



**Brompton Fold  
Bradford**

*the place to be®*

**millerhomes**

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.



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- Gabion Wall
- Gradient Banking
- Electrical Substation  S/S

Gabion wall and landscaping gradient banking are indicative only. Please speak to Development Sales Manager for details.

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.



Please note that selected gardens may be subject to gradients. Please speak with Development Sales Manager for further information

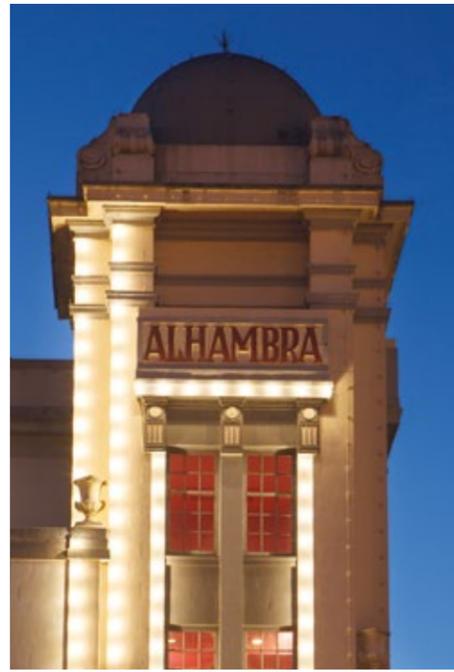




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

With all the amenities and advantages of Bradford in easy reach and just eight miles from Leeds, Brompton Fold has a peaceful ambience that contrasts with its extremely convenient location. Local bus services pass along Leeds Road, just yards from the development, and Apperley Bridge Railway Station, three-quarters of a mile away, has half-hourly services into both Bradford and Leeds. Either destination involves a journey of less than 15 minutes. Brompton Fold is also convenient for Leeds Bradford Airport, three and a half miles away. Airport buses running via Harrogate Road pass within half a mile of the homes.

A wonderful route for walking and cycling, the Leeds and Liverpool Canal is hugely popular with colourful leisure craft and the Apperley Bridge Marina, around 250 yards away, provides a picturesque focal point for enthusiasts. For long-distance cyclists or adventurous walkers, the towpath forms part of National Cycle Route 66, and offers an alternative route into Leeds. The nearby River Aire also presents a beautiful natural environment to explore. The wide variety of green spaces includes Idle Recreation Ground, playing fields at Apperley Bridge and Rawdon Meadows, and large tracts of woodland at West Wood, Calverley Wood and Dawson Wood, all within a few minutes walk. Rawdon Golf and Tennis club is a mile and a half to the north.



Just four miles from the centre of Bradford in the leafy neighbourhood of Apperley Bridge, this attractive development brings a superb selection of contemporary, energy efficient one, two, three, four and five bedroom homes to a highly sought-after area. Bordered by open green space alongside the Leeds and Liverpool Canal, and half a mile from the River Aire, the waterside setting adds a special character to this unique residential opportunity. Welcome to Brompton Fold...

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# Hawthorne

## Overview

Incorporating dual aspect windows as well as french doors opening out to the garden, the exceptionally bright living and dining room complements a separate self-contained kitchen. Upstairs, in addition to three bedrooms, one of them en-suite, there is a generously sized built-in cupboard on the landing and another in the master bedroom.

## Floor Space

819 sq ft

## Plots

71\*, 72, 73, 175\*, 176, 177\*, 178, 182\*, 183

## Ground Floor

Living  
4.514m x 3.118m  
14'10" x 10'3"

Dining  
3.503m x 2.004m  
11'6" x 6'7"

Kitchen  
2.298m x 3.210m  
7'6" x 10'6"

WC  
0.943m x 2.060m  
3'1" x 6'9"

## First Floor

Master Bedroom  
2.826m x 3.212m max  
9'3" x 10'6"

En-Suite  
1.595m x 2.060m  
5'3" x 6'9"

Bedroom 2  
2.365m x 3.322m  
7'9" x 10'11"

Bedroom 3  
2.057m x 2.224m  
6'9" x 7'4"

Bathroom  
2.365m x 1.705m  
7'9" x 5'7"



## Ground Floor

Lounge  
3.566m max x 4.494m max  
11'8" x 14'9"

Kitchen/Dining  
3.341m x 3.837m  
11'0" x 12'7"

Laundry  
1.080m x 1.964m  
3'7" x 6'5"

WC  
1.080m x 1.780m  
3'7" x 5'10"

## First Floor

Master Bedroom  
2.817m x 3.265m  
9'3" x 10'9"

En-Suite  
1.604m x 2.034m  
5'3" x 6'8"

Bedroom 2  
2.311m x 3.065m  
7'7" x 10'1"

Bedroom 3  
2.110m x 2.024m max  
6'11" x 6'8"

Bathroom  
2.311m x 1.908m  
7'7" x 6'3"

# Stretton

## Overview

The lounge opens on to a light-filled kitchen and dining room, with feature french doors giving access to the garden and a thoughtfully designed laundry area leaves the social space free for food and relaxed conversation.

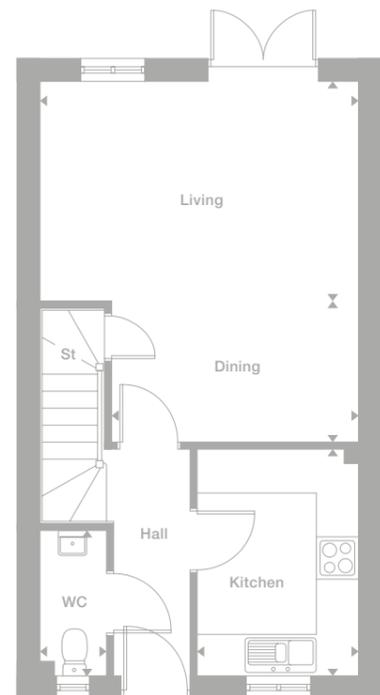
## Floor Space

819 sq ft

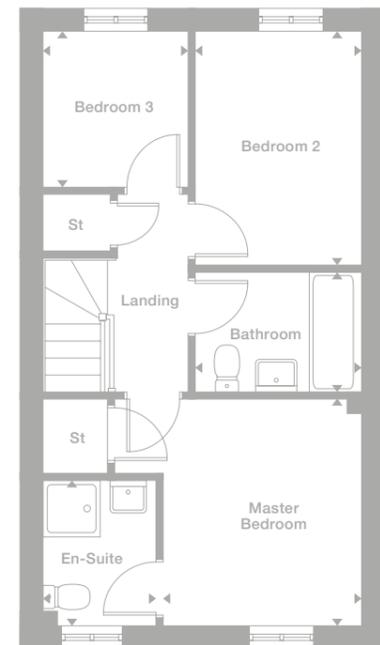
## Plots

96, 97\*, 98, 99\*, 100, 130\*, 131, 132\*, 133, 147\*, 148, 149\*, 150, 151\*, 152, 153\*

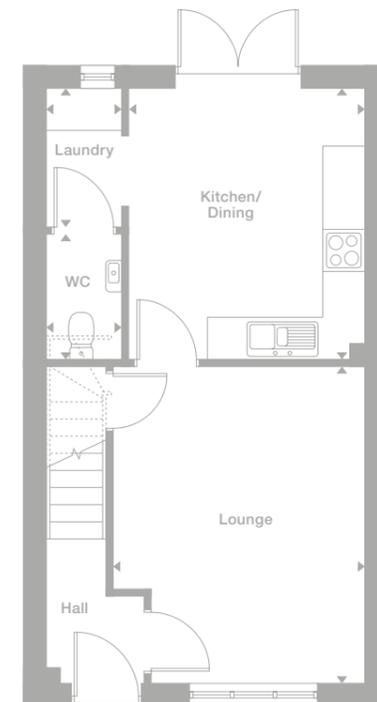
## Ground Floor



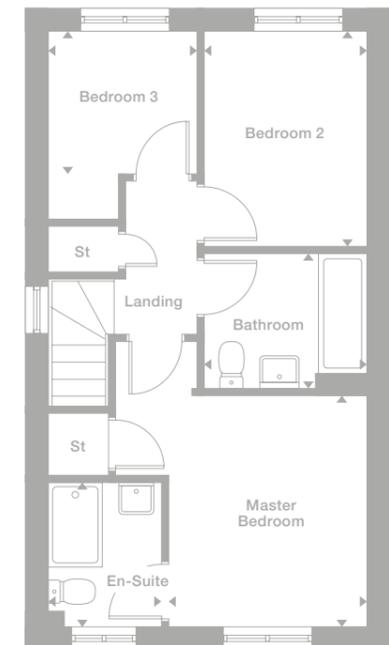
## First Floor



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above

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# Tolkien

## Overview

The lounge of this bright two and a half storey home opens directly on to a kitchen and dining room featuring french doors, an arrangement that combines convenience with a light, airy attractiveness. The dormer bedroom, accessed by a private staircase, includes en-suite facilities.

## Floor Space

892 sq ft

## Plots

101\*, 106, 107\*, 108, 109\*, 110, 111\*, 134\*, 135\*, 136, 137\*, 138, 139, 140\*, 141, 165\*, 166, 167\*, 168, 171\*, 172, 173, 180\*, 181, 268, 269\*, 270\*, 271, 272\*, 273, 274\*, 275

## Ground Floor

Lounge  
3.192m max x 4.272m max  
10'6" x 14'0"

Dining  
1.816m x 2.536m  
5'11" x 8'4"

Kitchen  
2.324m x 3.065m  
7'7" x 10'1"

WC  
0.855m x 1.630m  
2'10" x 5'4"

## First Floor

Bedroom 2  
4.140m max x 2.600m max  
13'7" x 8'6"

Bedroom 3  
2.135m x 2.734m  
7'0" x 9'0"

Bathroom  
2.135m x 1.910m  
7'0" x 6'3"

## Second Floor

Master Bedroom  
3.192m x 2.869m  
to 1185 HGT. L  
10'6" x 9'5"

En-Suite  
2.084m max x 1.827m  
to 1323 HGT. L  
6'10" x 6'0"



## Ground Floor

Lounge  
3.080m x 5.450m  
10'1" x 17'11"

Dining  
2.556m x 2.728m  
8'5" x 8'11"

Kitchen  
2.556m x 2.722m  
8'5" x 8'11"

WC  
1.590m x 0.949m  
5'3" x 3'1"

## First Floor

Master Bedroom  
3.138m x 3.440m max  
10'4" x 11'3"

En-Suite  
1.933m x 1.693m  
6'4" x 5'7"

Bedroom 2  
2.594m x 2.863m  
8'6" x 9'5"

Bedroom 3  
2.594m x 1.859m  
8'6" x 6'1"

Bathroom  
2.048m x 1.917m  
6'9" x 6'3"

# Darwin

## Overview

With french doors in both the dual aspect kitchen and dining room and the dual-aspect lounge, this is a home filled with natural light, and garden access from both downstairs rooms adds enormous flexibility to the living space. A feature gallery landing leads to one en-suite bedroom and two further bedrooms.

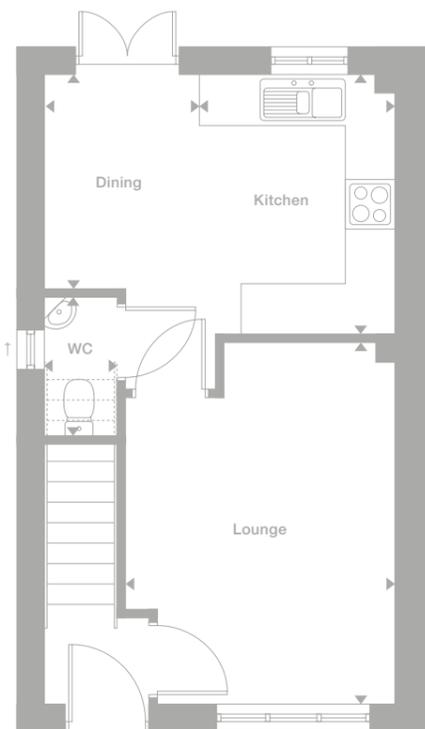
## Floor Space

921 sq ft

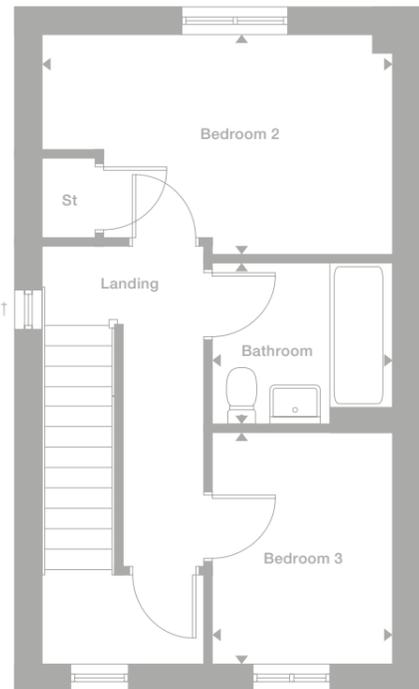
## Plots

70

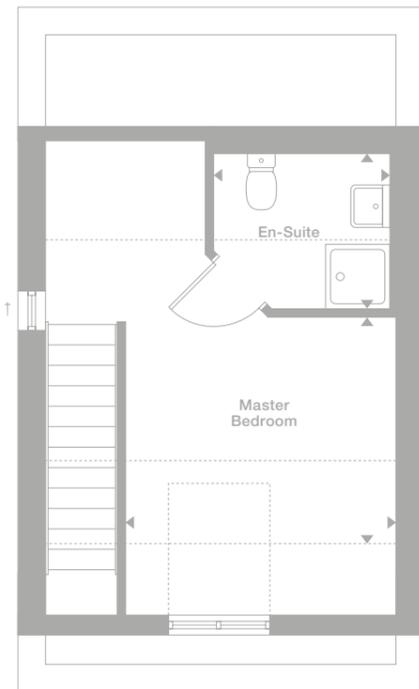
## Ground Floor



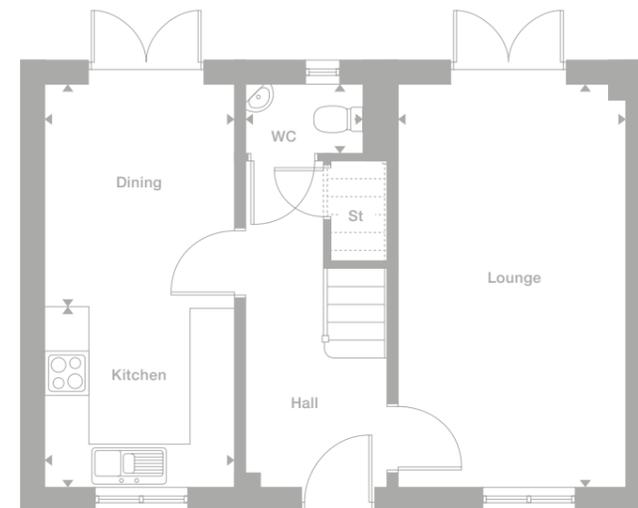
## First Floor



## Second Floor



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above

Please note: Plots 106 - 111 have parking spaces in lieu of garage

† End terrace only

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## Darwin DA

### Overview

The dual aspect kitchen and dining room incorporates french doors that add an open, spacious ambience to the light-filled interior, complementing a superb dual aspect lounge with a magnificent central bay window. The three bedrooms accessed via a bright gallery landing include an en-suite master.

### Floor Space

940 sq ft

### Plots

174\*, 179

### Ground Floor

Lounge  
3.980m max x 5.450m  
13'1" x 17'11"

Dining  
2.556m x 2.728m  
8'5" x 8'11"

Kitchen  
2.556m x 2.722m  
8'5" x 8'11"

WC  
1.590m x 0.949m  
5'3" x 3'1"

### First Floor

Master Bedroom  
3.138m x 3.440m max  
10'4" x 11'3"

En-Suite  
1.933m x 1.693m  
6'4" x 5'7"

Bedroom 2  
2.594m max x 3.498m  
8'6" x 11'6"

Bedroom 3  
2.594m x 1.859m  
8'6" x 6'1"

Bathroom  
2.048m x 1.917m  
6'9" x 6'3"



### Ground Floor

Lounge  
3.686m x 3.617m max  
12'1" x 11'10"

Dining  
2.464m x 2.935m  
8'1" x 9'8"

Kitchen  
2.640m x 3.312m  
8'8" x 10'10"

WC  
1.839m max x 1.011m max  
6'0" x 3'4"

### First Floor

Master Bedroom  
3.606m x 2.995m  
11'10" x 9'10"

En-Suite  
2.330m max x 1.460m max  
7'8" x 4'9"

Bedroom 2  
4.074m max x 2.784m  
13'4" x 9'2"

Bedroom 3  
2.252m x 3.369m max  
7'5" x 11'1"

Bathroom  
2.720m x 1.700m  
8'11" x 5'7"

## Carron

### Overview

Beyond the welcoming and practical sheltered entrance, french doors transform the lounge into a light-filled garden room, and the separate dining room will make entertaining a pleasure. The expertly planned, self contained kitchen has its own side door, and upstairs the stylish master bedroom incorporates en-suite facilities.

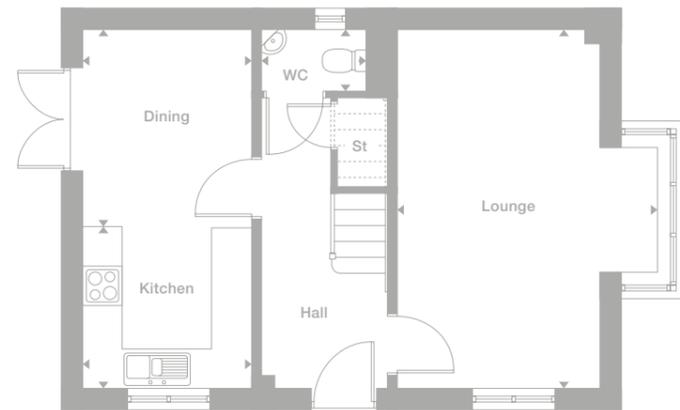
### Floor Space

957 sq ft

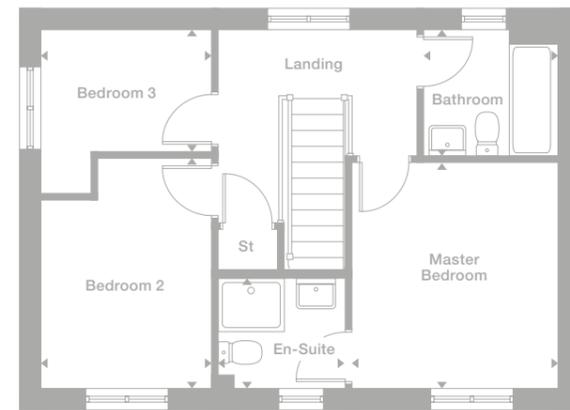
### Plots

156\*, 157,  
160\*, 161

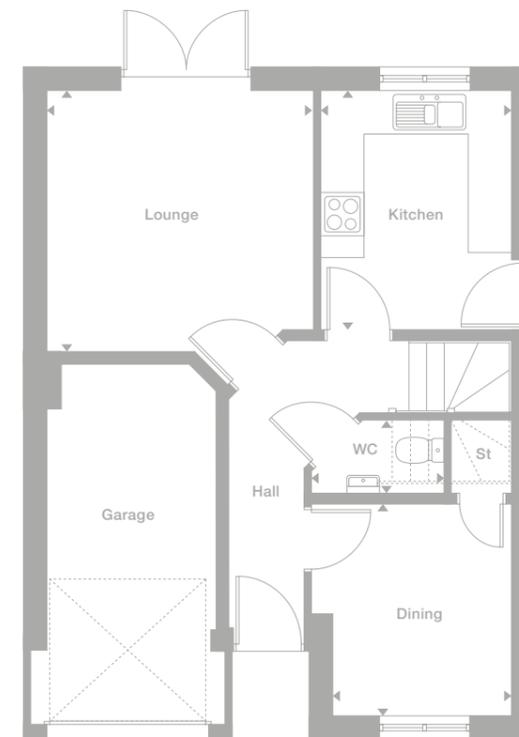
### Ground Floor



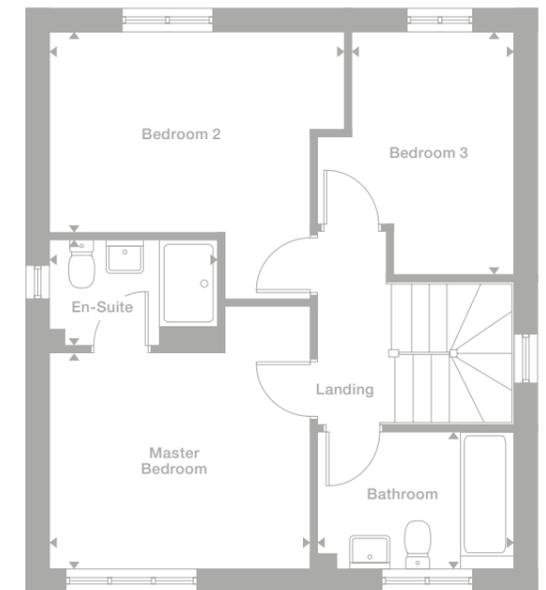
### First Floor



### Ground Floor



### First Floor



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# Hardwicke

## Overview

With its superb ground floor family kitchen and dining area featuring french doors, and an impressive upstairs lounge with french windows and a Juliette balcony, this is an immensely attractive, flexible home. The two dormer-windowed bedrooms, one of them en-suite, have their own special charm.

**Floor Space**  
1,000 sq ft

## Plots

82\*, 83\*,  
84, 85\*,  
86, 93\*,  
94\*, 95

## Ground Floor

**Kitchen**  
2.824m x 3.690m max  
9'3" x 12'1"

**Dining/Family**  
3.847m x 2.500m  
12'7" x 8'2"

**WC**  
1.292m x 1.767m  
4'3" x 5'10"

## First Floor

**Lounge**  
3.847m x 3.056m  
12'7" x 10'0"

**Bedroom 3**  
1.947m x 2.891m  
6'5" x 9'6"

**Bathroom**  
1.947m x 1.917m max  
6'5" x 6'3"

## Second Floor

**Master Bedroom**  
3.847m max x 3.292m  
to 1525 HL  
12'7" x 10'10"

**En-Suite**  
1.760m x 1.703m  
5'9" x 5'7"

**Bedroom 2**  
3.847m max x 3.391m  
to 1525 HL  
12'7" x 11'2"



## Ground Floor

**Lounge**  
3.320m x 4.964m  
10'11" x 16'3"

**Dining**  
3.350m x 2.639m  
11'0" x 8'8"

**Kitchen**  
3.651m x 2.325m  
12'0" x 7'8"

**WC**  
1.450m max x 1.496m max  
4'9" x 4'11"

## First Floor

**Master Bedroom**  
2.878m x 3.548m max  
9'5" x 11'8"

**En-Suite**  
2.464m x 1.210m  
8'1" x 4'0"

**Bedroom 2**  
3.708m x 2.711m  
12'2" x 8'11"

**Bedroom 3**  
4.399m x 2.160m  
14'5" x 7'1"

**Bathroom**  
3.273m max x 1.956m max  
10'9" x 6'5"

# Kipling

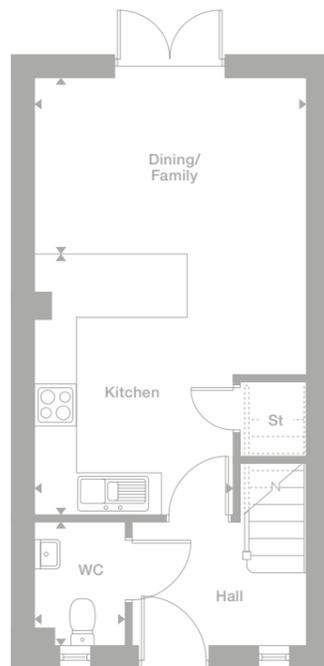
## Overview

Both the lounge and the kitchen and dining room are dual aspect with french doors, bringing a light, airy appeal as well as helping to maximise the benefits of the garden. Upstairs, the en-suite master bedroom presents a private retreat with a note of luxury.

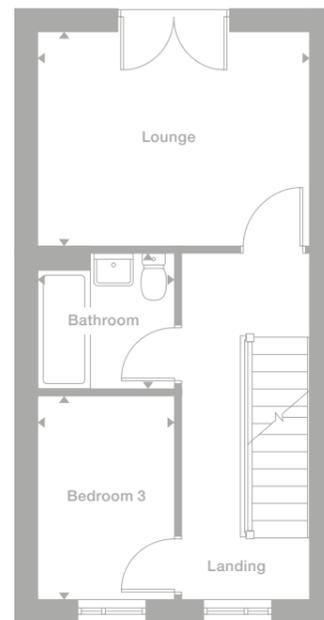
**Floor Space**  
1,027 sq ft

**Plots**  
163, 276\*

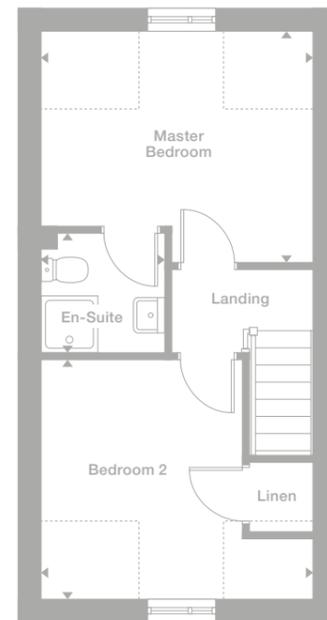
## Ground Floor



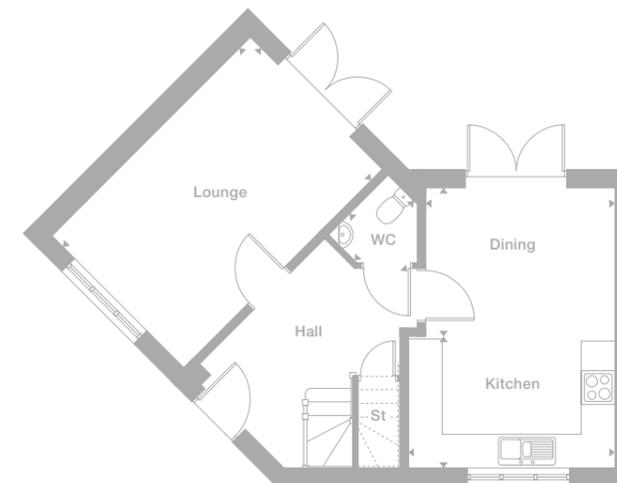
## First Floor



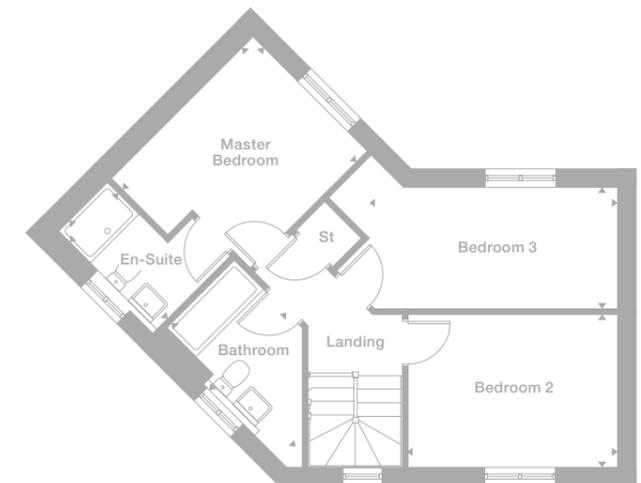
## Second Floor



## Ground Floor



## First Floor



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# Blyton

## Overview

The L-shaped layout of the dual aspect family kitchen, with its dining area lit by french doors, creates an inviting, flexible space, and the separate laundry room adds an extra level of practical amenity. The four bedrooms are reached via a gallery landing that carries the light, open ambience upstairs.

## Floor Space

1,034 sq ft

## Plots

42\*, 43\*, 114\*, 142, 143, 144\*, 145\*, 146\*, 164\*, 169

## Ground Floor

Lounge  
2.950m x 3.806m  
9'8" x 12'6"

Dining  
4.178m x 2.060m  
13'9" x 6'9"

Family  
2.000m x 2.197m  
6'7" x 7'2"

Kitchen  
2.870m x 3.762m  
9'5" x 12'4"

Laundry  
1.793m x 2.060m  
5'11" x 6'9"

WC  
0.989m x 1.800m  
3'3" x 5'11"

## First Floor

Master Bedroom  
3.007m x 3.456m max  
9'10" x 11'4"

Bedroom 2  
2.641m x 3.507m  
8'8" x 11'6"

Bedroom 3  
2.941m x 2.359m  
9'8" x 7'9"

Bedroom 4  
1.946m x 2.410m  
6'5" x 7'11"

Bathroom  
2.230m x 2.271m max  
7'4" x 7'5"



## Ground Floor

Lounge  
3.392m x 5.866m max  
11'2" x 19'3"

Dining  
2.833m x 3.077m  
9'4" x 10'1"

Kitchen  
3.410m x 3.077m  
11'2" x 10'1"

WC  
1.663m x 1.169m  
5'5" x 3'10"

Laundry  
1.663m x 1.810m  
5'5" x 5'11"

## First Floor

Master Bedroom  
3.392m x 4.070m max  
11'2" x 13'4"

En-Suite  
1.840m x 1.604m  
6'0" x 5'3"

Bedroom 2  
2.525m x 4.148m max  
8'3" x 13'7"

Bedroom 3  
2.790m max x 4.030m max  
9'2" x 13'3"

Bedroom 4  
2.915m max x 3.137m max  
9'7" x 10'4"

Bathroom  
2.108m x 1.928m  
6'11" x 6'4"

# Glenmuir

## Overview

The broad hallway opens on to a superb lounge lit by an impressive feature bay window, counterpointing an inspiringly bright kitchen and dining room with french doors and a laundry room. The four bedrooms include an en-suite master bedroom, and the storage space includes a useful cupboard in the second bedroom.

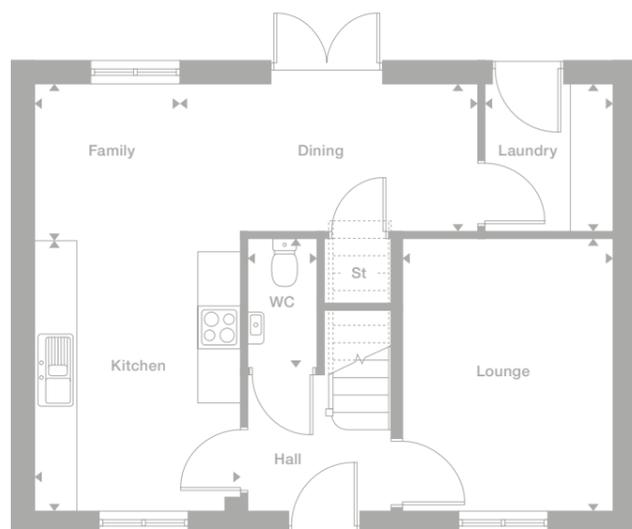
## Floor Space

1,233 sq ft

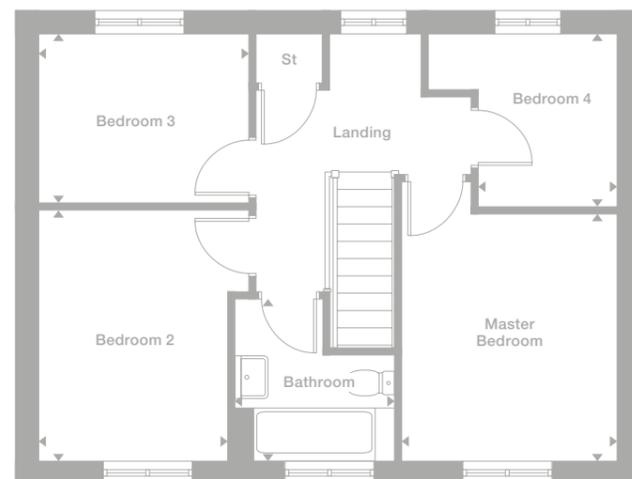
## Plots

75, 76\*, 104, 119\*, 122

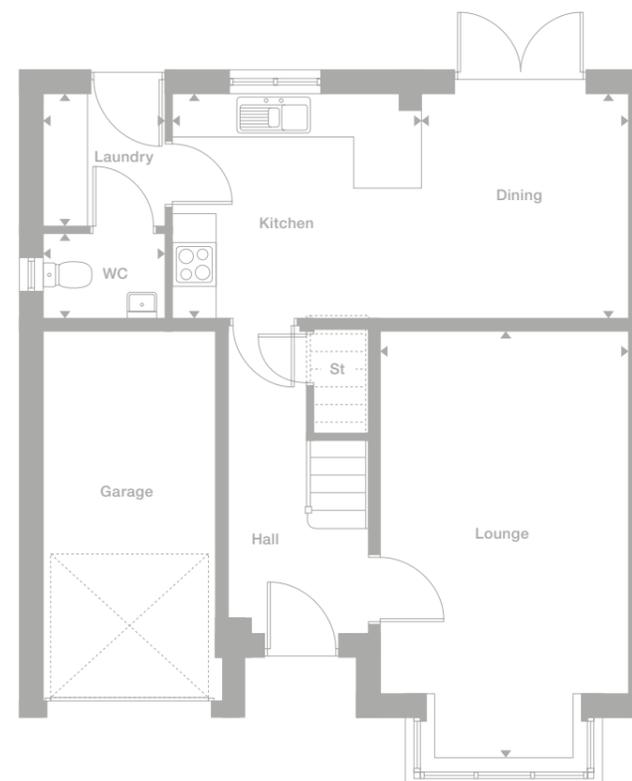
## Ground Floor



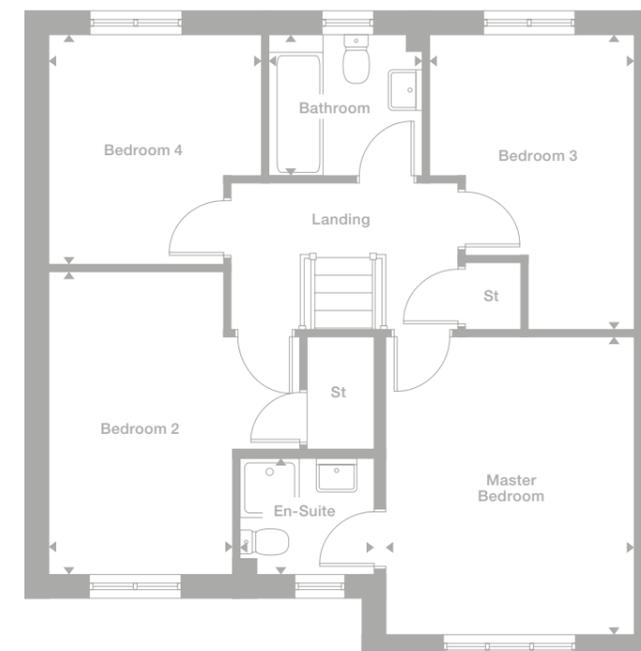
## First Floor



## Ground Floor



## First Floor



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# Marvell

## Overview

The kitchen adjoins a dining room with garden access, and the lounge features twin french doors opening to a superb balcony in this impressively feature-filled home. The en-suite master bedroom includes a dressing area, while the second floor study is perfect for working from home.

## Floor Space

1,237 sq ft

## Plots

87\*, 88, 89\*, 90

## Ground Floor

Dining  
2.537m x 3.070m  
8'4" x 10'1"

Kitchen  
2.688m x 4.124m  
8'10" x 13'6"

WC  
0.920m x 1.880m  
3'0" x 6'2"

## First Floor

Lounge/Family  
5.225m x 2.919m  
17'2" x 9'7"

Master Bedroom  
3.080m x 3.495m  
10'1" x 11'6"

Dressing  
2.052m max x 1.880m  
6'9" x 6'2"

En-Suite  
3.080m x 1.450m  
10'1" x 4'9"

## Second Floor

Bedroom 2  
5.225m max x 2.876m max  
17'2" x 9'5"

Bedroom 3  
3.003m x 2.921m  
9'10" x 9'7"

Bathroom  
3.003m x 2.066m  
9'10" x 6'9"

Study  
2.129m x 1.885m  
7'0" x 6'2"



## Ground Floor

Lounge  
3.450m x 4.797m  
11'4" x 15'9"

Dining  
2.763m x 3.320m  
9'1" x 10'11"

Kitchen  
2.763m x 3.630m  
9'1" x 11'11"

WC  
1.620m x 0.945m  
5'4" x 3'1"

Laundry  
1.937m x 1.799m  
6'4" x 5'11"

Study  
2.323m x 2.060m  
7'7" x 6'9"

## First Floor

Master Bedroom  
3.507m max x 3.793m max  
11'6" x 12'5"

En-Suite  
2.238m max x 2.044m max  
7'4" x 6'8"

Bedroom 2  
2.805m max x 3.762m max  
9'2" x 12'4"

Bedroom 3  
2.519m x 3.095m  
8'3" x 10'2"

Bedroom 4  
2.411m x 3.064m  
7'11" x 10'1"

Bathroom  
3.048m max x 1.700m max  
10'0" x 5'7"

# Buchan

## Overview

The imposing hallway, with its feature staircase, opens on to a dual aspect kitchen and dining room with separate laundry room, creating a natural gathering place. With french doors in the lounge, a separate study and four bedrooms, one of them en-suite, this is a home that balances social space with privacy.

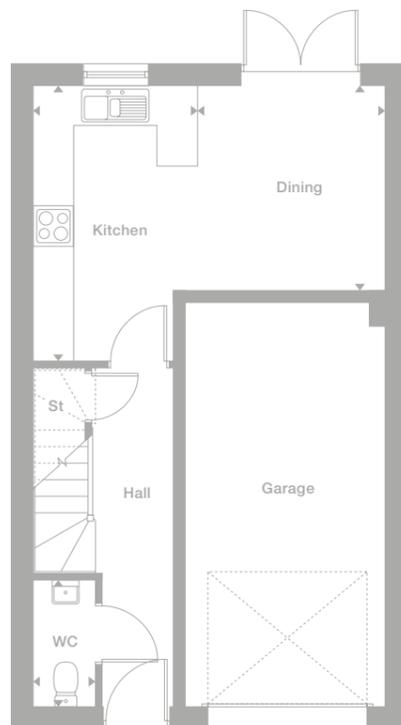
## Floor Space

1,264 sq ft

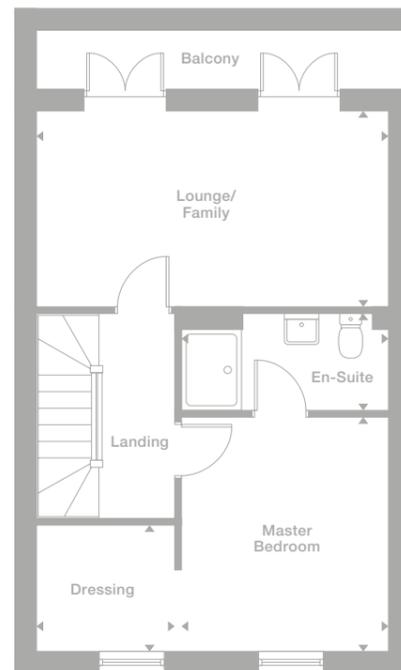
## Plots

44\*, 74, 79, 112\*, 115\*, 120, 121\*, 128\*

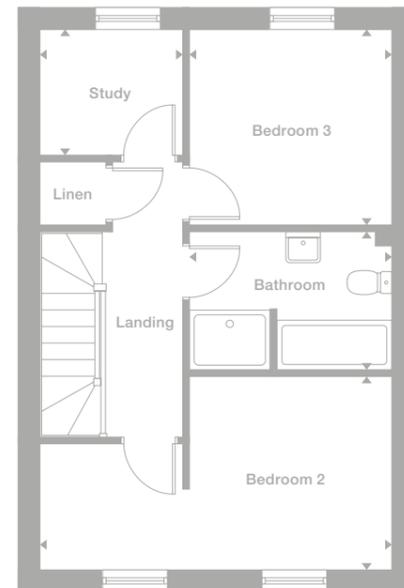
## Ground Floor



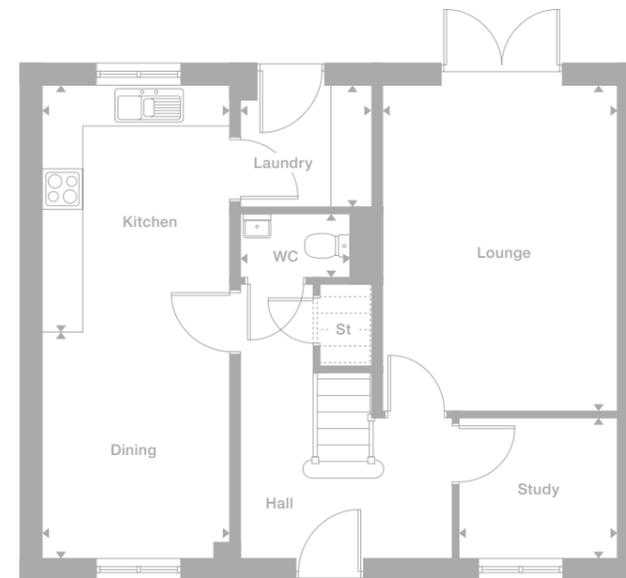
## First Floor



## Second Floor



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above

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\* Plots are a mirror image of plans shown above

External finish materials may vary, please speak to Development Sales Manager for details

# Repton

## Overview

Twin french doors, from both the lounge and the generously sized family kitchen, bring a light, open ambience that extends into the dual aspect, bay windowed formal dining room. The master bedroom suite is complemented by three further bedrooms, one with triple windows and each with its own special character.

## Floor Space

1,297 sq ft

## Plots

77, 105\*, 125\*, 170

## Ground Floor

Lounge  
3.268m x 5.275m  
10'9" x 17'4"

Kitchen/Family  
4.642m max x 4.358m max  
15'3" x 14'4"

Dining  
3.588m max x 4.134m  
11'9" x 13'7"

WC  
0.937m x 2.293m  
3'1" x 7'6"

## First Floor

Master Bedroom  
4.642m max x 2.749m max  
15'3" x 9'0"

En-Suite  
2.471m max x 1.210m  
8'1" x 4'0"

Bedroom 2  
5.562m max x 2.647m  
18'3" x 8'8"

Bedroom 3  
3.325m max x 2.885m  
10'11" x 9'6"

Bedroom 4  
2.339m x 2.297m  
7'8" x 7'6"

Bathroom  
2.696m x 1.700m  
8'10" x 5'7"



## Ground Floor

Lounge  
3.264m x 6.222m max  
10'9" x 20'5"

Kitchen  
3.464m x 2.880m  
11'4" x 9'5"

Breakfast/Family  
4.700m x 3.050m  
15'5" x 10'0"

WC  
0.946m x 1.650m  
3'1" x 5'5"

## First Floor

Master Bedroom  
3.264m x 4.436m  
10'9" x 14'7"

En-Suite 1  
2.275m max x 1.400m max  
7'6" x 4'7"

Bedroom 2  
4.115m max x 3.193m  
13'6" x 10'6"

En-Suite 2  
2.458m max x 1.825m max  
8'1" x 6'0"

Bedroom 3  
3.340m x 2.807m  
10'11" x 9'3"

Bedroom 4  
2.658m x 2.961m  
8'9" x 9'9"

Bathroom  
1.980m x 1.700m  
6'6" x 5'7"

# Crompton

## Overview

The elegant lounge, with its feature bay window, and the kitchen and breakfast area opening via french doors to the garden, offers a light, flexible space for lively family life. The addition of a second dual-access shower room gives three of the four bedrooms the luxury of en-suite facilities.

## Floor Space

1,349 sq ft

## Plots

102, 103\*, 118\*, 123, 155\*, 158, 159\*, 162

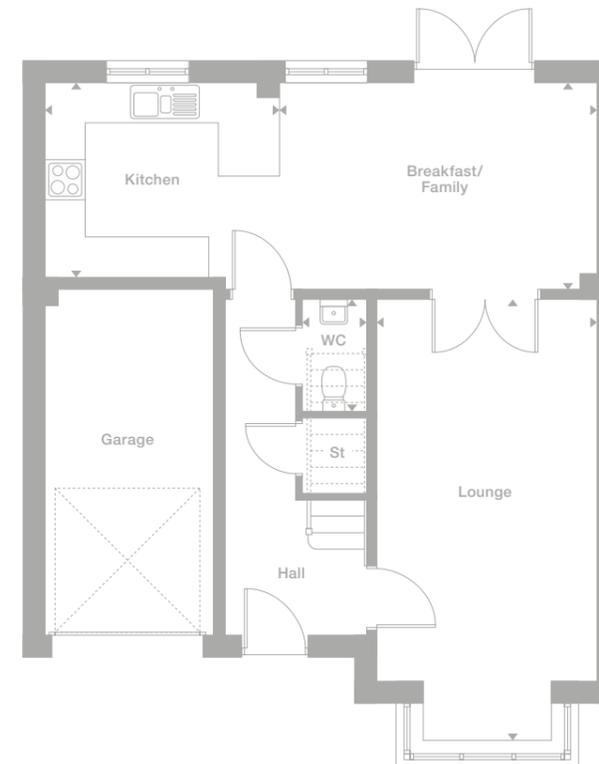
## Ground Floor



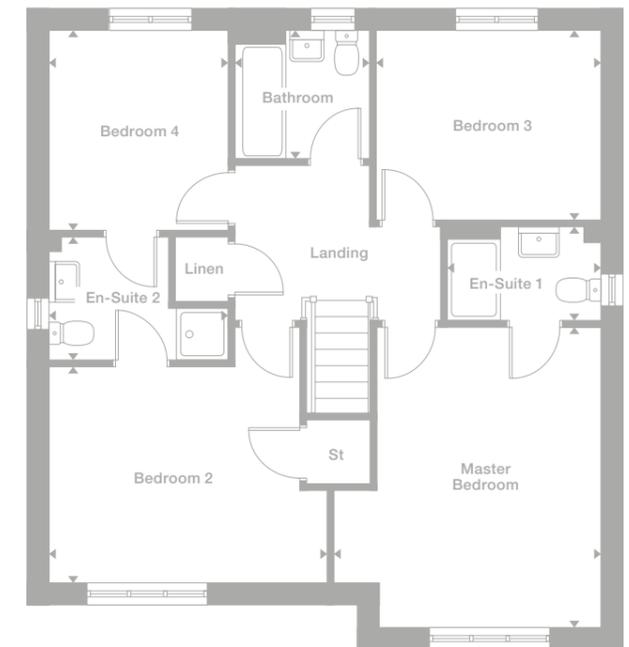
## First Floor



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above

External finish materials may vary, please speak to Development Sales Manager for details

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\* Plots are a mirror image of plans shown above

# Wilde

## Overview

The inviting lounge and superb dual aspect kitchen and dining room both feature french doors, beautifully integrating the interior and the garden. With an en-suite master bedroom and a second shower room between the two charming dormer-windowed bedrooms, this is an extremely practical, stylish family home.

## Floor Space

1,350 sq ft

## Plots

91\*, 92

## Ground Floor

Lounge  
7.036m max x 3.705m max  
23'1" x 12'2"

Dining  
4.019m x 2.122m  
13'12" x 7'0"

Kitchen  
4.019m max x 2.839m  
13'12" x 9'4"

WC  
1.997m x 1.065m  
6'7" x 3'6"

## First Floor

Master Bedroom  
3.691m x 3.696m max  
12'1" x 12'2"

En-Suite  
2.494m max x 1.926m max  
8'2" x 6'4"

Bedroom 2  
3.682m x 2.839m  
12'1" x 9'4"

Bathroom  
3.457m max x 1.926m max  
11'4" x 6'4"

## Second Floor

Bedroom 3  
3.340m max x 4.355m  
to 1030 H.L.  
10'10" x 14'3"

Bedroom 4  
3.682m x 4.356m  
to 1030 H.L.  
12'1" x 14'3"

Shower  
2.266m max x 1.685m max  
7'5" x 5'6"



## Ground Floor

Lounge  
4.362m max x 4.216m  
14'4" x 13'10"

Dining  
3.517m x 3.164m  
11'6" x 10'5"

Kitchen  
3.517m x 3.700m  
11'6" x 12'2"

WC  
0.900m x 1.450m  
2'11" x 4'9"

Laundry  
2.126m x 1.760m  
7'0" x 5'9"

Study  
2.469m x 2.556m  
8'1" x 8'5"

## First Floor

Master Bedroom  
3.574m x 4.352m max  
11'9" x 14'3"

En-Suite  
2.126m x 1.760m  
7'0" x 5'9"

Bedroom 2  
3.519m x 4.266m max  
11'7" x 14'0"

Bedroom 3  
3.462m max x 2.505m max  
11'4" x 8'3"

Bedroom 4  
3.514m max x 2.419m max  
11'6" x 7'11"

Bathroom  
2.243m x 1.700m  
7'4" x 5'7"

# Stevenson

## Overview

Arranged around an impressive, welcoming hall, this outstandingly bright home features dual aspect outlooks in the dining room, study and two of the four bedrooms. The lounge maintains the natural lighting with a stylish bay window, while the laundry room and en-suite master bedroom reflect the attention to practical detail.

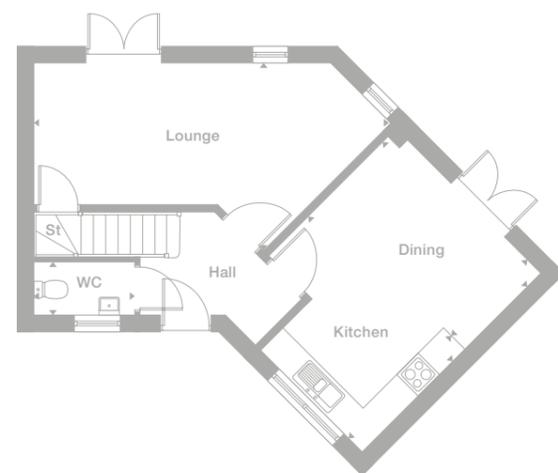
## Floor Space

1,408 sq ft

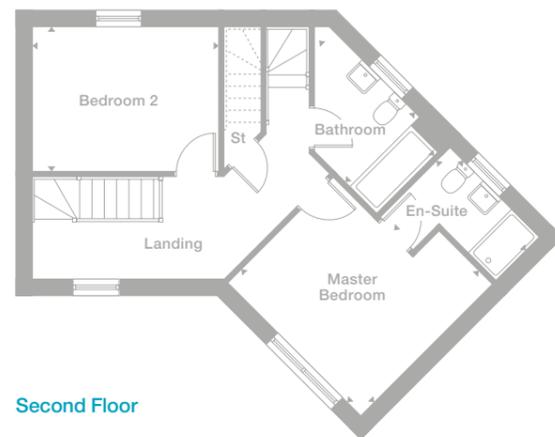
## Plots

78\*, 116, 129

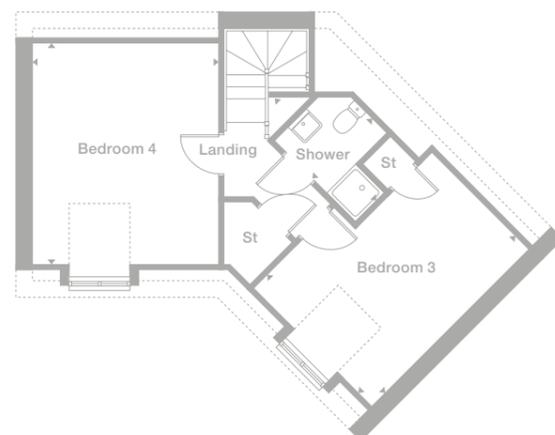
## Ground Floor



## First Floor



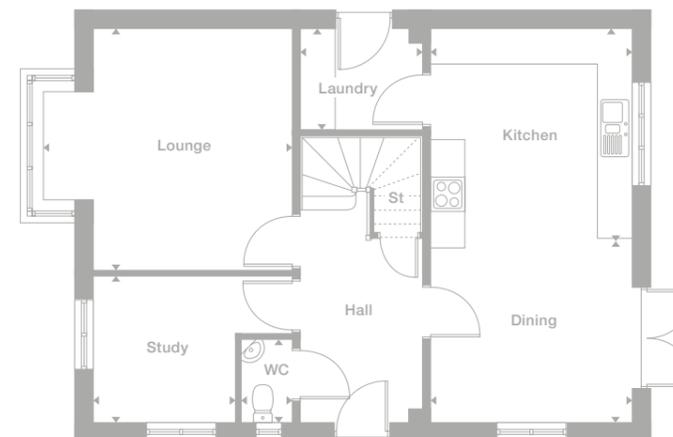
## Second Floor



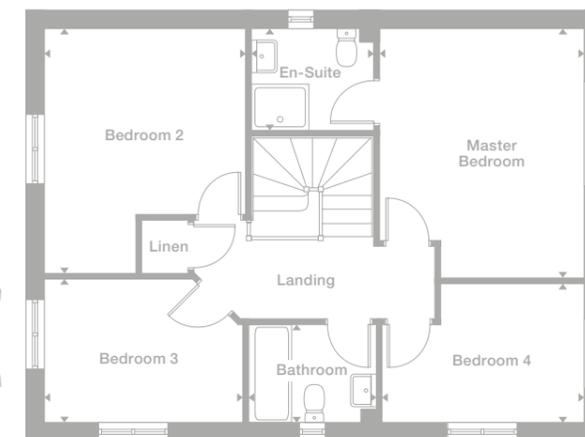
\* Plots are a mirror image of plans shown above

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## Ground Floor



## First Floor



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# London

## Overview

Distinguished by twin bay and dormer windows, the frontage of this substantial residence introduces a home with a wealth of prestigious features including a spacious family, dining, kitchen area and an impressive staircase leading to five bedrooms, one of them en-suite, a family bathroom and an additional shower room on the second floor.

## Floor Space

1,665 sq ft

## Plots

80\*, 81, 113, 154\*

## Ground Floor

Lounge  
3.201m max x 4.575m max  
10'6" x 15'0"

Dining  
2.750m x 3.300m  
9'0" x 10'10"

Kitchen  
3.882m x 2.750m  
12'9" x 9'0"

Family  
2.950m x 4.175m max  
9'8" x 13'8"

Laundry  
1.668m x 1.750m  
5'6" x 5'6"

WC  
1.668m x 0.900m  
5'6" x 2'11"

## First Floor

Master Bedroom  
3.151m max x 4.808m  
10'4" x 15'9"

En-Suite  
2.250m max x 1.550m  
7'5" x 5'1"

Bedroom 4  
2.958m max x 3.307m max  
9'8" x 10'10"

Bedroom 5  
2.926m max x 3.201m max  
9'7" x 10'6"

Bathroom  
2.976m max x 1.700m  
9'9" x 5'7"

## Second Floor

Bedroom 2  
3.208m x 4.612m  
to 1175 HGT. L  
10'6" x 15'2"

Bedroom 3  
2.957m x 4.612m  
to 1175 HGT. L  
9'8" x 15'2"

Shower  
2.050m x 1.837m  
to 1275 HGT. L  
6'9" x 6'0"



## Ground Floor

Lounge  
3.580m x 5.499m max  
11'9" x 18'0"

Dining  
3.149m x 2.850m  
10'4" x 9'4"

Kitchen  
3.982m x 2.850m  
13'1" x 9'4"

Family  
3.141m x 2.850m  
10'4" x 9'4"

WC  
0.850m x 1.955m  
2'9" x 6'5"

Laundry  
2.252m x 1.955m  
7'5" x 6'5"

## First Floor

Master Bedroom  
4.895m max x 4.277m max  
16'1" x 14'0"

En-Suite 1  
2.177m x 1.978m  
7'2" x 6'6"

Bedroom 2  
3.064m x 3.576m  
10'1" x 11'9"

En-Suite 2  
2.015m max x 1.860m max  
6'7" x 6'1"

Bedroom 3  
3.713m x 2.911m  
12'2" x 9'7"

Bedroom 4  
3.284m x 2.911m max  
10'9" x 9'7"

Bedroom 5  
3.639m max x 2.633m max  
11'11" x 8'8"

Bathroom  
2.603m max x 1.870m  
8'6" x 6'2"

# Jura

## Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

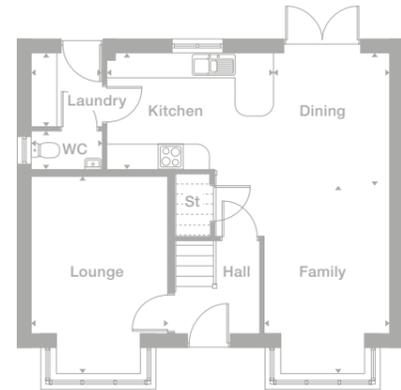
## Floor Space

1,679 sq ft

## Plots

117, 124, 126, 127\*

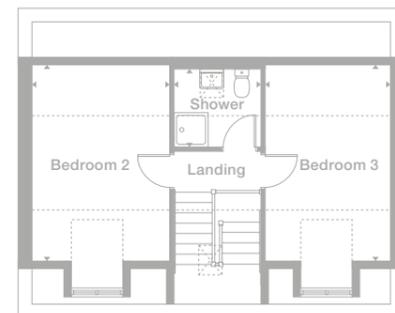
## Ground Floor



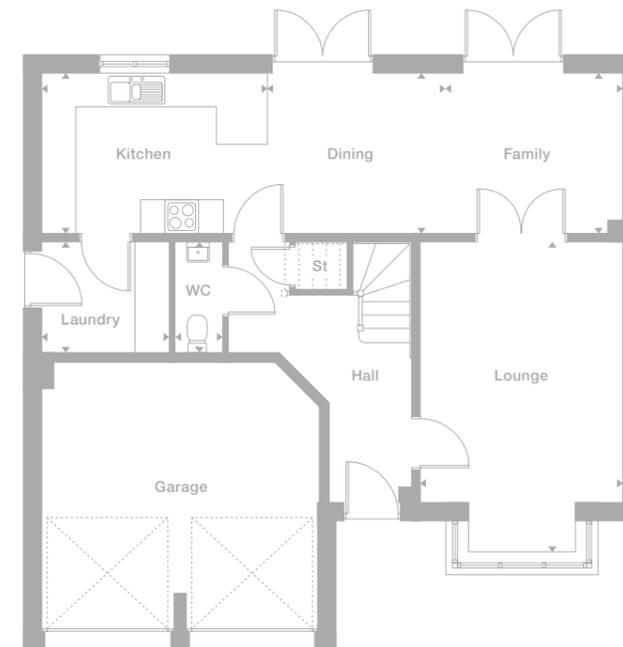
## First Floor



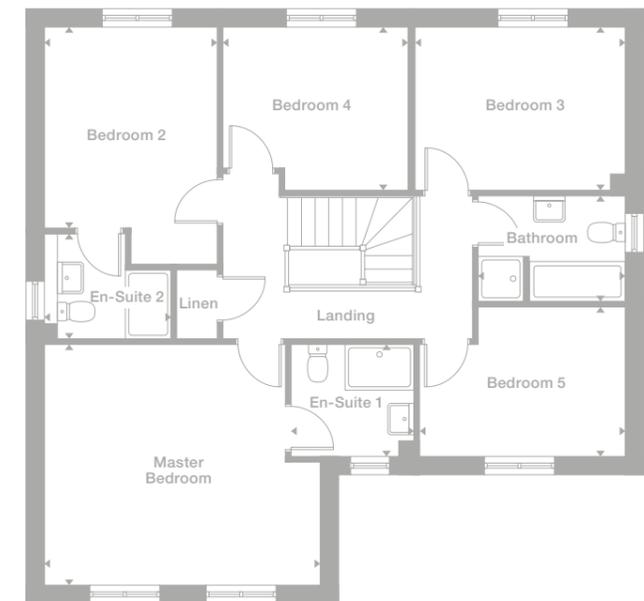
## Second Floor



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above

Plots 113 and 154 are subject to alternative layout. Please speak to Development Sales Manager for clarification

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\* Plots are a mirror image of plans shown above

**The Miller Difference**

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

**Trust**

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

**Helping where we can**

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

**Pushing up standards**

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

**Keeping you involved**

First you'll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

**A Better Place**

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

**For your future**

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

Chris Mackenzie  
Miller Home Owner

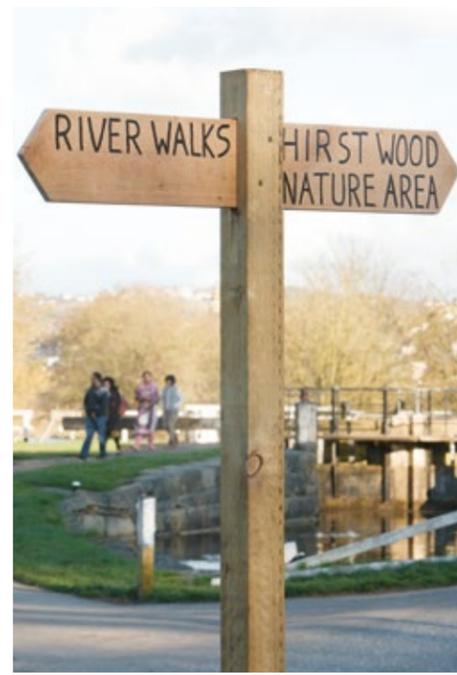
"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop  
Miller Home Owner

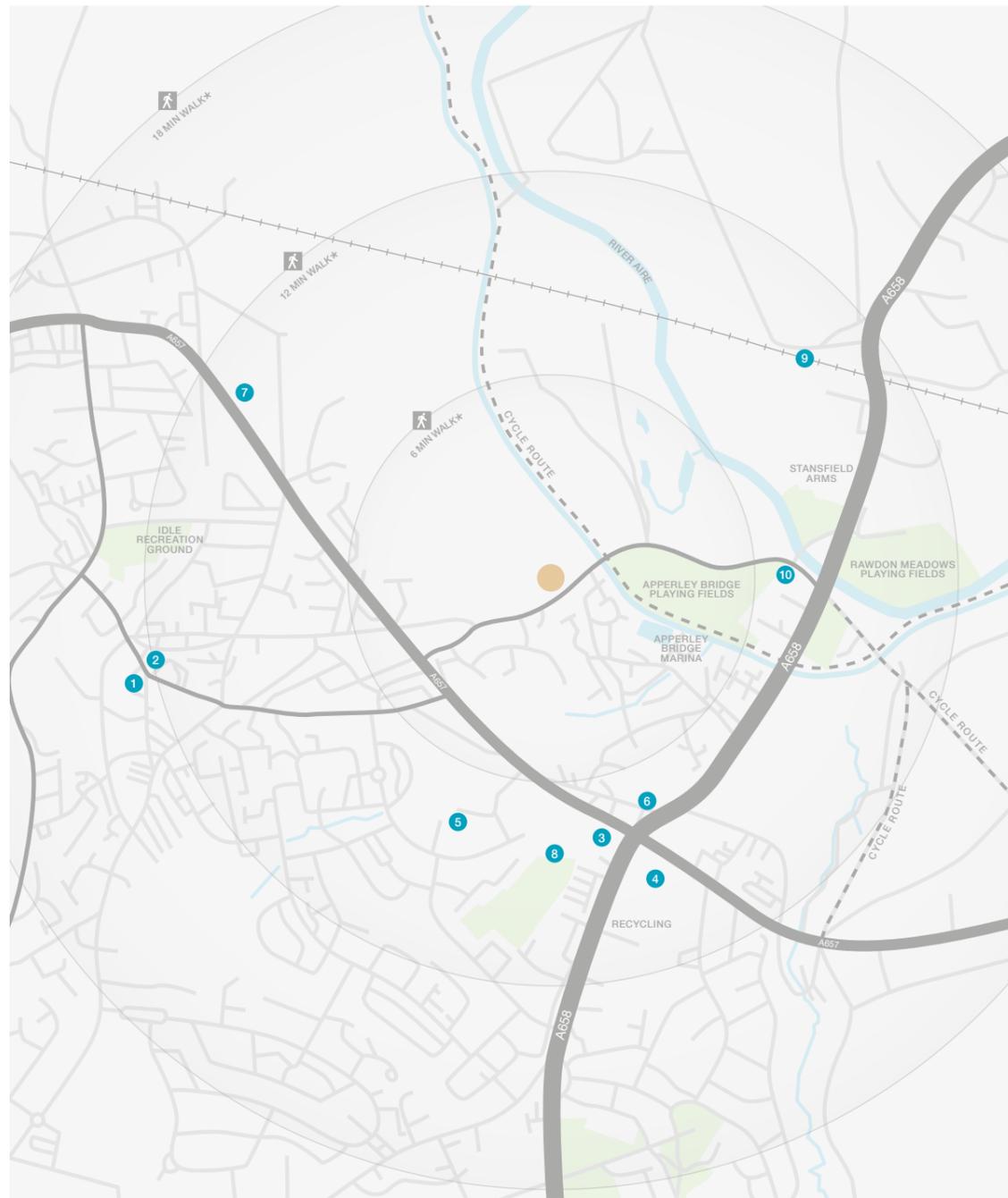


In easy reach of the superb museums, theatres, cinemas and live music venues of Bradford city centre, Apperley Bridge also has a wide choice of pubs popular with the boating community, including the celebrated 16th Century Stansfield Arms. Local shops and services range from the village-like ambience of Idle to the large Asda and Sainsbury stores and branches of Matalan and Homebase at Harrogate Road, where there is also a well-equipped Core Gym. There is a choice of pharmacists within a few minutes of the development, and recycling bins for glass, textiles and most packaging at Sainsbury's car park.

Greengates Primary School and Parkland Primary School are both within around half a mile of Brompton Fold, and the nearest secondary, Immanuel College, has been a winner in the Bradford Telegraph & Argus Teaching Awards for the past three years. Immanuel College has Specialist status in Science with Mathematics. The full-time GP practice with three doctors and full nursing and support staff at Haigh Hall Road is a few minutes walk away, and the choice of dentists within walking distance includes a mydentist surgery in Wrose Road.



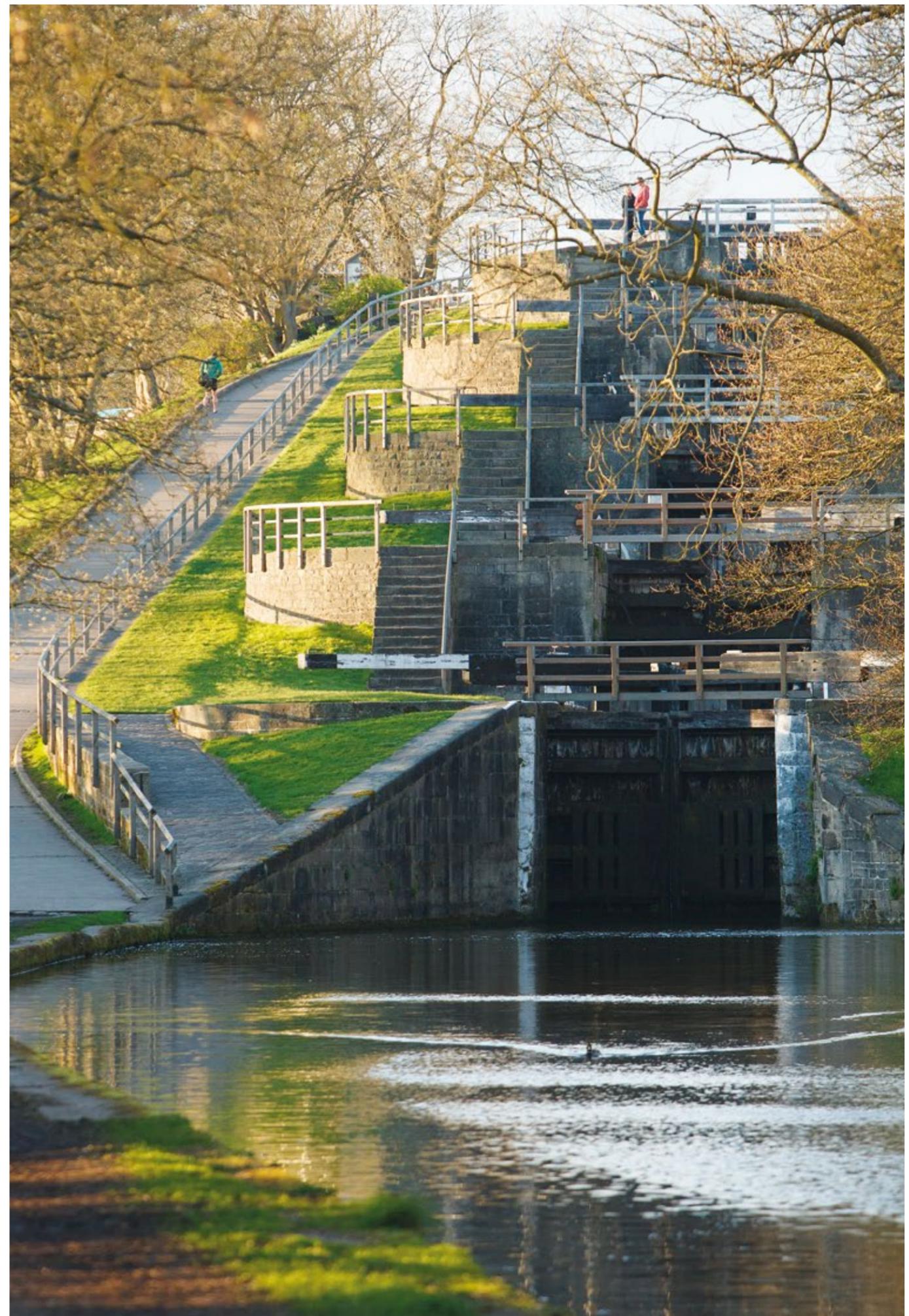
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Idle Post Office  
2 Bradford Road  
01274 613 561
  - 2 Idle Pharmacy  
7 The Green  
01274 617 711
  - 3 Boots Pharmacy  
New Line Retail Park  
01274 613 316
  - 4 Core Gym  
800 Harrogate Road  
01274 619 603
  - 5 Parkland Primary School  
Old Park Road  
01274 611 512
  - 6 Greengates Primary School  
Stockhill Road  
01274 611 324
  - 7 Immanuel College  
Leeds Road  
01274 425 900
  - 8 Haigh Hall Medical Centre  
Haigh Hall Road  
01274 613 326
  - 9 Apperley Bridge Railway Station,  
Station Approach
  - 10 George & Dragon  
Apperley Road  
01274 612 015
- mydentist  
9 Wrose Road  
01274 617 393
- Leeds Bradford Airport  
Whitehouse Lane  
0871 288 2288
- Rawdon Golf and Tennis Club,  
Buckstone Drive  
0113 250 6040

\* 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



Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
0800 840 8594

**From Bradford**

From central Bradford, follow signs for Harrogate. Around two miles after crossing the A6177, at the junction with the A657 turn left, signposted for Keighley. Half a mile on, at the car park of the George pub, turn right into Hemingway Road, which becomes Apperley Road. Quarter of a mile on, the entrance to Brompton Fold is on the left.

**From Leeds**

Take the A647 Stanningley Road and the Ring Road. Stay on the Ring Road through the Bradford Road junction, then one mile on turn left to join the B6156 Calverley Road. Carry on for two and a half miles, passing through Calverley and the junction with the A658 Harrogate Road, and at the car park of the George pub, turn right into Hemingway Road, which becomes Apperley Road. Around quarter of a mile on, the entrance to Brompton Fold is on the left.

Sat Nav: BD10 0AX



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®

**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 Sales Adviser 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.

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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.

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