



**The Boulevard at City Fields
Wakefield**

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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.

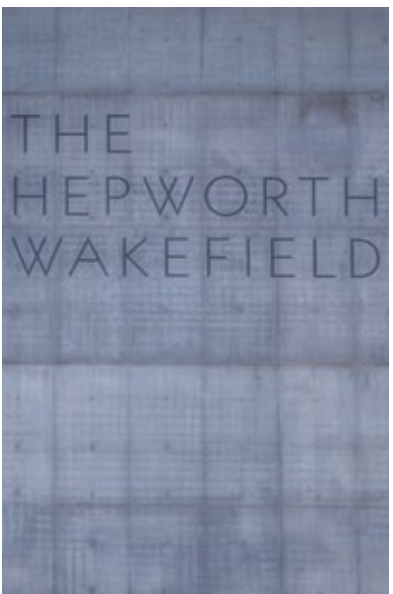


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



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.



Welcome home

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 four and five bedroom homes at The Boulevard, it combines a welcoming sense of place with excellent transport links that include extensive cycleways and footpaths.

Welcome to The Boulevard at City Fields...

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.





The Woods at City Fields
By Miller Homes

The Lodge at City Fields
By Miller Homes

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- Solar Panels PV
- Shed ■

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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 1**
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"

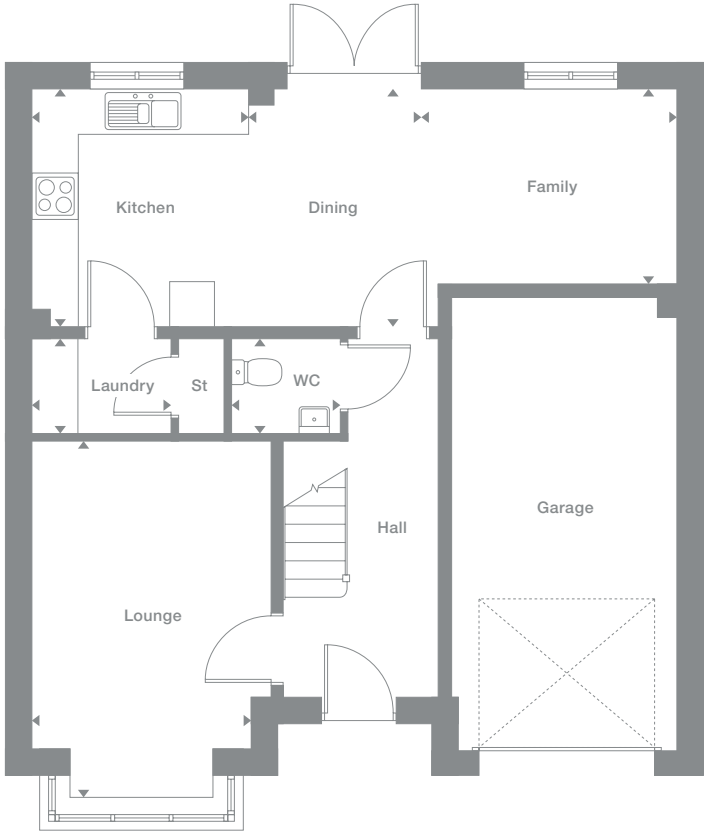
Floor Space

1,368 sq ft

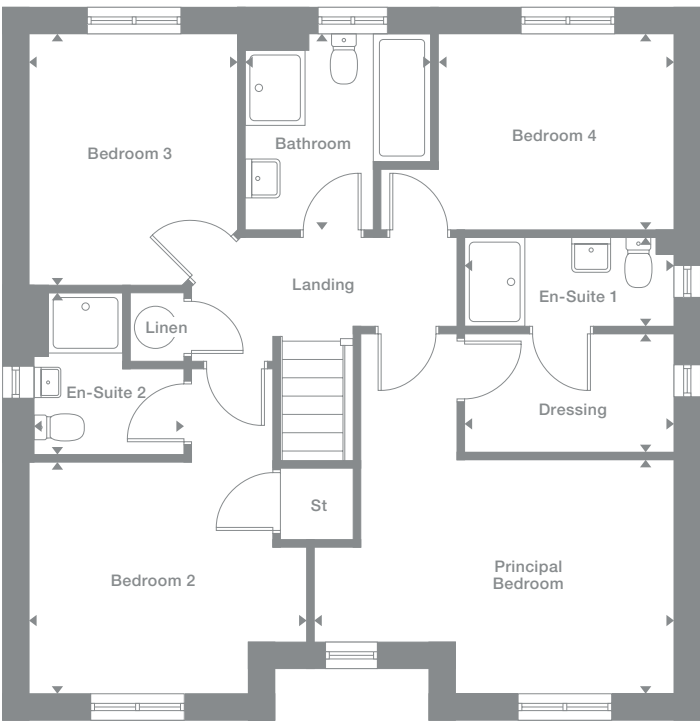
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

Ground Floor

- Lounge**
4.10m x 4.09m
13'5" x 13'5"
- Kitchen**
3.48m x 3.96m
11'5" x 13'0"
- Laundry**
2.12m x 1.76m
7'0" x 5'9"
- Dining**
3.48m x 2.83m
11'5" x 9'4"
- Study/Family**
3.42m x 2.61m
11'3" x 8'7"
- WC**
1.07m x 1.55m
3'6" x 5'1"

First Floor

- Principal Bedroom**
3.53m x 3.41m
11'7" x 11'2"
- En-Suite**
2.04m x 1.79m
6'8" x 5'11"
- Bedroom 2**
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3**
2.42m x 3.39m
8'0" x 11'2"
- Bedroom 4**
3.56m x 3.28m
11'8" x 10'9"
- Bathroom**
3.14m x 1.70m
10'4" x 5'7"

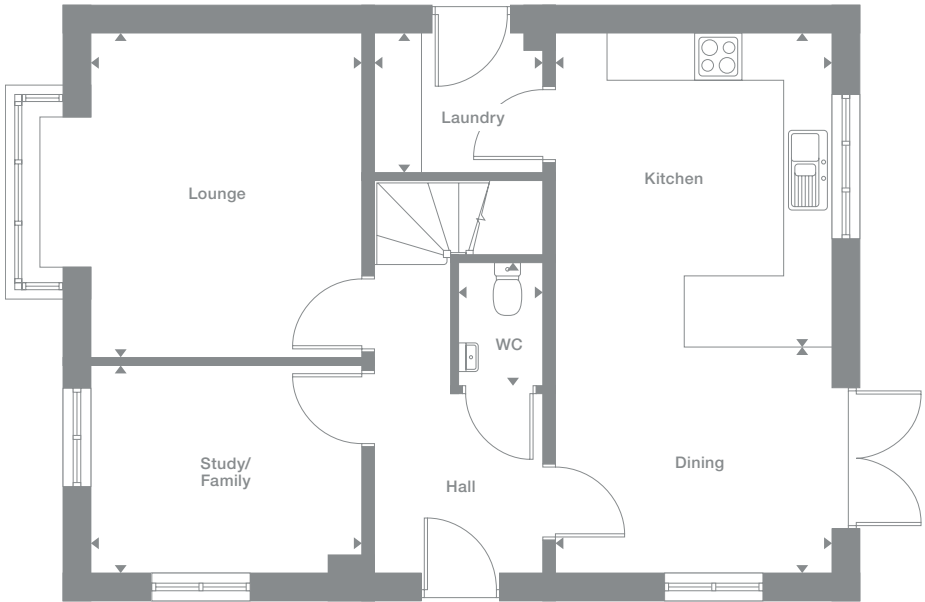
Floor Space

1,379sq ft

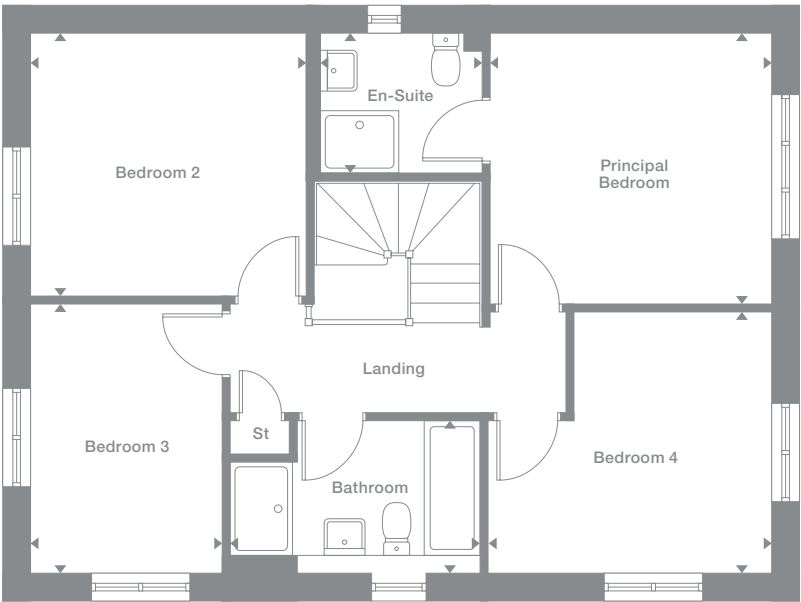
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Ground Floor



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"

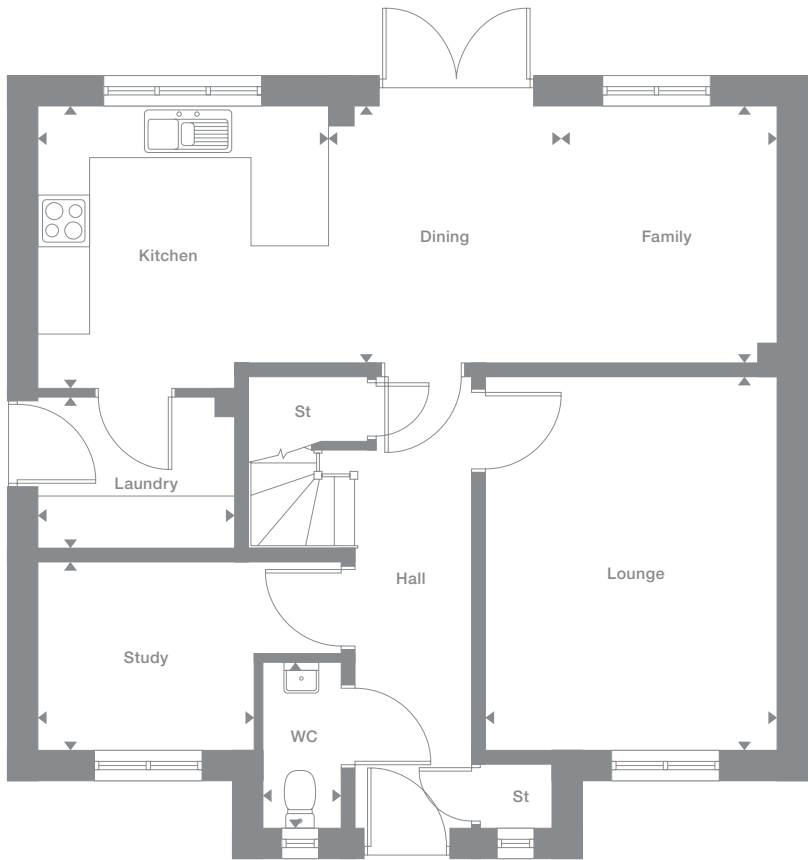
Floor Space

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"

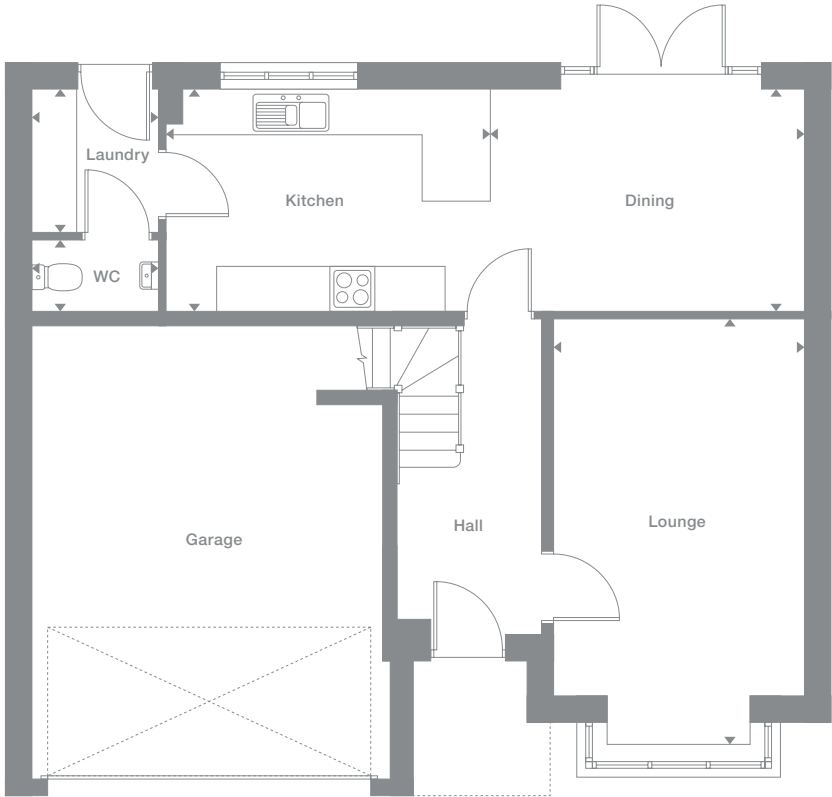
Floor Space

1,435 sq ft

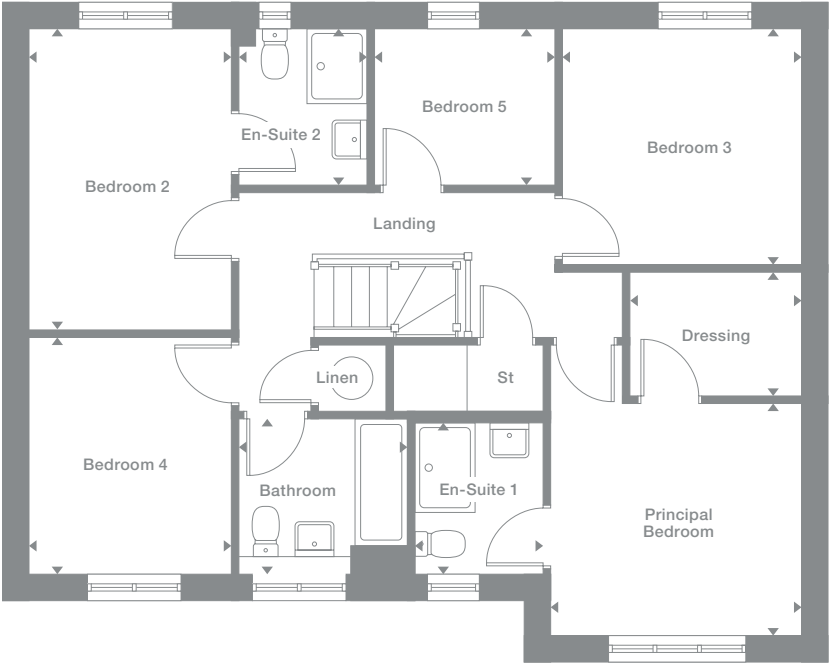


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Ground Floor



First Floor



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Crosswood

Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen opening to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor

- Lounge**
3.12m x 5.15m
10'3" x 16'11"
- Kitchen**
3.02m x 3.47m
9'11" x 11'5"
- Laundry**
1.76m x 1.88m
5'9" x 6'2"
- Family/Breakfast**
5.03m x 3.47m
16'6" x 11'5"
- Dining**
2.77m x 3.18m
9'1" x 10'5"
- WC**
0.92m x 1.88m
3'0" x 6'2"

First Floor

- Principal Bedroom**
2.91m x 3.79m
9'7" x 12'5"
- En-Suite 1**
1.55m x 2.02m
5'1" x 6'8"
- Dressing**
2.61m x 1.70m
8'7" x 5'7"
- Bedroom 2**
3.16m x 3.47m
10'5" x 11'5"
- En-Suite 2**
2.13m x 1.60m
7'0" x 5'3"
- Bedroom 3**
2.38m x 3.28m
7'10" x 10'9"
- Bedroom 4**
2.61m x 3.09m
8'7" x 10'2"
- Bathroom**
2.86m x 1.70m
9'5" x 5'7"

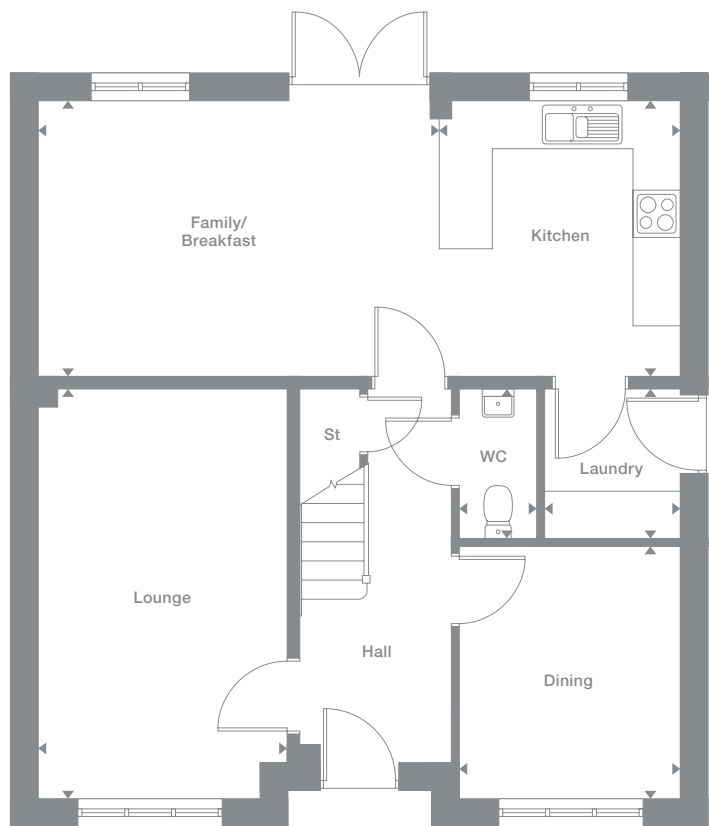
Floor Space

1,500 sq ft

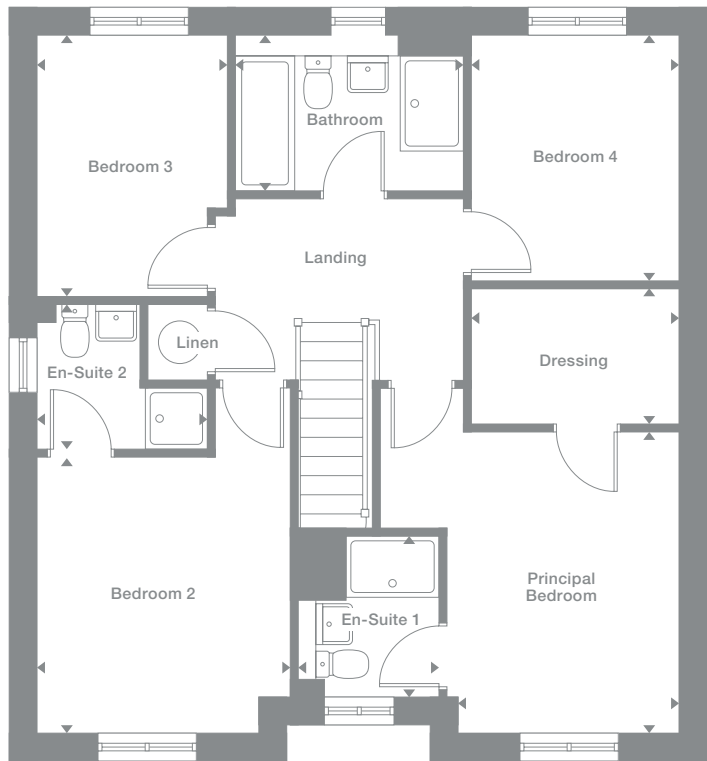
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Ground Floor



First Floor



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Homesford

Overview

The breathtaking kitchen, featuring a light-filled triple aspect dining area and generous family space, shares the ground floor with an impressive bay-windowed lounge, a study, a laundry and a WC. Upstairs, the five bedrooms include two en-suites and the bathroom has a separate shower cubicle.

Ground Floor

- Lounge**
3.44m x 5.33m
11'4" x 17'6"
- Kitchen**
3.03m x 3.02m
10'0" x 9'11"
- Laundry**
2.06m x 1.78m
6'9" x 5'10"
- Dining**
3.78m x 4.71m
12'5" x 15'6"
- Family**
2.58m x 3.02m
8'6" x 9'11"
- Study**
3.17m x 2.00m
10'5" x 6'7"
- WC**
1.01m x 1.78m
3'4" x 5'10"

First Floor

- Principal Bedroom**
3.44m x 2.81m
11'4" x 9'3"
- En-Suite 1**
1.42m x 2.26m
4'8" x 7'5"
- Bedroom 2**
2.88m x 2.53m
9'5" x 8'4"
- En-Suite 2**
1.74m x 1.66m
5'9" x 5'5"
- Bedroom 3**
3.48m x 2.56m
11'5" x 8'5"
- Bedroom 4**
2.77m x 2.56m
9'1" x 8'5"
- Bedroom 5**
2.94m x 1.76m
9'8" x 5'9"
- Bathroom**
1.92m x 2.56m
6'4" x 8'5"

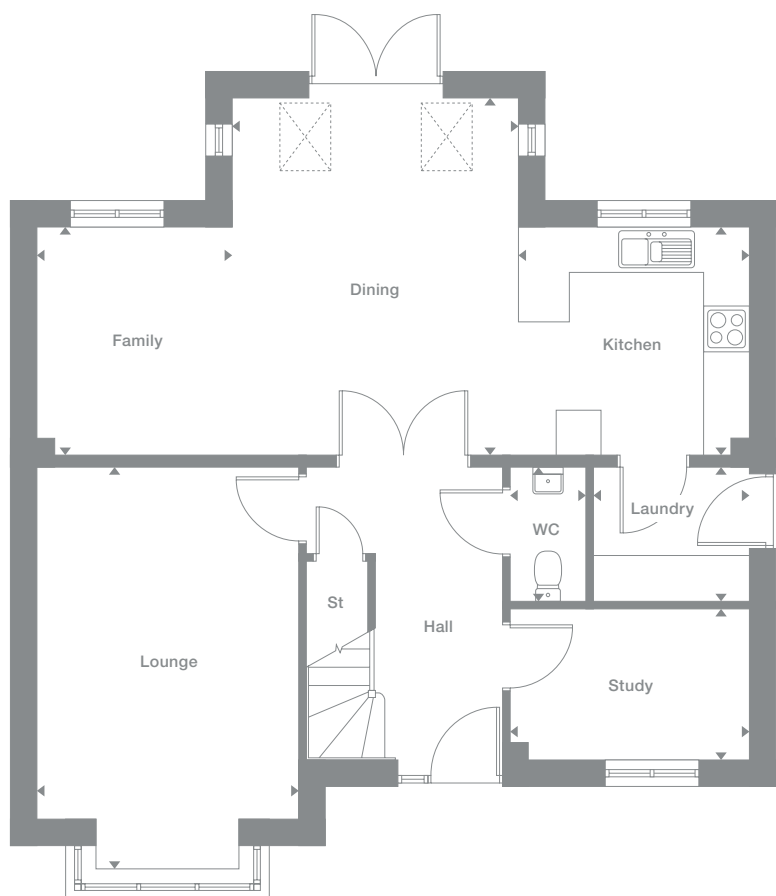
Floor Space

1,568 sq ft

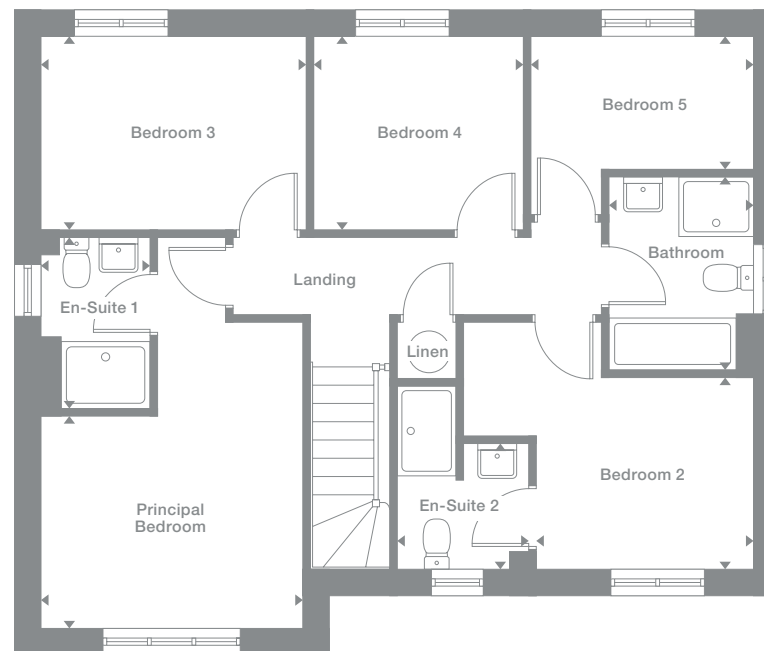


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Ground Floor



First Floor



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Rosewood

Overview

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.

Ground Floor

- Lounge**
3.38m x 4.81m
11'1" x 15'9"
- Kitchen**
3.38m x 4.46m
11'1" x 14'8"
- Laundry**
1.83m x 1.97m
6'0" x 6'6"
- Dining**
3.45m x 3.63m
11'4" x 11'11"
- Study**
3.45m x 3.18m
11'4" x 10'6"
- WC**
1.14m x 1.97m
3'9" x 6'6"

First Floor

- Principal Bedroom**
3.45m x 4.05m
11'4" x 13'3"
- En-Suite 1**
2.13m x 1.89m
7'0" x 6'2"
- Bedroom 2**
3.50m x 4.02m
11'6" x 13'3"
- En-Suite 2**
1.65m x 1.97m
5'5" x 6'6"
- Bedroom 3**
3.45m x 3.11m
11'4" x 10'2"
- Bedroom 4**
2.63m x 3.08m
8'8" x 10'2"
- Bathroom**
2.15m x 1.85m
7'1" x 6'1"

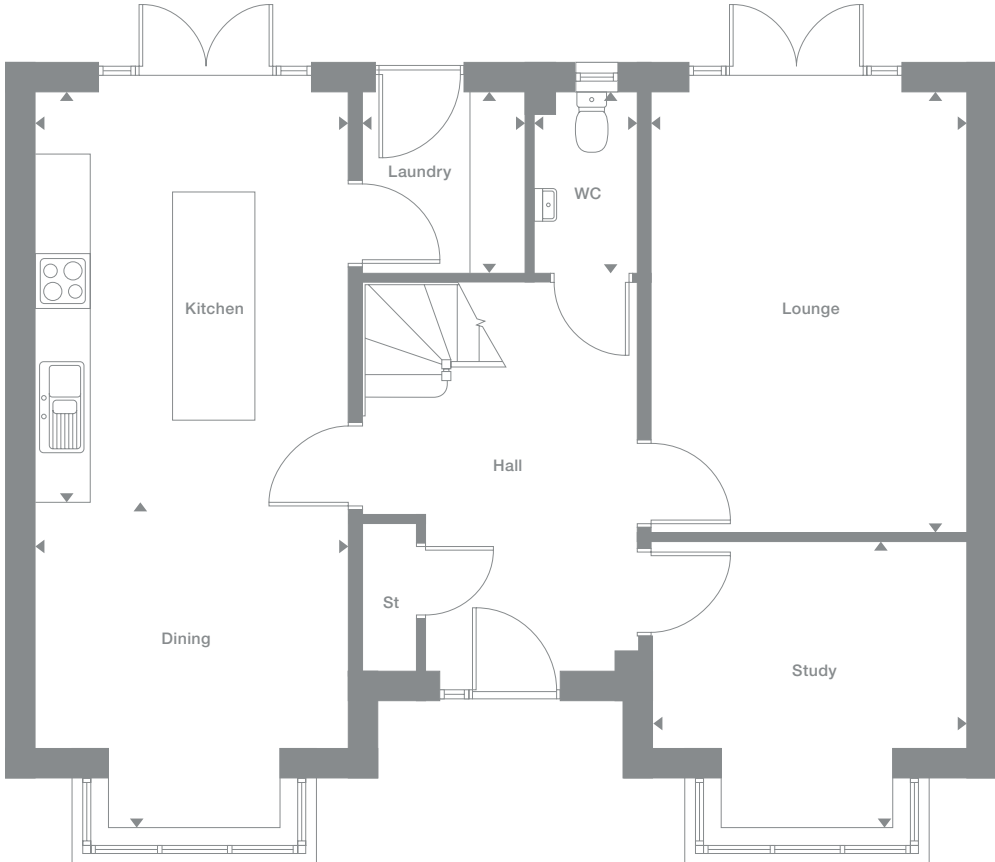
Floor Space

1,570 sq ft

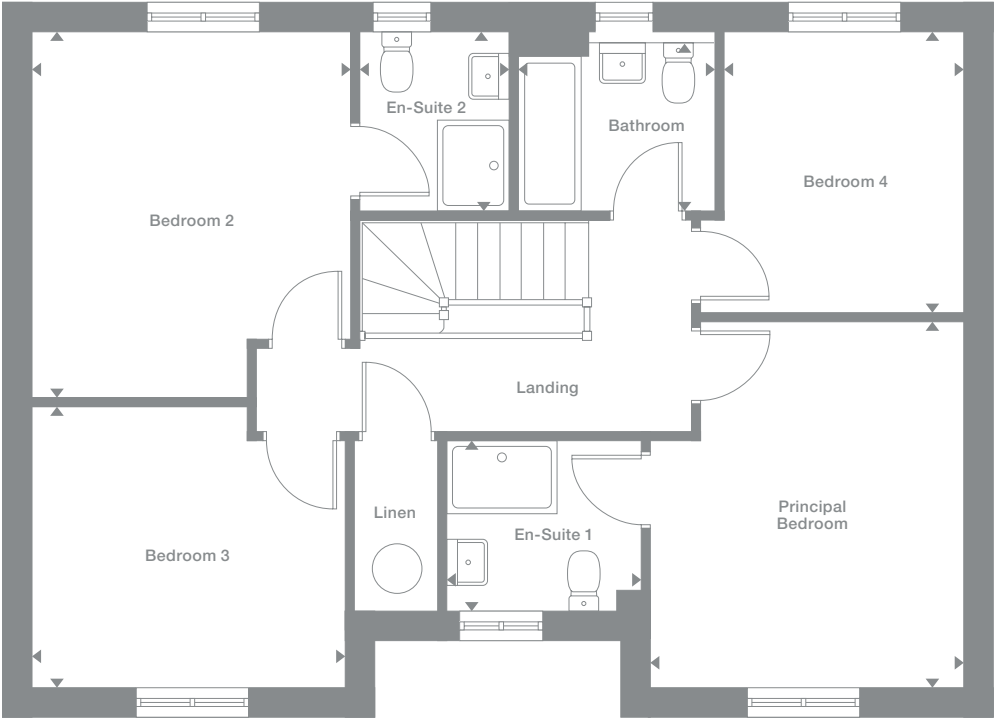
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Ground Floor



First Floor



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Denford

Overview

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

Ground Floor

- Lounge**
3.78m x 4.78m
12'5" x 15'8"
- Kitchen**
4.18m x 2.81m
13'9" x 9'3"
- Laundry**
1.88m x 1.74m
6'2" x 5'9"
- Dining**
4.04m x 2.81m
13'3" x 9'3"
- Family**
4.04m x 2.75m
13'3" x 9'0"
- WC**
1.88m x 0.97m
6'2" x 3'2"

First Floor

- Principal Bedroom**
3.78m x 3.12m
12'5" x 10'3"
- En-Suite 1**
2.46m x 1.18m
8'1" x 3'10"
- Dressing**
1.67m x 2.17m
5'6" x 7'2"
- Bedroom 2**
3.03m x 3.65m
9'11" x 12'0"
- En-Suite 2**
1.96m x 1.51m
6'5" x 4'11"
- Bedroom 3**
3.96m x 2.91m
13'0" x 9'7"
- Bedroom 4**
2.99m x 2.91m
9'10" x 9'7"
- Bedroom 5**
4.24m x 2.47m
13'11" x 8'1"
- Bathroom**
2.67m x 1.95m
8'9" x 6'5"

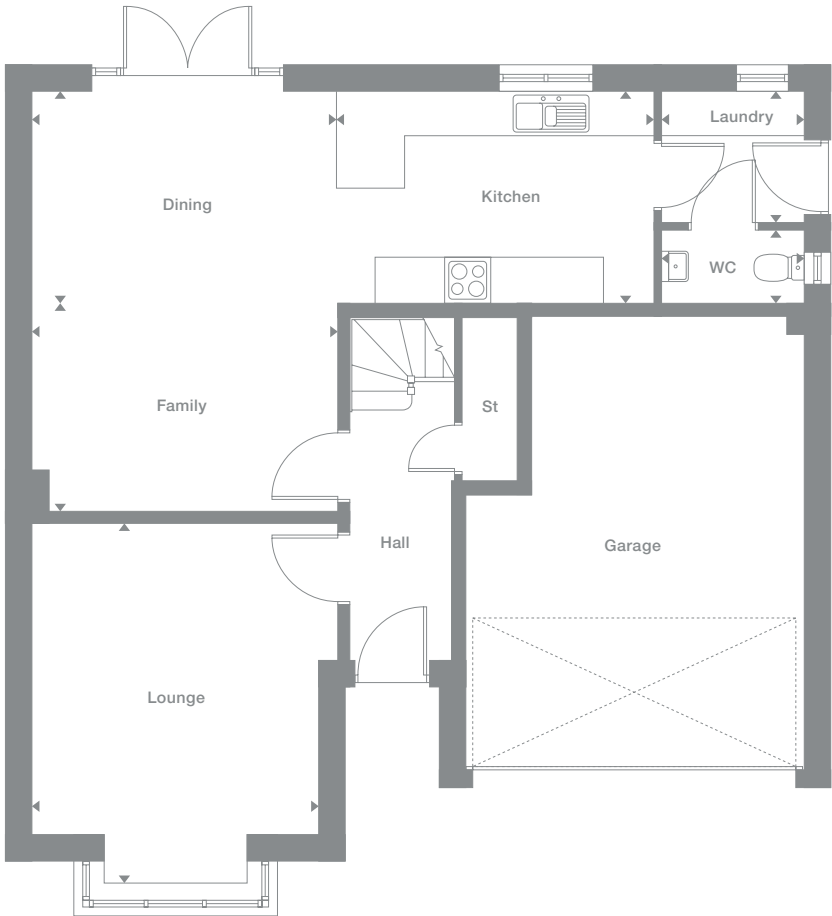
Floor Space

1,640 sq ft

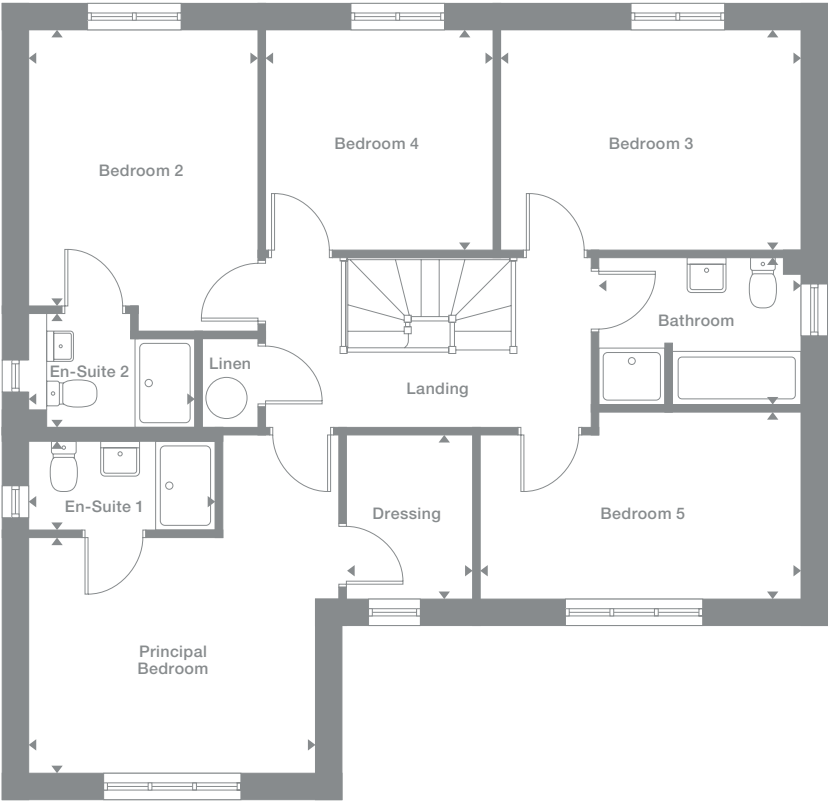
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Ground Floor



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.

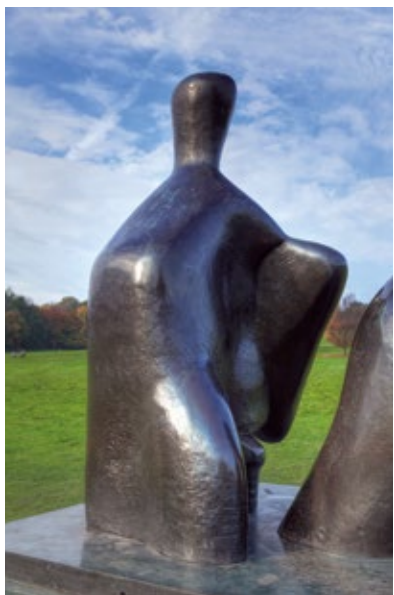
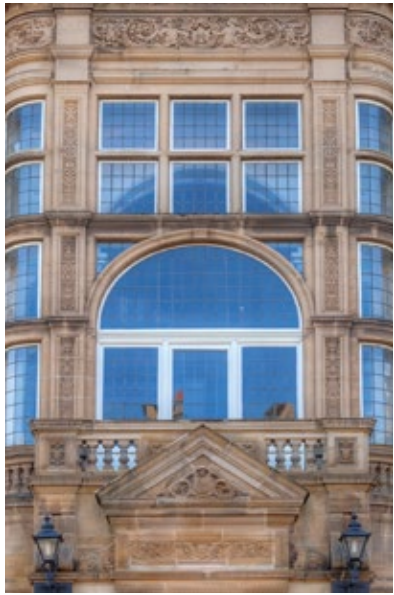
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



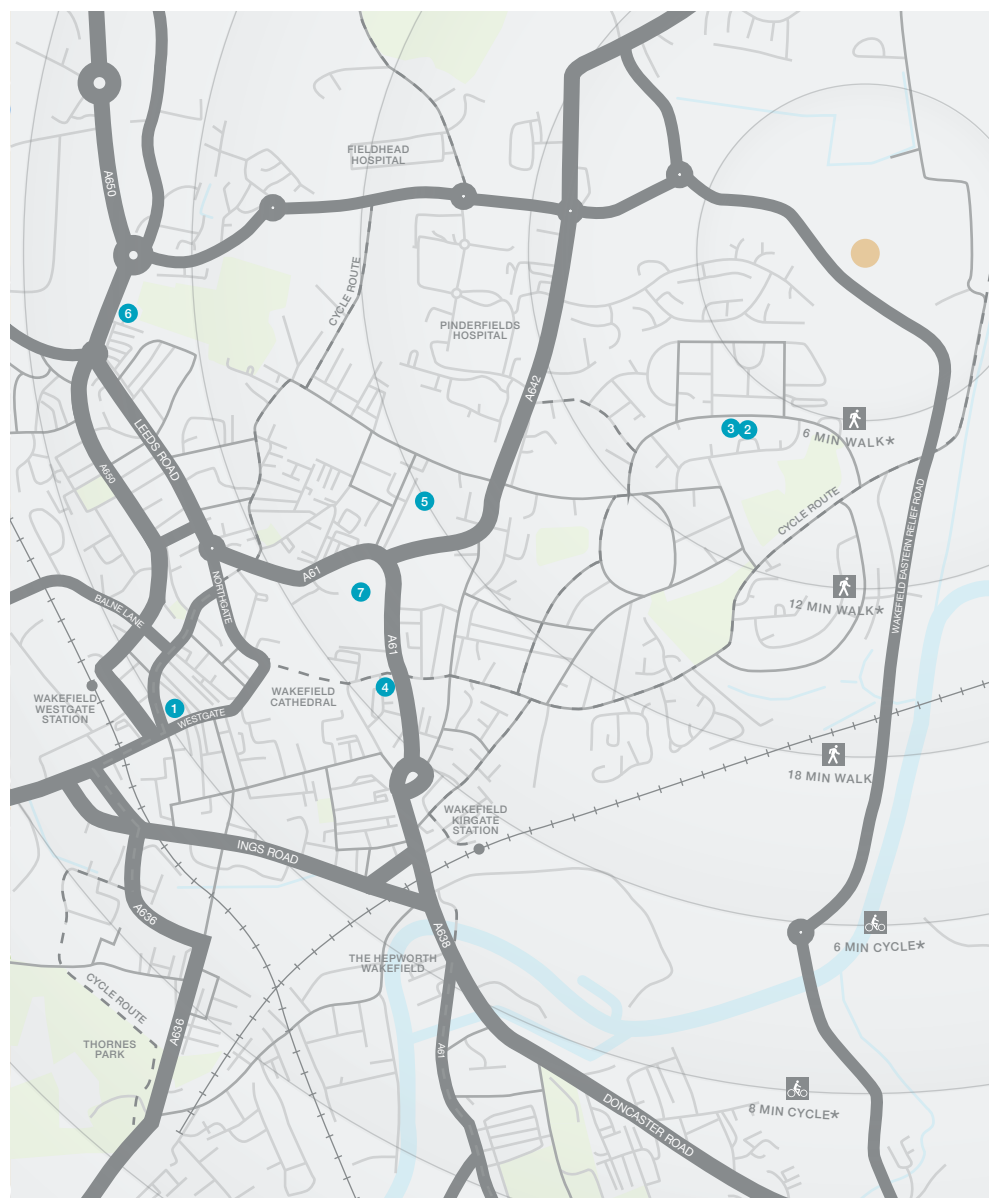
The City Fields proposals include a neighbourhood centre within a short walk of the homes, with a range of shops including food retailers, restaurants, a medical centre and other services. There is also a small local shopping area on Windhill Road with a pharmacist, a post office and a convenience store, 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 Boulevard, 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



Newmiller Dam Country Park

How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03308 081 193

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 Boulevard 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 Boulevard is on the left after a quarter of a mile.

Sat Nav: WF3 4LS



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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.

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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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Development

Opening Times

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