strata

# THE ROSAS

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.





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 CATANIA FOUR BEDROOM HOME

- THE BARCELONA FOUR BEDROOM HOME
   THE MADRID FOUR BEDROOM HOME
- THE PALERMO FIVE BEDROOM HOME
- AFFORDABLE HOUSING



## 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 ROSAS

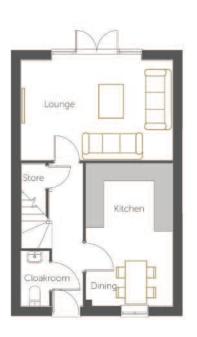
THE ROSAS IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS WITH AN IMPRESSIVE MASTER BEDROOM. The lounge in the Rosas has full length French doors which open onto the back garden. There is a separate fitted kitchen and dining area.

The ground floor also has a cloakroom and storage cupboard.

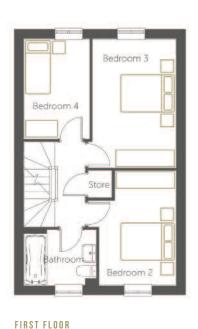
The first floor has two double bedrooms and a single bedroom, alongside a bathroom with Villeroy & Boch suite.

A staircase leads to the impressive master bedroom on the second floor, where there's a high sloping ceiling, skylight and dormer window. Its private ensuite comes complete with a corner shower.

The Rosas has its own driveway or allocated parking space.



GROUND FLOOR





### SECOND FLOOR

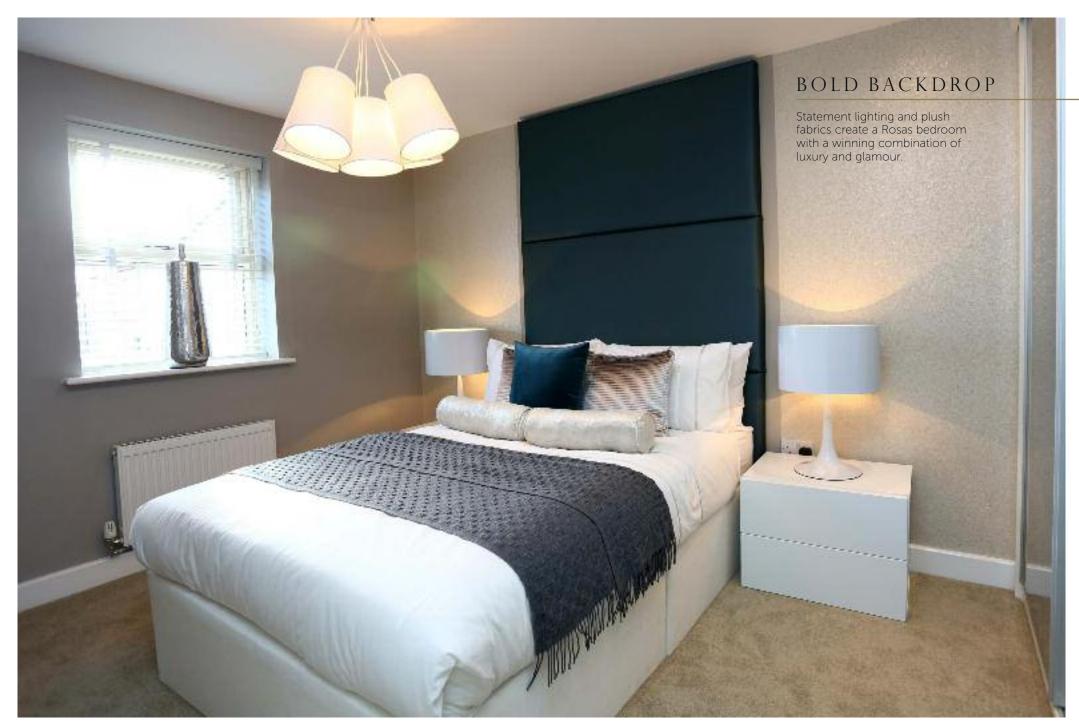
### THE DIMENSIONS

GROUND FLOOR Kitchen/dining Lounge (max) Cloakroom	4714mm x 2864mm 5000mm x 3313mm 1828mm x 939mm	15'6" x 9'5" 16'5" x 10'11" 6'0" x 3'1"
Cloakroom	182811111 X 93911111	00 X 3 I
FIRST FLOOR Bedroom 2 (max) Bedroom 3 (max) Bedroom 4 (max) Bathroom (max)	3775mm x 2900mm 4252mm x 2900mm 3297mm x 2163mm 2412mm x 1828mm	12'5" x 9'6" 14'0" x 9'6" 10'10" x 7'1" 7'11" x 6'0"
SECOND FLOOR		
Master bedroom (max) Ensuite (max)	5874mm x 3950mm 2163mm x 1922mm	19'3" x 13'0" 7'1" x 6'4"











## 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 ensuites 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 ensuites 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.





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.

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"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

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#MAKEITYOURS



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