
The City Fields proposals include a neighbourhood centre within a short walk of the homes, with a range of shops including food retailers, restaurants, a medical centre and other services. There is also a small local shopping area on Windhill Road with a pharmacist, a post office and a convenience store, while the city centre offers a very wide choice of high street chains, malls and traditional shops. A major recycling centre on Denby Dale Road, three and a half miles away, accepts virtually all household packaging, electrical items and clothing.

An area within the wider City Fields neighbourhood, close to Wakefield City Academy, has been set aside for educational provision. However, there is also a choice of established primary schools within walking distance, from where pupils normally move on to either Outwood Grange Academy or St Thomas à Becket RC College for secondary education. There is a large full-time GP practice at New Southgate Surgery, approximately a mile and a half away, and Pinderfields General Hospital, around a mile from The Avenue, operates a round-the-clock A&E department.





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 Theatre Royal Wakefield, Drury Lane 01924 211 311
  - 2 Boots Pharmacy 64A Windhill Road 01924 291 350
  - 3 Windhill Road Post Office, 64 Windhill Road 01924 371 079
  - 4 Sun Lane Leisure Centre, Sun Lane 01924 306 001
  - 5 St Austin's RC Primary School, Duke of York Street 01294 303 710
  - 6 Dr R Fyfe and Partners New Southgate Surgery, Buxton Place 01294 334 400
  - 7 Trinity Walk Wakefield 01924 239 413
- Outwood Grange Academy, Potovens Lane 01294 204 350
- St Thomas à Becket Catholic College, Barnsley Road 01294 303 545
- Stanley Grove Primary and Nursery School, Aberford Road 01294 303 805

\* 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



Newmillar Dam Country Park

# How to find us

**Development**  
**Opening Times:**  
**Thursday - Monday**  
**10.30am - 5.30pm**  
**03308 221 331**

**From the M1**  
Leave the M1 at junction 41 and follow signs for Wakefield via the A650. Stay on the A650 for two miles, then at the Newton Hill roundabout take the second exit, signposted for Garforth. Carry on for three-quarters of a mile, through two roundabouts, and passing the Pinderfields Hospital car park on the right. Take the second exit at the next roundabout and then turn right at the roundabout at the bottom of the hill. The Avenue is on the left after a quarter of a mile.

**From the M62**  
Leave the M62 at junction 30 and follow signs for Wakefield via the A642. Stay on the A642 for two and a half miles, until it becomes the A6194. Go straight through the first roundabout on the A6194. The Avenue is on the left after a quarter of a mile.

Sat Nav: WF3 4LS



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®



Registered Developer

**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 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](http://millerhomes.co.uk) for development opening times or call 03308 221 331

Sat Nav: WF3 4LS

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

**millerhomes**

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