



THE ROSAS

AT
ATTRACTION

LIVING AT ATTRACTION

ATTRACTION IS OUR LATEST DEVELOPMENT IN HULL, 5.6 MILES FROM THE CITY CENTRE. WE ARE BUILDING A COLLECTION OF NEW HOMES IN KINGSWOOD, AN AREA THAT'S PACKED WITH AMENITIES AND AN 18-MINUTE DRIVE OR 40-MINUTE BUS RIDE FROM THE HEART OF THE UK CITY OF CULTURE 2017.

There's also plenty on your doorstep, with schools and local transport links close to home, as well as all the shops you will ever need. This really is one of Hull's best-connected suburbs.

Kingswood is one of Hull's fastest growing areas, with new homes and facilities being built throughout. With more people living in the area than ever before, there are now plenty of shops, places to eat and transport links that make it easy to call Kingswood home.

RICHMOND LANE, HULL, HU7 3AE

T: 01482 778 929 E: ATTRACTION@STRATA.CO.UK



A man and a woman are standing in front of a brick building at night. The man is on the left, looking slightly to the left. The woman is on the right, looking slightly to the right. They are both wearing dark clothing. The woman has long blonde hair and is wearing a dark hat. The background is a brick building with several windows, some of which are lit. The lighting is dramatic, with strong highlights and deep shadows.

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

COCO CHANEL

ABOUT ATTRACTION

UP AND COMING

Kingswood is one of Hull's more modern suburbs. Development started in the 1990s and the area has expanded ever since, with shops and amenities being added all the time. The most recent plans for new shops in the area estimate that up to 250 full-time jobs could be created, alongside part-time vacancies.

The main development in the area so far has been the creation of more than 3,600 new homes in Hull. There are plans to almost double this figure over the coming years.

The Kingswood Area Action Plan has helped to bring in new housing developments. It was designed to accelerate investment and encourage building throughout the suburb.

ON THE DOORSTEP

Living in Kingswood gives you the best of all worlds. You're never far from what the centre of Hull has to offer, but there's also plenty to see and do much closer to home.

Kingswood Retail Park, a seven-minute drive or 25-minute walk away, has everything you need for shopping and entertainment. Catch a film at Cineworld or don your bowling shoes at Hollywood Bowl. You can also do your weekly food shop at the Asda Superstore or M&S Food. There's also a petrol station.

The Village Green Café Bar could well become your local when you're living at Attraction. You can walk there in a matter of minutes, and its freshly made food is a great excuse to opt out of cooking once in a while.

GETTING AROUND

Attraction is on Wawne Road, and is close to many important road links. In less than 20 minutes, you can be on the A165 which will take you to Bridlington and Scarborough - perfect for family days out on the coast.

Getting into the city is easy as the closest bus stop is a four-minute walk away. Hop on the number 10 bus services to Hull Paragon Interchange and you'll be in the city in around 35 minutes. If you'd rather drive, Holwell Road will take you into the heart of the city in less than 20 minutes.

Hull Railway Station, 5.6 miles away, has direct services to destinations such as London King's Cross, Doncaster, Manchester and York.

SCHOOLS AND LEARNING

You'll never be short of great schools when you live in Kingswood, and several of them are a few miles from home.

The closest school to Attraction is Broadacre Primary School. It's open to children aged three to 11 and was rated good by Ofsted at its latest inspection.

For older children, St Mary's College is a 13-minute drive away. It's one of the best schools in the area, receiving an outstanding rating from Ofsted and is open to students aged 11 to 18.

The University of Hull, 4.5 miles from Attraction, offers undergraduate, postgraduate and PHD qualifications in a wide range of subjects from Criminology to Drama, Marketing to Philosophy.

HEALTH AND FITNESS

If you want to hit the gym, join a group exercise class or perhaps go for a swim, head down to David Lloyd Hull. Located 3.1 miles from Attraction, it's even got an on-site café where you can wind down after your workout.

Further afield is the Hull Golf Club. This 18-hole course is a 24-minute drive from Attraction.

Kingswood Surgery, an 18-minute walk from Attraction, is open six days a week. You'll also find Jhoots Pharmacy across the road. Another option is Highlands Health Centre at 0.9 miles away.

The nearest hospital is Hull Royal Infirmary, 6 miles from the development. It has an accident and emergency department, as well as other general surgery, maternity services and diabetic medicine.

SHOPPING

There's no shortage of shopping opportunities when you are living at Attraction. Kingswood Retail Park has high street names such as Next, Argos and Matalan, as well as an Asda Superstore. Best of all, it's 1.3 miles away.

Whitefriargate in Hull's Old Town is not to be missed. Wind your way through the historic streets to the Grade II listed Hepworth Arcade, with its host of quirky independent retailers.

If you love fresh produce, Humber Bridge Farmers Market is just the place. Thousands of people flock there on the first Sunday of every month to buy delicious produce and handmade crafts. You can join them by travelling 30 minutes from home.



THE ROSAS

THE ROSAS IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS WITH AN IMPRESSIVE MASTER BEDROOM.

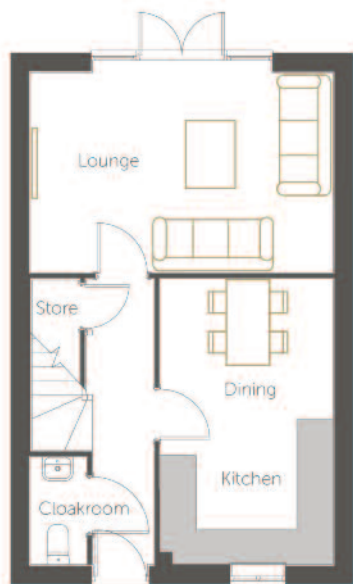
The lounge in the Rosas has full length French doors which open onto the back garden. There is a separate fitted kitchen and dining area.

The ground floor also has a cloakroom and storage cupboard.

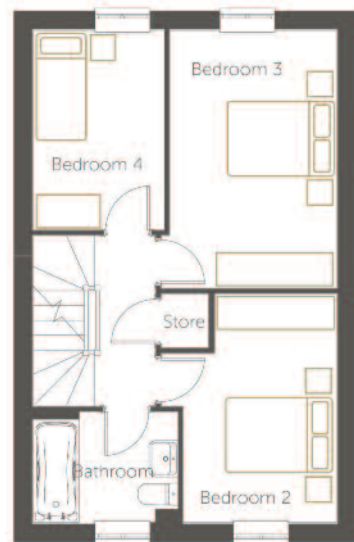
The first floor has two double bedrooms and a single bedroom, alongside a bathroom with Villeroy & Boch suite.

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 separate garage with driveway.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining	4715mm x 2864mm	15'6" x 9'5"
Lounge (max)	5000mm x 3313mm	16'5" x 10'11"
Cloakroom	1777mm x 939mm	5'10" x 3'1"

FIRST FLOOR

Bedroom 2 (max)	3775mm x 2525mm	12'5" x 8'3"
Bedroom 3 (max)	4252mm x 2750mm	14'0" x 9'0"
Bedroom 4 (max)	2163mm x 3297mm	7'1" x 10'10"
Bathroom (max)	2387mm x 1853mm	7'10" x 6'1"

SECOND FLOOR

Master bedroom (max)	5978mm x 3950mm	19'8" x 13'0"
Ensuite (max)	2163mm x 1894mm	7'1" x 6'3"

SILVER SERVICE

Stylish accessories and innovative lighting ensure this Rosas dining space is fashionable and functional.





STATEMENT STYLE

Metallic fixtures and fittings in the Rosas kitchen complement the wood-effect doors and create a feeling of light and space.



GARDEN VIEW

The Rosas French doors help bring the outside in, creating a bright and airy space your family will love.



BOLD BACKDROP

Statement lighting and plush fabrics create a Rosas bedroom with a winning combination of luxury and glamour.

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.