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Langley Gate



Langley Gate York

the place to be[®]

miller homes

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...



Create your perfect home



The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

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 Sales Adviser and confirmed with solicitors.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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 Langley Gate 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.

Chaucer

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.



1 Bed

436 sq ft



Scan to view floorplans

Twain

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.



2 Bed

603 sq ft



Scan to view floorplans

Stretton

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.



3 Bed

819 sq ft



Scan to view floorplans

Darwin

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.



3 Bed

921 sq ft



Scan to view floorplans

Darwin DA

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.



3 Bed

933 sq ft



Scan to view floorplans

Pushkin

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.



3 Bed

954 sq ft



Scan to view floorplans

Malory

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.



3 Bed

1,061 sq ft



Scan to view floorplans

Kipling

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.



3 Bed

1,027 sq ft



Scan to view floorplans

Blyton

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.



4 Bed

1,034 sq ft



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Avery

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.



4 Bed

1,206 sq ft



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Buchan

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.



4 Bed

1,264 sq ft



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Ashbery

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.



4 Bed

1,275 sq ft



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Repton

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.



4 Bed

1,290 sq ft



Scan to view floorplans

Ryton

The lounge double doors open to create a breathtaking space extending from the bay window to the french doors. Two of the four bedrooms are en-suite. This is a stylishly practical and immensely prestigious home.



4 Bed

1,400 sq ft



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Stevenson B

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.



4 Bed

1,390 sq ft



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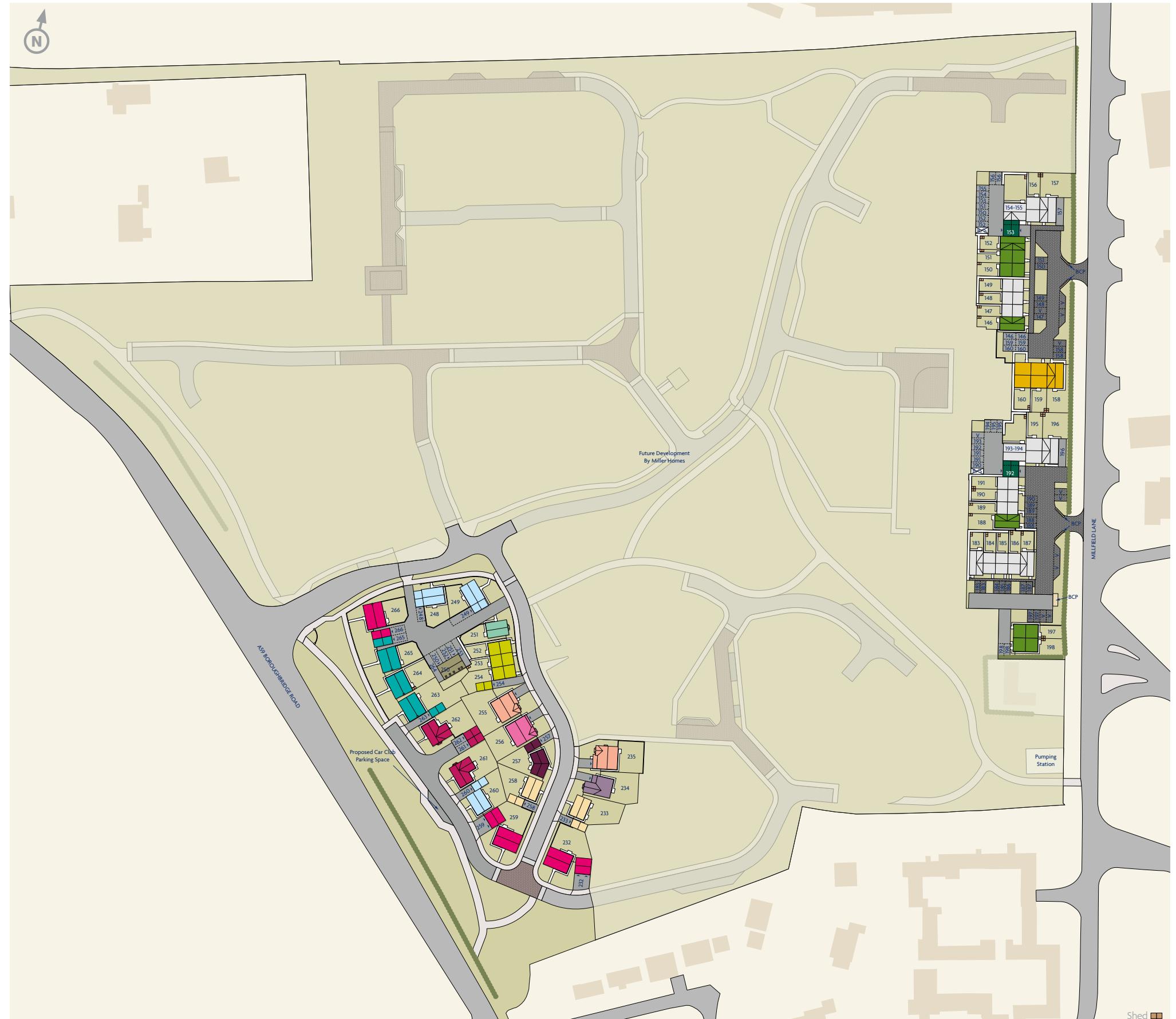
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It's another of the little ways we try to help.



millerhomes.co.uk/QRapp



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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

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