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3, 4 & 5 bedroom mews & detached homes
Flaxton Court, Bradford

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Flaxton Court Plot information

Situated in a quiet suburb of Bradford but offering fantastic commuter links via the M62 and M1 to surrounding cities and towns, Flaxton Court provides an ideal retreat away from the fast pace of city life. The development features an exclusive mix of premium homes which nestle in a stunning new neighbourhood of high-quality houses and apartments. Ideal for the contemporary family, the location offers a host of local amenities and a great community feel but is only two miles from Bradford's dynamic city centre.

- The Beckett see page 02
- The Buchan see page 03
- The Gissing see page 04
- The Hardy see page 05
- The Kipling see page 06
- The London see page 07
- The Melville see page 08
- The Stevenson see page 09
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- Whiteley Apartments see page 12
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- Appleton Apartments see page 14



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Please Note:
Plots 39-48 (inclusive) and plots 59-66 (inclusive) have tiered gardens. Please consult Sales Adviser for more details.

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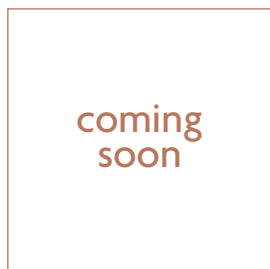
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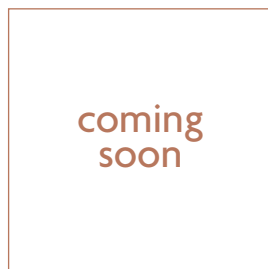
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Come in. Make yourself at home.

Home is where the heart is, as the saying goes. It's somewhere to create a haven for your loved ones. It's the place where life's most precious moments will take place; baby's first steps, romantic meals made for a loved one, a family birthday or night in with a close friend.

A modern living space within a short journey of Bradford's vibrant and thriving city centre. Welcome to your new home, a place to create the memories that will last you a lifetime. Welcome to Flaxton Court.

- 01 Welcome home
- 02 Floor plans
- 18 Location

4 bed home The Beckett

Plots

1*, 2, 15*, 16, 19*, 20, 40*, 41, 42, 45*, 46, 47, 51*, 52, 59*, 60, 61*, 62, 64*, 65, 68*, 69*, 70

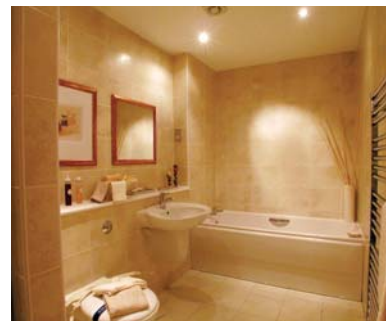
Key features

integral garage
cloakroom
French doors

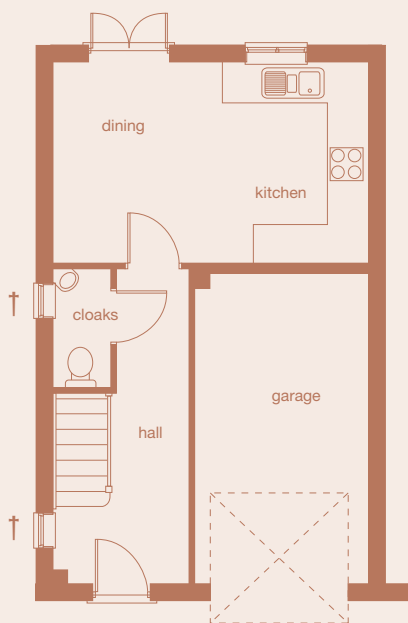
This wonderful home offers all the space a family could need. A spacious kitchen, dining room with French doors opening up onto the garden provides the perfect setting for entertaining friends and a natural focal point for family life. The large lounge on the first floor continues to make the most of the light with its use of a Juliet balcony making this room a light airy interior for relaxing.



Please note: elevational treatments may vary.



Ground Floor



Ground Floor

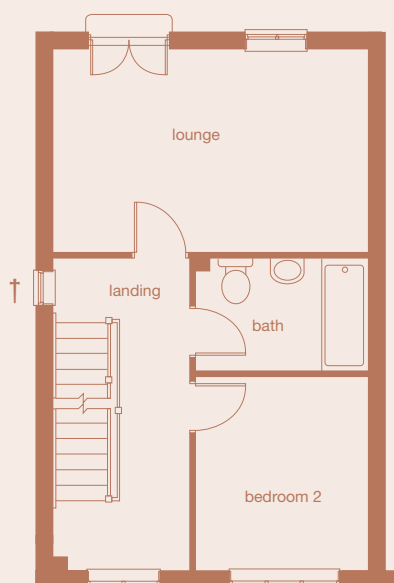
room dimensions

dining/kitchen	4.840m x 3.105m	15'11" x 10'2"
cloaks	0.855m x 1.820m	2'10" x 6'0"

*Plot is a mirror-image of plans shown above.

† Only applicable to specific plots
(plots 1, 2, 42, 45, 47, 51, 59, 62 & 68)

First Floor

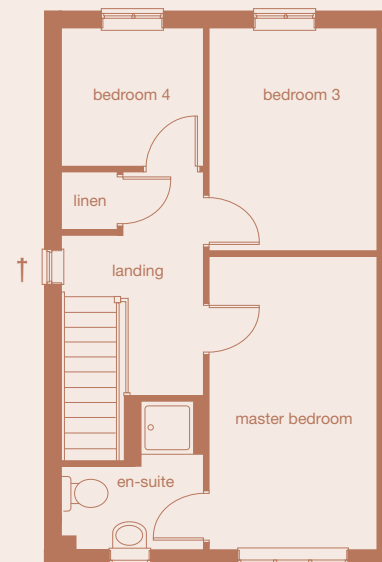


First Floor

room dimensions

lounge	4.840m x 3.150m	15'11" x 10'4"
bathroom	2.625m x 1.700m	8'7" x 5'7"
bedroom 2	2.625m x 2.950m	8'7" x 9'8"

Second Floor



Second Floor

room dimensions

master bedroom	2.600m x 4.500m	8'6" x 14'9"
en-suite	2.140m x 1.240m	7'0" x 4'1"
bedroom 3	2.600m x 3.450m	8'6" x 11'4"
bedroom 4	2.140m x 2.150m	7'0" x 7'1"

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Please note: elevational treatments may vary

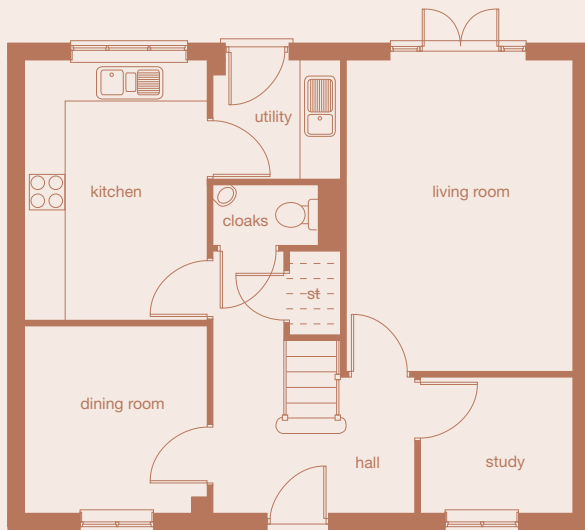
4 bed home The Buchan

Plot
3

Key features
cloakroom
en-suite
study
French doors

This charming home with its inviting frontage, complemented by the charming gables make it clear that this is a wonderful family home, reinforced by its clever use of space to create attractive, useable rooms. The ground floor boasts a spacious hallway leading to a separate dining room, kitchen and utility room, study and large living room complete with French doors that help integrate the garden with the interior. All of these features provide a family the space it needs.

Ground Floor

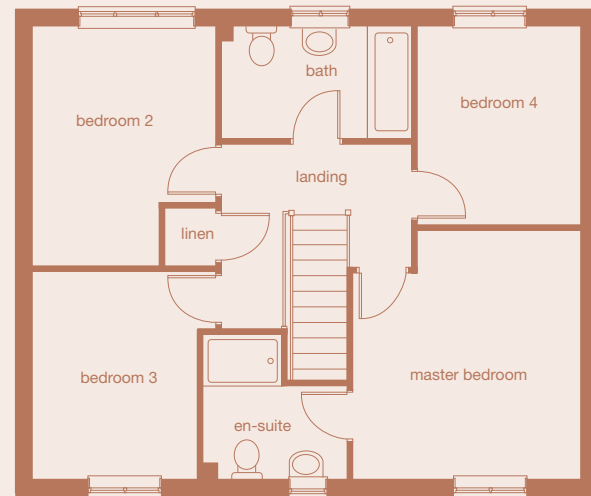


Ground Floor

room dimensions

living room	3.450m x 4.790m	11'4" x 15'9"
dining room	2.763m x 2.853m	9'1" x 9'4"
kitchen	2.763m x 3.997m	9'1" x 13'1"
utility	1.937m x 1.800m	6'4" x 5'11"
study	2.310m x 2.060m	7'7" x 6'9"
cloaks	1.613m x 0.945m	5'4" x 3'1"

First Floor



First Floor

room dimensions

master bedroom	3.500m x 3.800m	11'6" x 12'6"
en-suite	2.235m x 2.180m ^{max}	7'4" x 7'2" ^{max}
bedroom 2	2.805m x 3.670m ^{max}	9'2" x 12'0" ^{max}
bedroom 3	2.515m x 3.180m	8'3" x 10'5"
bedroom 4	2.500m x 3.050m	8'2" x 10'0"
bathroom	2.945m x 1.700m	9'8" x 5'7"

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3 bed home The Gissing

Plots

6, 14*, 17, 63*, 66

Key features

cloakroom
French doors
en-suite

Charming is the word which best describes this property. The dining room and kitchen are designed to provide the best of both worlds for modern day life. Feature French doors lead out from the dining room onto the garden making the most of creating a flexible space which fully integrates the garden. Yet it is the stunning master bedroom which is the feature of this property. Occupying the top floor, it combines its delightful dormer window with a separate en-suite bathroom creating a comfortable retreat.



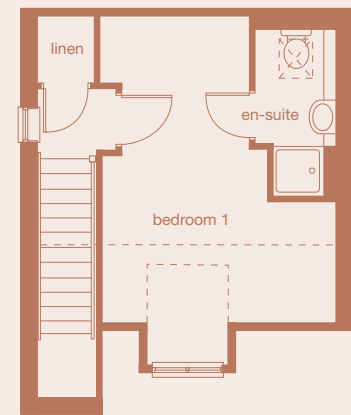
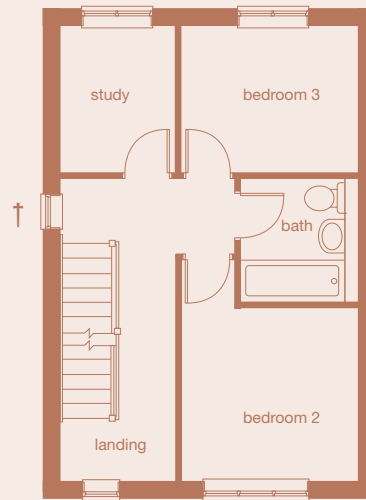
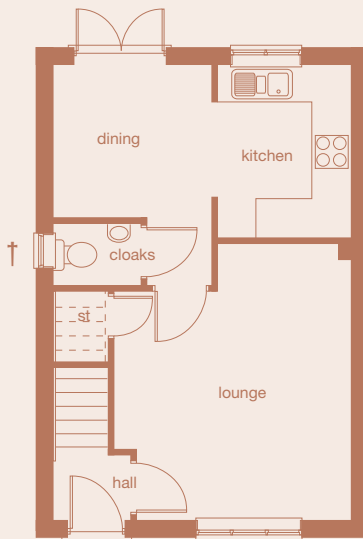
Please note: elevational treatments may vary.



Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions

lounge	3.885m _{max} x 4.480m _{max}	12'9" x 14'8"
kitchen	2.140m x 2.800m	7'0" x 9'2"
dining room	2.550m x 2.470m	8'4" x 8'1"
cloakroom	1.400m x 0.990m	4'7" x 3'3"

*Plot is a mirror-image of plans shown above.

† Not applicable where attached garage
(ie. plot 63)

First Floor

room dimensions

bedroom 2	2.859m x 2.801m	9'5" x 9'2"
bedroom 3	2.869m x 2.424m	9'5" x 7'11"
bathroom	1.700m x 2.020m	5'7" x 6'8"
study	1.871m x 2.409m	6'2" x 7'11"

Second Floor

room dimensions

bedroom 1	3.841m x 3.797m	12'7" x 12'6"
en-suite	1.308m x 2.725m to restricted height	4'3" x 8'11"

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Please note: elevational treatments may vary.

4 bed home The Hardy

Plots

18*, 53, 55*, 56, 73*, 74, 75*, 76

Key features

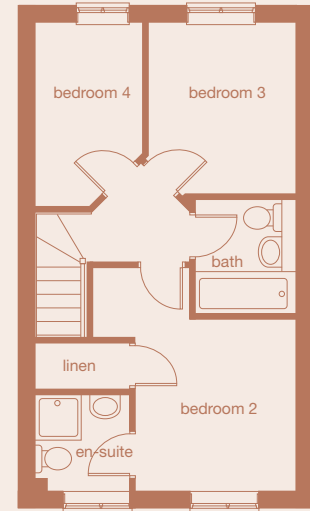
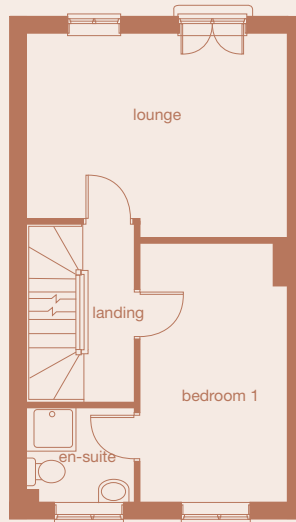
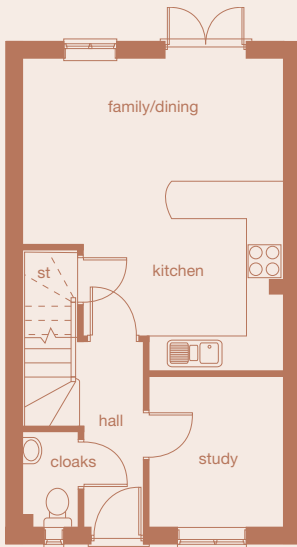
cloakroom
en-suite
French doors

Featuring accommodation across three floors, the Hardy is a substantial residence of space and light. The family, dining room integrates the garden inside with use of French doors whilst the lounge, located on the first floor provides a room to retire to on an evening. The bedrooms are located across the large staircase and landing. Both the master bedroom and the second bedroom boast en-suite facilities, alongside the main family bathroom. This is a home which accommodates family life comfortably.

Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions

cloaks	1.595m x 0.910m	5'3" x 3'0"
study	2.576m x 2.289m	8'5" x 7'6"
family/dining	5.354m _{max} x 4.440m _{max}	17'7" _{max} x 14'7" _{max}

First Floor

room dimensions

lounge _{max}	4.440m x 3.502m	14'7" x 11'6"
bedroom 1 _{max}	4.459m x 2.512m	14'8" x 8'3"
en-suite	1.828m x 1.650m	6'0" x 5'5"

Second Floor

room dimensions

bedroom 2	3.860m _{max} x 3.440m	12'8" x 11'3"
en-suite	1.650m x 1.635m	5'5" x 5'4"
bedroom 3	2.920m x 2.474m	9'7" x 8'1"
bedroom 4	3.130m x 1.866m	10'3" x 6'1"
bathroom	1.970m x 1.700m	6'6" x 5'7"

*Plot is a mirror-image of plans shown above.

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3 bed home The Kipling

Plots
4, 5*, 57, 58*

Key features
cloakroom
en-suite
French doors

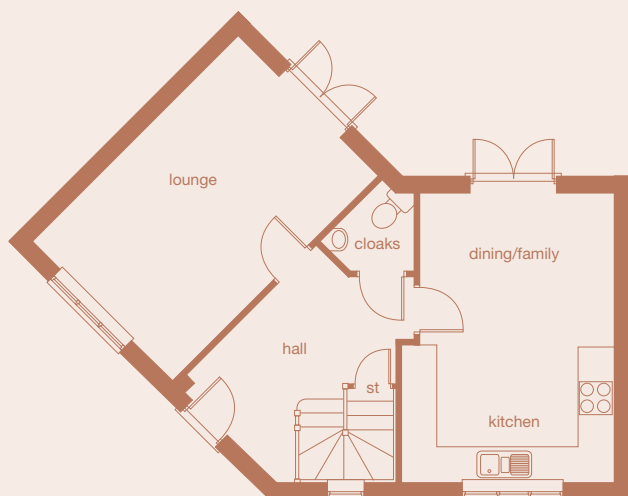
The bright, dual-aspect lounge of this lovely home is complemented by the dual aspect of the kitchen, dining room bringing a sense of space and light into the property. The Kipling is an unusual property packed full of interesting features. An attractive frontage invites you in to a spacious hallway complete with cloakroom and feature staircase. Leading onto the first floor are 3 large bedrooms. The large master bedroom encompasses an en-suite bathroom, yet it is the interesting angles and shapes of the family bathroom which really exudes the charm of the property.



Please note: elevational treatments may vary.



Ground Floor



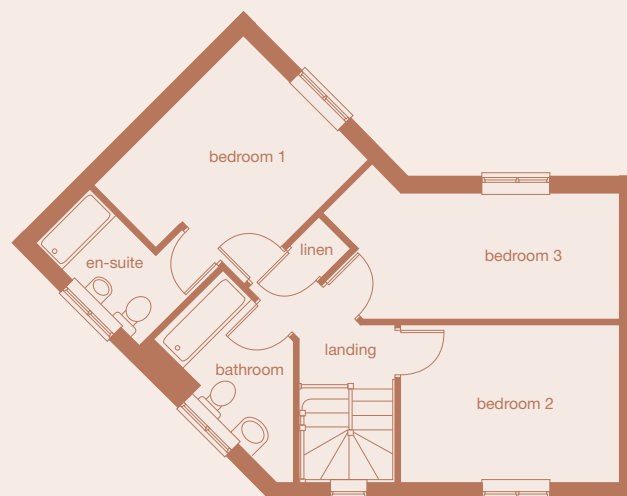
Ground Floor

room dimensions

lounge	3.220m x 4.964m	10'11" x 16'3"
dining/family	3.350m x 2.639m	11'0" x 8'8"
kitchen	3.650m x 2.325m	12'0" x 7'8"
cloakroom	1.445m _{max} x 1.489m	4'9" x 4'11"

*Plot is a mirror-image of plans shown above.

First Floor



First Floor

room dimensions

master bedroom	2.971m x 2.938m	9'9" x 9'8"
en-suite	2.477m x 1.276m	8'2" x 4'2"
bedroom 2	3.700m x 2.704m	12'2" x 8'10"
bedroom 3	4.439m x 2.160m	14'7" x 7'1"
bathroom	3.253m _{max} x 1.926m	10'8" x 6'4"

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Please note: elevational treatments may vary.

5 bed home The London

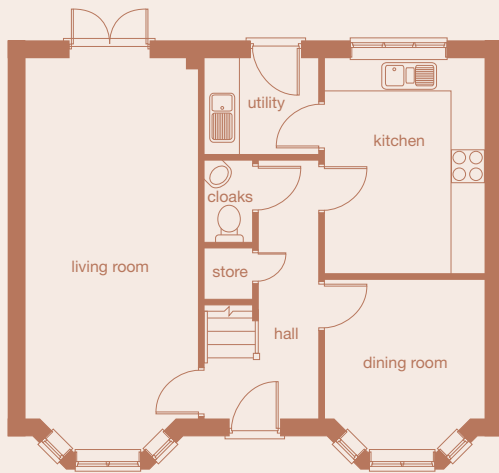
Plot
67*

Key features

- bay windows
- cloakroom
- en-suite
- shower room
- French doors

The richly detailed frontage with its inviting entrance, double fronted bay windows and gables make this property especially inviting. A striking lounge extends from an elegant bay window to French doors and a second bay window in the dining room, makes this a beautiful backdrop for entertaining. The two charming dormer bedrooms are joined on the top floor by a second shower room adding practical appeal to enormous character.

Ground Floor

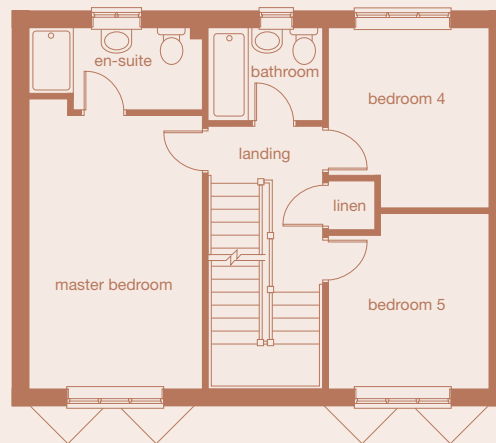


Ground Floor

room dimensions

living room	3.150m x 7.193m into bay	10'4" x 23'7"
dining room	2.900m x 3.143m into bay	9'6" x 10'4"
kitchen	2.900m x 3.950m	9'6" x 13'0"
utility	2.050m x 1.750m	6'9" x 5'9"
cloaks	0.850m x 1.475m	2'9" x 4'10"

First Floor

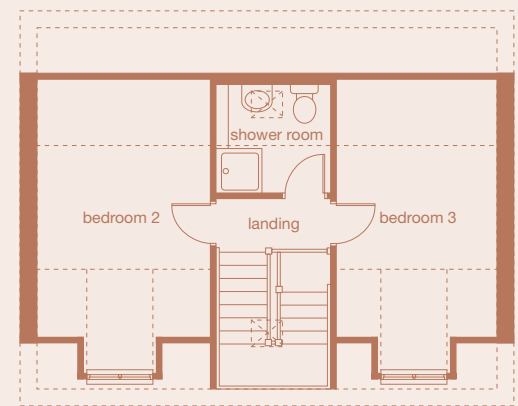


First Floor

room dimensions

master bedroom	3.150m x 5.000m	10'4" x 16'5"
en-suite	3.150m x 1.500m	10'4" x 4'11"
bedroom 4	2.950m x 3.300m	9'8" x 10'10"
bedroom 5	2.925m x 3.200m	9'7" x 10'6"
bathroom	2.050m x 1.700m	6'9" x 5'7"

Second Floor



Second Floor

room dimensions

bedroom 2	3.200m x 4.612m to restricted height	10'6" x 15'2"
bedroom 3	2.950m x 4.612m to restricted height	9'8" x 15'2"
shower room	2.050m x 1.930m to restricted height	6'9" x 6'4"

*Plot is a mirror-image of plans shown above.

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2 bed home The Melville

Plots

13, 21, 28*, 39*, 54, 71*

Key features

en-suite

A most unusual property located across the whole of the first floor. A large kitchen, living room is a light airy space for relaxing and entertaining. Perfect for a quiet night in or perhaps a casual dinner party with friends. With a second bedroom and ample bathroom, you will be sure to have the room for overnight guests. The ample garage/ carport space on the ground floor ensures you have plenty of storage room, keeping the main part of the home free from all the clutter you don't want in view. A wonderful space for singles, couples and families starting out.

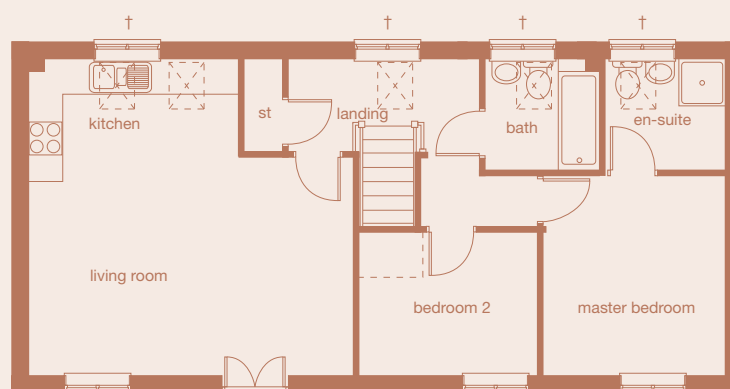
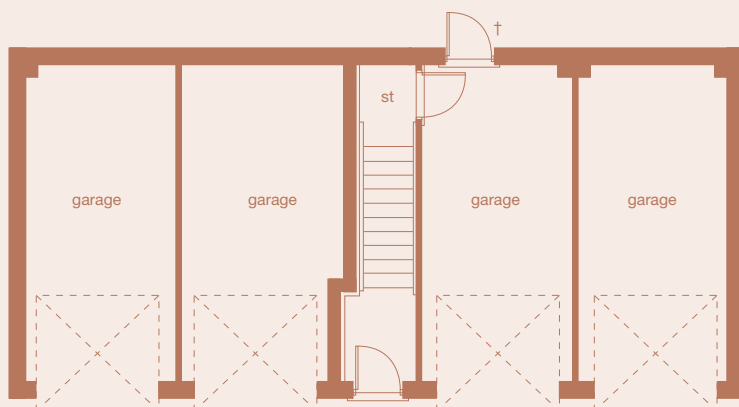


Please note: elevational treatments may vary.



Ground Floor

First Floor



Ground Floor

*Plot is a mirror-image of plans shown above.

Please note plots 21, 28, 39 and 54 have car ports, while plots 13 and 71 have garages, please see Sales Adviser for details.

†Only applicable to specific plots (plots 13 & 28).
Rooflights to specific plots (plots 21, 39, 54 & 71).

First Floor

room dimensions

living room	5.626m x 3.329m	18'5" x 10'11"
kitchen	3.546m x 2.100m	11'8" x 6'11"
master bedroom	3.150m x 3.427m	10'4" x 11'3"
en-suite	2.089m x 1.902m	6'10" x 6'3"
bedroom 2	3.024m x 2.460m	9'11" x 8'1"
bathroom	1.962m x 1.902m	6'5" x 6'3"

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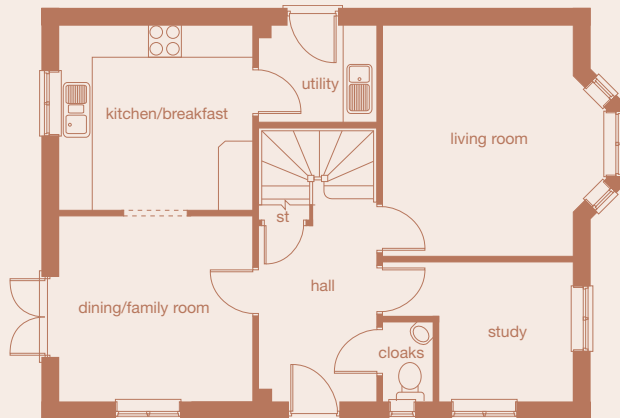
4 bed home The Stevenson

Plot
77*

Key features
bay windows
cloakroom
en-suite
study

With its separate utility room to keep the household management out of the way, and its feature archway, the large kitchen of the Stevenson and its adjoining dining room form a natural focal point for family life. The sunny dual aspect study provides an ideal quiet space for homework or relaxed reading, and further dual aspect windows in two of the bedrooms give this home an exceptionally light, airy ambience.

Ground Floor



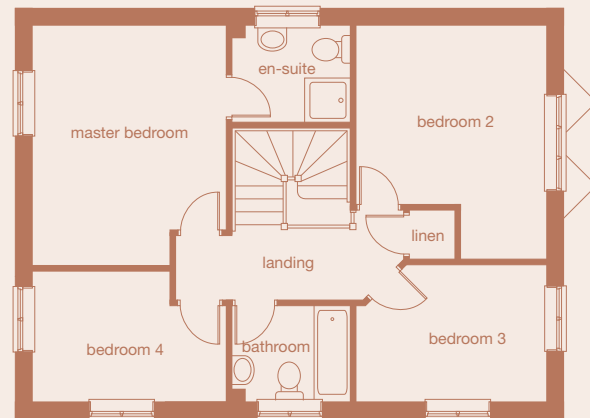
Ground Floor

room dimensions

living room	4.055m into bay x 4.216m	13'4" x 13'10"
dining/family room	3.517m x 3.391m	11'6" x 11'2"
kitchen/breakfast	3.517m x 3.373m	11'6" x 11'1"
utility	2.126m x 1.760m	7'0" x 5'9"
study	2.462m x 2.548m	8'1" x 8'4"
cloaks	0.900m x 1.450m	2'11" x 4'9"

*Please note these plans are shown specifically for plot 77.

First Floor



First Floor

room dimensions

master bedroom	3.516m x 4.380m	11'6" x 14'4"
en-suite	2.126m x 1.760m	7'0" x 5'9"
bedroom 2	3.512m x 4.263m max	11'6" x 14'0"
bedroom 3	3.458m max x 2.501m max	11'4" x 8'2"
bedroom 4	3.515m x 2.384m max	11'6" x 7'10"
bathroom	2.233m x 1.749m	7'4" x 5'9"

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4 bed home The Tolstoy

Plots

43, 44*, 48*, 49*, 50*

Key features

integral garage
en-suite
cloakroom
French doors

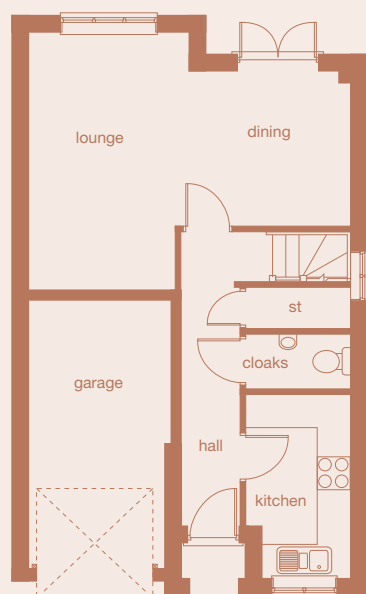
A substantial residence of the highest quality, the Tolstoy incorporates a wealth of premium features. The location of the master bedroom on the second floor provides a wonderfully relaxing retreat. The further 3 bedrooms on the first floor provide the space for family and guests. The large lounge, dining room complete with feature French doors bring the outside in making this a perfect space for family and entertaining. The large indoor garage provides enormous flexibility to the accommodation.



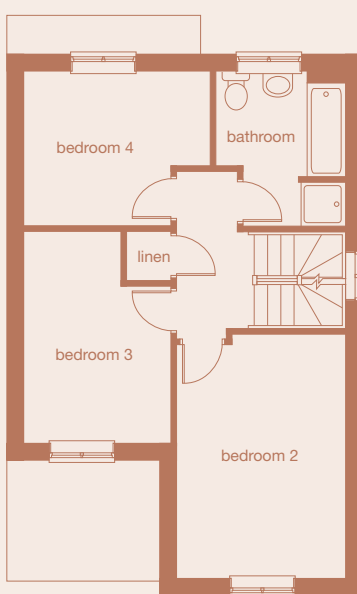
Please note: elevational treatments may vary.



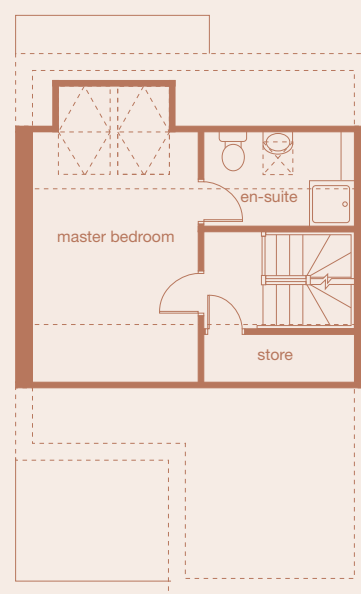
Ground Floor



First Floor



Second Floor



Ground Floor

room dimensions

lounge	2.914m x 4.644m	9'7" x 15'3"
dining room	2.965m x 2.820m	9'9" x 9'3"
kitchen	1.917m _{max} x 3.354m	6'3" x 11'0"
cloakroom	1.917m x 1.000m	6'3" x 3'3"

First Floor

room dimensions

bedroom 2	3.067m x 4.454m	10'1" x 14'7"
bedroom 3	2.712m x 3.859m _{max}	8'11" x 12'8"
bedroom 4	3.412m _{max} x 2.820m	11'2" x 9'3"
bathroom	2.367m _{max} x 2.820m	7'9" x 9'3"

Second Floor

room dimensions

master bedroom	3.041m x 4.467m	10'0" x 14'8"
en-suite	2.738m x 1.664m _{to restricted height}	9'0" x 5'6"

*Plot is a mirror-image of plans shown above.

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Please note: elevational treatments may vary.

2 bed home The Twain

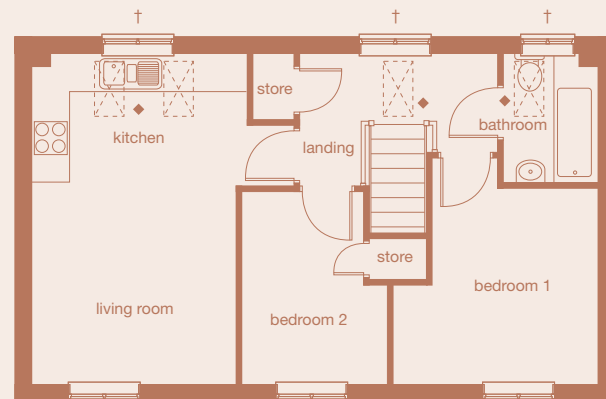
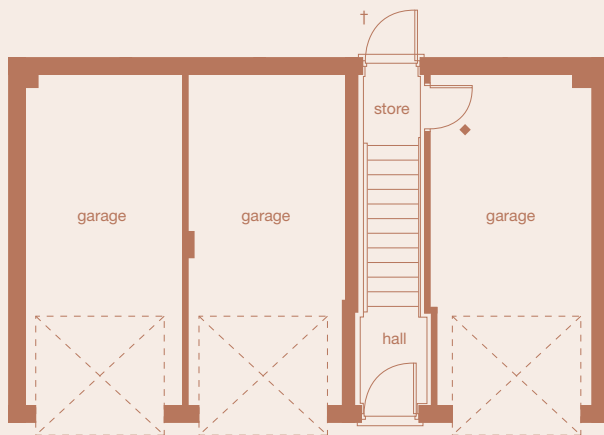
Plots
38*, 72

Key features
integral garage/car port (plot specific)
dual aspect living space

A most unusual property located across the whole of the first floor. The large kitchen and living room provides a light airy space for relaxing and entertaining. Perfect for a quiet night in or perhaps a casual dinner party with friends. With a second bedroom, you will be sure to have the room for overnight guests. The ample garage/car port space on the ground floor ensures you have plenty of storage, keeping the main part of the home free from all the clutter you don't want in view. A wonderful space for singles, couples and families starting out.

Ground Floor

First Floor



Ground Floor

*Plot 38 is a mirror-image of plans shown above.
Please note plot 38 has car ports, plot 72 has garages, please see Sales Adviser for details.

- † Applicable to plot 38 only.
- ◆ Applicable to plot 72 only.

First Floor

room dimensions

living room	3.359m x 3.269m	11'0" x 10'9"
kitchen	3.545m x 2.161m	11'8" x 7'1"
bedroom 1	3.363m _{max} x 3.221m	11'0" _{max} x 10'7"
bedroom 2	2.412m _{max} x 3.169m	7'11" _{max} x 10'5"
bathroom	1.534m x 2.108m	5'0" x 6'11"

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2 bed apartments

The Whiteley Apartments

Plots

7, 8*, 9, 10*, 11, 12*

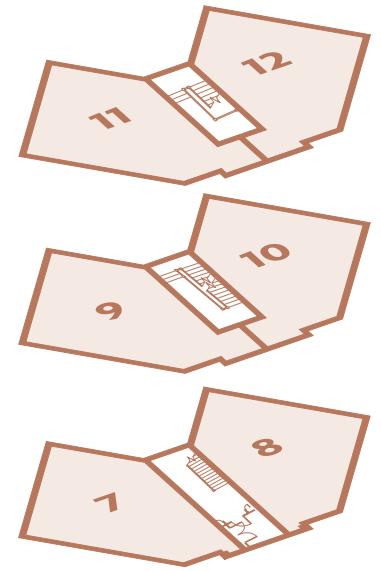
Key features

en-suite

Entered from a communal stairwell, each apartment has a shared entrance lobby that helps to reinforce the sense of individuality and security. With their superb natural light and interesting angles and lines, the spacious living areas offer endless scope for imaginative layout and décor. The second bedrooms offer accommodation for guests, or alternatively could also be used to create a useful home office.



Please note: elevational treatments may vary.



Ground Floor



First and Second Floors



Ground, First and Second Floors

room dimensions

living	4.133m x 4.142m	13'7" x 13'7"
kitchen/dining	4.037m x 2.400m	13'3" x 7'11"
bathroom _{max}	3.152m x 1.968m	10'4" x 6'5"
bedroom 1	5.428m _{max} x 2.970m	17'10" _{max} x 9'9"
en-suite _{(Ground only) max}	2.504m x 1.200m	8'3" x 3'11"
bedroom 2 _{max}	3.797m x 2.589m	12'5" x 8'6"

*Plot is a mirror-image of plans shown above.

First and Second Floors

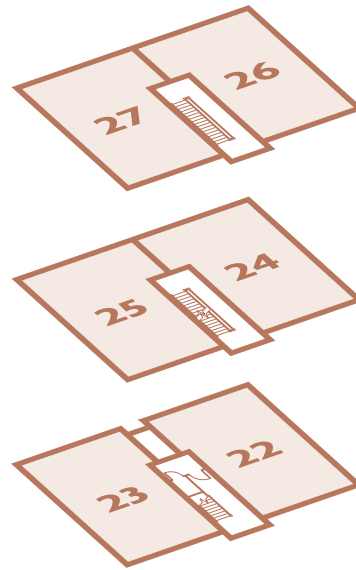
room dimensions

en-suite _{(First and Second only) max}	2.584m x 2.504m	8'6" x 8'3"
---	-----------------	-------------

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Please note: elevational treatments may vary.



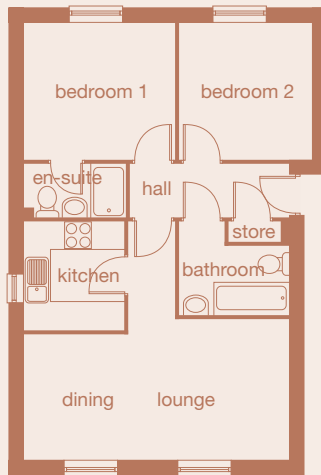
2 bed apartments The Dartmouth Apartments

Plots
22*, 23, 24*, 25, 26*, 27

Key features
en-suite

These immensely inviting homes represent apartment living at its practical and stylish best. The cleverly self-contained kitchen offers open-plan convenience without encroaching on the leisure space. The storage area in the hallway is a practical but useful addition to these apartments whilst the second bedroom provides the flexibility for an expanding family or simply room for guests.

Ground Floor



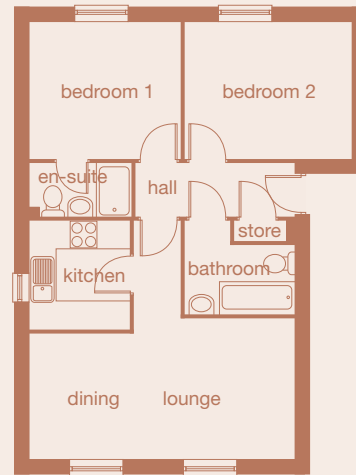
Ground Floor

room dimensions

lounge/dining	5.952m x 3.163m _{max}	19'6" x 10'5"
kitchen	2.251m x 2.400m	7'5" x 7'10"
bedroom 1	3.389m x 3.078m	11'1" x 10'1"
en-suite	2.290m x 1.175m	7'6" x 3'11"
bedroom 2	3.078m x 2.969m	10'1" x 9'9"
bathroom	2.463m x 2.075m _{max}	8'1" x 6'10"

*Plot is a mirror-image of plans shown above.

First and Second Floors



First and Second Floors

room dimensions

lounge/dining	5.952m x 3.163m _{max}	19'6" x 10'5"
kitchen	2.251m x 2.400m	7'5" x 7'10"
bedroom 1	3.389m x 3.078m	11'1" x 10'1"
en-suite	2.290m x 1.175m	7'6" x 3'11"
bedroom 2	3.725m x 3.078m	12'3" x 10'1"
bathroom	2.463m x 2.075m _{max}	8'1" x 6'10"

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2 bed apartments

The Appleton Apartments

Plots

29, 30, 31, 32, 33, 34, 35, 36, 37

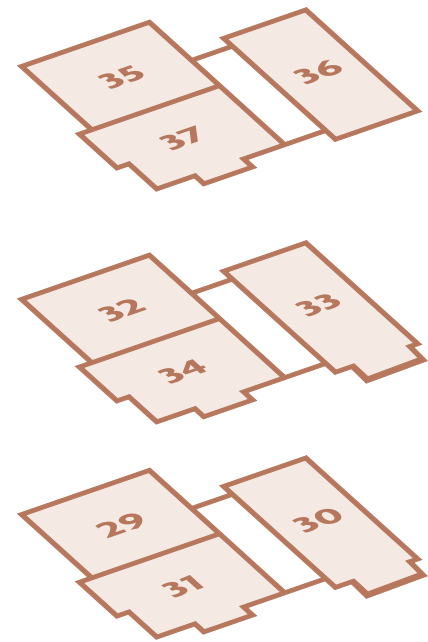
Key features

living/dining area features a Juliet balcony

The Appleton Apartments are packed full of interesting features, designed to create a light, spacious living accommodation. The Juliet balconies and French doors make wonderful additions to the living areas, with some apartments benefiting from a second Juliet balcony in the bedroom. The kitchens are cleverly set into an alcove keeping open-plan living at its best, yet ensuring the utilities don't impede on the living areas. Wonderfully proportioned apartments made bigger by the use of light create fantastic homes.

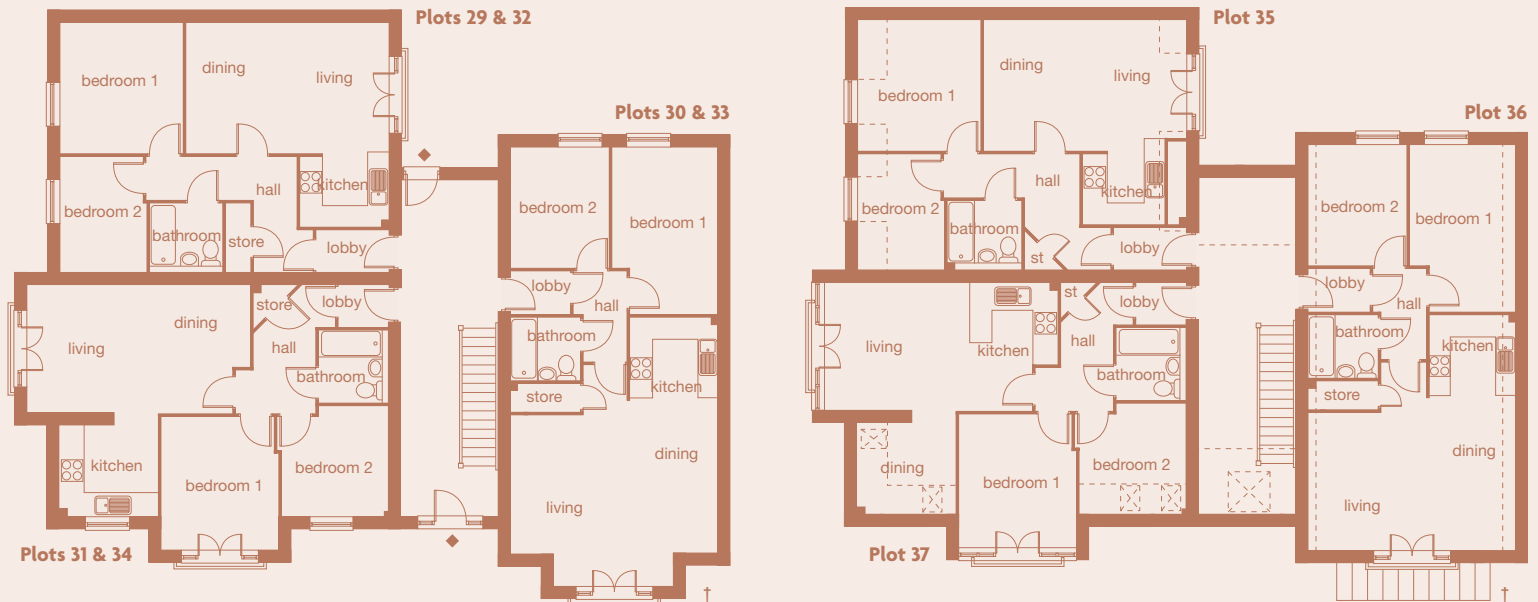


Please note: elevational treatments may vary.



Ground and First Floors

Second Floor



Please note Second Floor apartments are subject to restricted headroom in some areas, please refer to site Sales Adviser.

Plots 31, 34

room dimensions

living/dining	6.103m x 3.504m	20'0" x 11'6"
kitchen	2.690m x 2.488m	8'10" x 8'2"
bedroom 1	3.146m x 3.610m	10'4" x 11'10"
bedroom 2	2.938m x 3.001m	9'7" x 9'10"
bathroom	1.900m x 1.970m	6'2" x 6'6"

Plots 29, 32 & 35

room dimensions

living/dining/kitchen	5.513m x 5.592m _{max}	18'1" x 18'4"
bedroom 1	3.354m x 3.589m	11'0" x 11'9"
bedroom 2	3.163m x 2.371m	10'4" x 7'9"
bathroom	1.970m x 1.900m	6'6" x 6'2"

Plots 30, 33

room dimensions

living/dining/kitchen	7.329m _{max} x 5.650m _{max}	24'0" x 18'6"
bedroom 1	2.897m _{max} x 4.560m _{max}	9'6" x 14'11"
bedroom 2	2.660m x 3.297m	8'9" x 10'9"
bathroom	1.900m x 1.710m	6'2" x 5'7"

Plot 37

room dimensions

living/kitchen	6.103m x 3.504m	20'0" x 11'6"
dining	2.690m x 2.488m	8'10" x 8'2"
bedroom 1	3.146m x 3.610m	10'4" x 11'10"
bedroom 2	2.938m x 3.001m	9'7" x 9'10"
bathroom	1.900m x 1.970m	6'2" x 6'6"

Plot 36

room dimensions

living/dining/kitchen	6.429m _{max} x 5.650m _{max}	21'1" x 18'6"
bedroom 1	2.897m _{max} x 4.560m _{max}	9'6" x 14'11"
bedroom 2	2.660m x 3.297m	8'9" x 10'9"
bathroom	1.900m x 1.710m	6'2" x 5'7"

† Bay window to ground and first floors only.

◆ Windows at first floor level.

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Security

	The Beckett	The Buchan	The Gissing	The Hardy	The Kipling	The London	The Melville	The Stevenson	The Tolstoy	The Twain	The Whiteley Apts	The Dartmouth Apts	The Appleton Apts
burglar alarm system*	○	○	○	○	○	○	○	○	○	○	○	○	○
porch light with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
rear light with PIR*	○	○	○	○	○	○	-	○	○	-	-	-	-
mains-operated smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
multipoint locking system to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-

Outer finish

PVCu double glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu French doors with multi point locking to ground floor	-	✓	✓	-	✓	✓	-	✓	✓	-	-	-	✓
PVCu French doors with multi point locking to first floor (opens inwards with Juliette balustrade fixed to outside)	✓	-	-	✓	-	-	-	-	-	-	✓	-	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fencing between plots (refer to site enclosures plan)	✓	✓	✓	✓	✓	✓	-	✓	✓	-	-	-	-
turf to front garden	✓	✓	✓	✓	✓	✓	-	✓	✓	-	-	-	-
turf to rear garden	○	○	○	○	○	○	-	○	○	-	-	-	-
outside cold water tap*	○	○	○	○	○	○	-	○	○	-	-	-	-

Heating

gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic controlled radiators to all rooms except where roomstat fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fused point for electric fire	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fire surround*	○	○	○	○	○	○	○	○	○	○	○	○	○
electric fire*	○	○	○	○	○	○	○	○	○	○	○	○	○

Inner finish

fitted wardrobes*	○	○	○	○	○	○	○	○	○	○	○	○	○
150mm skirting and 63mm architrave (torus profile)	✓	✓	✓	✓	✓	✓	-	✓	✓	-	-	-	-
100mm skirting and 50mm architrave (square profile)	-	-	-	-	-	-	✓	-	-	✓	✓	✓	✓
smooth ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal woodwork to be White gloss	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to be Gardenia	✓	✓	✓	✓	✓	✓	-	✓	✓	-	-	-	-
internal walls to be White	-	-	-	-	-	-	✓	-	-	✓	✓	✓	✓
ceilings to be White	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2-panel smooth style doors	✓	✓	✓	✓	✓	✓	-	✓	✓	-	-	-	-
flush veneered style doors (beech)	-	-	-	-	-	-	✓	-	-	✓	✓	✓	✓
chrome-finish ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of carpet, vinyl and laminate floorings*	○	○	○	○	○	○	○	○	○	○	○	○	○

* Subject to Build Programme.

† As denoted on working drawing

†† Tile heights to be:

- With no shower over bath: 600mm tiling around the bath (actual height may differ slightly due to tile choice)
 - With shower present over bath, full height tiling to be provided at bath width to tap end and 1 metre down bath side
- The remainder of bath walls at 600mm (actual height may differ slightly due to tile choice)

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Adviser for specific details.

These sales particulars do not constitute a contract, form part of a contract or a warranty.

Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography represents typical Miller Homes' fittings and options.



The day to day.

Your home doesn't just refer to the house you move into – but the location and the area which offers the amenities you need for everyday life. It encompasses the schools your children attend, the local pub where you can relax after a hard day's work, the golf course for him and the retail quarter for her. To find your dream home you need to feel that you can become a part of the community to which you are moving – to know that it's a place where your family can thrive and grow. So here's some useful information about the town of Bradford.

Attractions and places to visit

Bradford is a city filled with culture and has witnessed a huge amount of investment and regeneration in recent years. The following attractions are all within three miles of Flaxton Court and will provide a great day out for the whole family.

1 Bradford Museum of film & photography

Take a tour through the history of popular photography and visit IMAX - the world's powerful giant screen experience. Discover the past, present and future of television, play with light, lenses and colour in the Magic Factory and visit the Animation Gallery.

2 Bolling Hall

A classic West Yorkshire manor house, Bolling Hall has been furnished in keeping with its long and eventful history, and provides a fascinating insight into the lives of wealthy families of the 16th, 17th and 18th Centuries.

Grattan Stadium

If you enjoy sport, then a day out at Grattan Stadium could be for you. Home to the world renowned Rugby League Champions, Bradford Bulls, this 27,000 seater stadium is an ideal treat for all ages. If you're a football fan, Grattan is also the training ground for Bradford City Football Club, known locally as the Bantams.

And slightly further a field is the UNESCO World Heritage site of Saltaire and the town of Ilkley – known for offering some of Yorkshire's most beautiful countryside and best eateries. And not to forget the picturesque village of Haworth, once home to the literary greats the Brontës!

Parks and open spaces

Bradford District has thirty six public parks, over one hundred recreation grounds, more than one hundred and forty play areas and large areas of woodlands. One of the most famous of these is the award winning Lister Park, situated just over three miles from the development, which encompasses acres of beautiful parkland alongside a recently refurbished pavilion and boat lake. The park also features botanical gardens, geological trail and the infamous Cartwright Hall art gallery. Also just three miles from the development is Pudsey Park which features a host of entertainment including live brass band, bowls, children's playground, pet's corner and tropical aquarium.

Lister Park

Bradford 01274 431209

Pudsey Park

Keighley Road 0113 2477958

3 Leisure and recreation

Flaxton Court is located close to East Bierley Golf Club which offers a fantastic course for all player levels with acres of beautifully landscaped grounds. This development is also within 1 mile of the Tong Recreation Centre which provides a swimming pool with adjoining sports centre available to all ages. For a wider range of fitness facilities there are a further eleven gyms within a 2 mile radius. There are also a number of quality restaurants and lively pubs within walking distance of the development. For a great night out, Bradford offers the Leisure Exchange which includes Cineworld, as well as Hollywood Bowl and nearby is the impressive Bradford IMAX. The jewel in the city's crown is the Alhambra, a magnificent Edwardian Theatre, with regular visits from the Royal Shakespeare Company and the Royal National Theatre. Alternatively spend an evening at the Victorian St George's Concert Hall which hosts Bradford's orchestral concert season and is often home to some of UK's top stand-up comedians.

East Bierley Golf Club

South View Rd
Bradford, BD4 6PP 01274 680450

Tong Recreation Centre

Westgate Hill Street 01274 683 922

Schools

There are twelve primary schools within one mile of Flaxton Court and a choice of secondary schools and colleges within easy reach.

Fearnville Primary

01274 664661

Pudsey Tyersal Primary School

01274 662363

Laisterdyke Business & Enterprise College

01274 401140

Health Services

Health services within a mile of Flaxton Court include the following:

Drs Miller, Fowers, Lobb & Longmore

Health Centre, Town St
01274 682374

Drighlington Medical Centre

Station Rd
0113 295 6888

P.J & H.M Olney B.Ch.D

Lister Avenue
01274 720980

Shopping

Shopping in Bradford city centre offers a wide range of specialist retailers alongside high street names and local shops. Flaxton Court itself is within a short distance of several well-known super-markets and offers a range of local amenities including post office and grocers. Bradford's Asian stores are one of the district's shopping highlights, known for their dazzling array of fabrics and jewellery. Nearby Ilkley offers quality shopping in pretty surroundings with a variety of boutiques nestled between delicatessens and high street names. Bradford is also home to Oastler and Kirkgate markets which showcase the very best in home-grown Yorkshire produce.

Transport

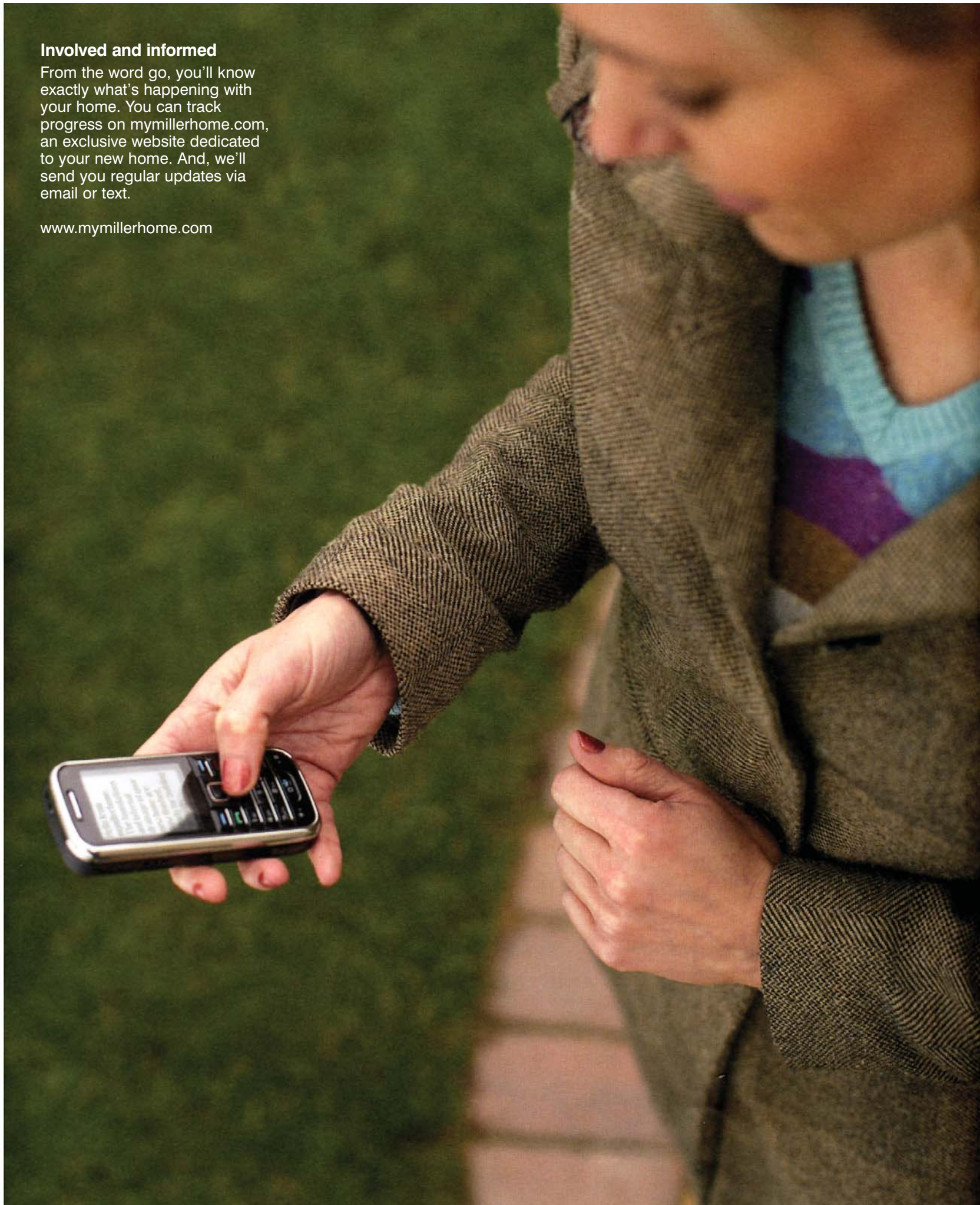
The development is set only two miles from Bradford city centre and close to the A647 and A6177 which provide great links to Bradford's own M606 motorway. The M606 also links to the M1, A1 and M62 meaning it is a fantastic commuter hub for the surrounding towns and cities including Leeds, Sheffield and Manchester. Flaxton Court is only 8 miles from Leeds/Bradford international airport and three miles from Bradford Interchange Railway Station which operates direct trains to Leeds, Manchester, Blackpool and York.



Involved and informed

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com

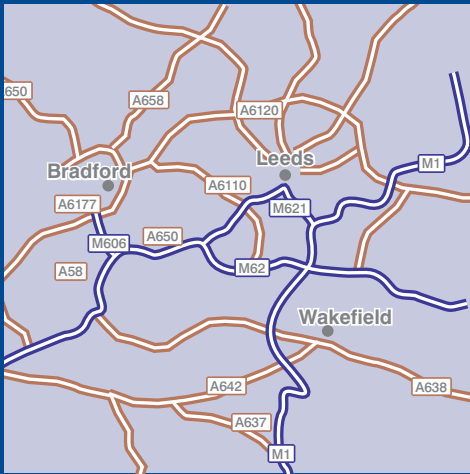


How to find us.

We are open Thursday – Monday

10:30am to 5:30pm

Sales hotline: 0800 840 8589

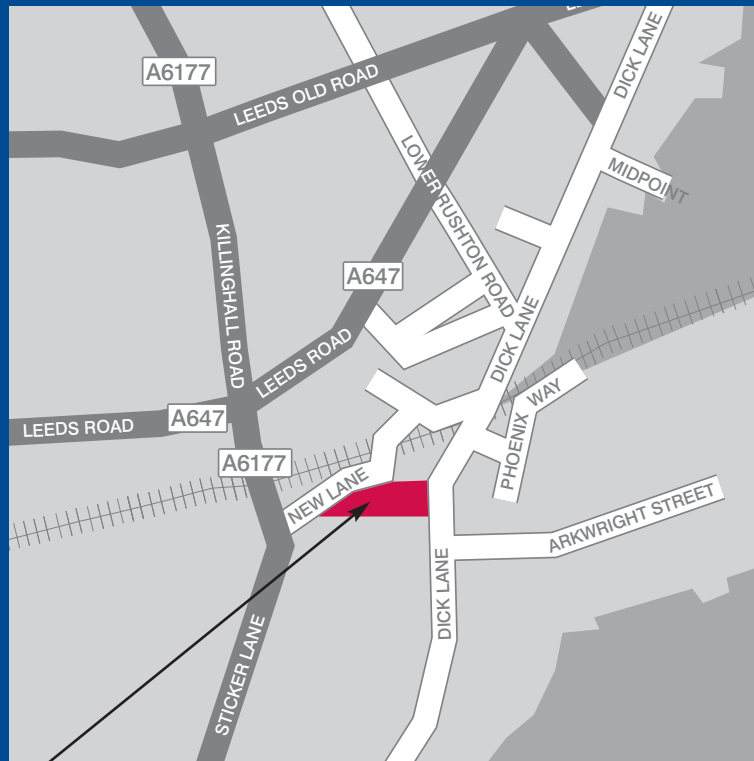


From the M62

Take the exit junction 26 signposted Halifax/Bradford/A58/M606, at the roundabout, exit onto the M606 ramp to Bradford, merge onto M606, at the roundabout, take the 2nd exit onto the ramp, at the roundabout, take the 1st exit onto A6177/Rooley Lane, slight left to stay on A6177/Rooley Lane, go through one roundabout, turn right at New Lane, turn left at Dick Lane.

From the M1 (Rotherham)

Take junction 42 exit towards Manchester/Bradford and follow directions above as per M62.



 Flaxton Court

Find out more about this area on page 18



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