



THE VIENNA

AT
ATTITUDE

LIVING AT ATTITUDE

ATTITUDE IS OUR COLLECTION OF FOUR &
FIVE BEDROOM NEW HOMES IN CASTLEFORD,
2 MILES FROM THE TOWN CENTRE.

Located off Whitwood Lane, the collection of four and five bedroom homes is in an established area multiple amenities and activities on the doorstep.

Castleford is one of the best-connected towns in West Yorkshire – and it's also the biggest in the City of Wakefield metropolitan borough. Living at Attitude, you'll be within easy reach of great transport links, including Junction 31 of the M62 and Castleford train station.

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TAKE A VIRTUAL TOUR OF
THE ATTITUDE DEVELOPMENT.
strata.co.uk/attitudevt





- THE CATANIA FOUR BEDROOM HOME
- THE BOLOGNA FOUR BEDROOM HOME
- THE VENICE FOUR BEDROOM HOME
- THE VIENNA FOUR BEDROOM HOME
- THE ROSAS FOUR BEDROOM HOME
- THE OPORTO FOUR BEDROOM HOME
- THE SEVILLE FOUR BEDROOM HOME
- THE BARCELONA FOUR BEDROOM HOME
- THE MADRID FOUR BEDROOM HOME
- THE PALERMO FIVE BEDROOM HOME
- AFFORDABLE HOUSING

A man and a woman are standing in front of a brick building. The man is on the left, wearing a dark jacket, looking off to the side. The woman is on the right, wearing a dark coat and a hat, looking towards the camera. The background is a brick building with several windows.

Fashion is in the sky,
in the street, fashion has to do
with ideas, the way we live

COCO CHANEL

ABOUT ATTITUDE

THINGS TO DO

Attitude's location means you are perfectly placed to make the most of Castleford and its facilities, while also having plenty to see and do within easy reach of home.

Within a couple of miles you will find places to eat – such as The New Wheatsheaf and Palm Court Bar and Restaurant – as well as attractions like Diggerland and Whitwood Golf Club,

Whitwood Golf Club's 18-hole golf course and nine-hole Footgolf facilities enable golfers of all abilities to enjoy the great outdoors. Snozone, Castleford's indoor slopes, are ideal for ski and snowboarding and located 2.5 miles from Attitude.

SHOPPING

Doing your weekly shop is easy too, with three local supermarkets to choose from. Morrisons Castleford and Aldi are 1.6 miles away, while the Asda Glasshoughton Superstore is 1.8 miles.

Living at Attitude will put you within reach of plenty of shops, both in Castleford and nearby Wakefield. Castleford Market Hall is where you'll find more than 80 traders. It's 1.9 miles from the development and offers everything from food to bespoke curtains. The open market runs on a Monday, Thursday, Friday and Saturday, while the market hall itself is open from Monday to Saturday.

TRAVELLING

Attitude's location on Whitwood Lane puts you within easy reach of some of the most convenient transport links in the region. Junction 31 of the M62 is less than a mile away, while both the M1 and A1 are a little over a mile from home.

When you want to catch the bus, the closest stop is a short 0.2 mile walk from home. The 189 service will take you into Leeds in 54 minutes, or you can be at Wakefield bus station in less than half an hour.

From Castleford train station, you can be in the centre of Leeds in around 20 minutes, where you're able to change for services to key destinations, such as York, London, Manchester and Birmingham.

Your nearest airport is Leeds Bradford Airport, which is a 40-minute drive away.

EDUCATION

Finding great schools is easy when you're living in Attitude, and several are a short distance from home.

Pre-schoolers can go to Harewood Centre Nursery School, 6 miles away. It's open to children aged two to four and was rated good by Ofsted.

The primary schools close by include Ackton Pastures Primary School at 0.8 miles (a 17-minute walk) and Normanton Common Primary Academy at 1.1 miles. Another option is St. John the Baptist Catholic Primary School, rated good by Ofsted and 1.8 miles from Attitude.

St Wilfrid's Catholic High School and Sixth Form College, 2.1 miles away, is for students aged 11 to 18, offering A-levels and BTEC courses in a wide range of subjects. Airedale Academy is also close by and has a good rating from Ofsted. Students can gain qualifications in a range of subjects including business studies and the performing arts.

The University of Leeds, Leeds Beckett University and Leeds Trinity University are all within 13 miles of the development.

HEALTH AND FITNESS

Staying fit isn't a problem when you're living at Attitude. Take your pick from Fitness Zone at Normanton, 1.4 miles away, or Xercise4Less Castleford at 2.5 miles. Both facilities are open seven days a week.

Pontefract Swimming Pool has lessons and swim sessions available. The 25-metre pool is close to home at 4.6 miles away and is open seven days a week.

For a choice of GP services nearby, Park View Surgery is 1.5 miles away and has a diabetes clinic, as well as offering minor surgery and vaccinations. Castleford Medical Practice is slightly further at 1.8 miles and is open four days a week.

If you need a pharmacy, M&A Pharmacies is a six-minute drive away, while there's a Lloyds Pharmacy 2.2 miles from your new home in Castleford.

Your nearest hospital is Castleford, Normanton and District Hospital, which is 1.1 miles from home.



THE VIENNA

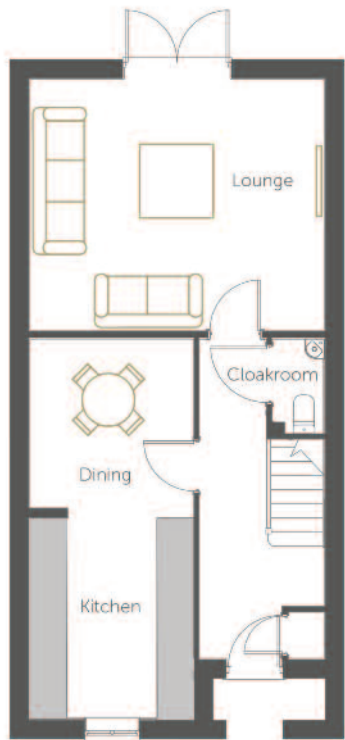
INSPIRED BY A CLASSIC GEORGIAN TOWNHOUSE, THE VIENNA IS DESIGNED OVER THREE FLOORS WITH A SPACIOUS LIVING AREA AND FOUR DOUBLE BEDROOMS.

The kitchen and dining area on the Vienna's ground floor has a stainless steel sink and mixer tap, as well as an electric oven by Neff.

The lounge at the back of the home has full length French doors leading onto the back garden. There is also a downstairs cloakroom.

There are two bedrooms on the first floor and a bathroom fitted with a Villeroy & Boch suite. An additional two bedrooms on the second floor include the master bedroom with ensuite.

The Vienna also comes with its own driveway and a separate garage.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining	6265mm x 2707mm	20'7" x 8'11"
Lounge	4860mm x 4140mm	15'11" x 13'7"
Cloakroom	1558mm x 862mm	5'1" x 2'11"

FIRST FLOOR

Bedroom 3 (max)	4860mm x 3419mm	15'11" x 11'3"
Bedroom 4 (max)	4860mm x 2894mm	15'11" x 9'6"
Bathroom (max)	2464mm x 2538mm	8'1" x 8'3"

SECOND FLOOR

Master bedroom (max)	4860mm x 3463mm	15'11" x 11'4"
Ensuite (max)	2638mm x 1376mm	8'8" x 4'6"
Bedroom 2 (max)	4860mm x 3733mm	15'11" x 12'3"

LIGHT TOUCH

Reflective surfaces and clever lighting give this Vienna kitchen a luminous feel, while integrated appliances provide ultimate functionality.





BOLD BACKDROP

The master bedroom suite in the Vienna doesn't shy away from rich textures, sumptuous fabrics and soft furnishings to add elegance and class.

THE ULTIMATE
SPECIFICATION

QUALITY & STYLE

KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensembles feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensembles have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.



INSIDE & OUT

GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.



> WATCH THE FILM
youtube.com/homesbystrata



We are delighted 94.7% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council.

"Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER
Chief Executive



▶ WATCH THE FILM
youtube.com/homesbystrata

#MAKEITYOURS



STRATA.CO.UK

We aim to show accurate information and imagery at all times, but we occasionally improve the designs of our homes or specification.
All details are accurate at the time of printing. Please ask your Customer Experience Manager for further details.