

# THE VIENNA

AT AURA

## LIVING AT AURA

AURA IS A NEW DEVELOPMENT OF TWO, THREE, FOUR & FIVE BEDROOM HOMES, SOUTH WEST OF CLECKHEATON CENTRE IN HEARTSHEAD MOORSIDE.

The area is excellent for commuting to Halifax, Huddersfield and Dewsbury; all within 7 miles. Aura is approximately 1 mile in either direction from both Junction 25 or 26 of the M62.





## ABOUT AURA

## ON THE DOORSTEP

Cleckheaton has an indoor market, impressive town hall, 500-seat theatre and the Red House Museum and Gallery. The town is famous for the writer of the Mr Men books, and the home of Midget Gems, all found along the towns Fame Trail.

Each year Cleckheaton hosts a renowned Folk Festival. There is plenty of countryside for walks, the Spen Valley Greenway cycle route and the superb Piece Hall in nearby Halifax.

You could also sample a curry in what is claimed to be the largest Indian restaurant in the world!

### GETTING AROUND

Brighouse railway station (3 miles) connects residents to Bradford, Leeds and Manchester. Low Moor train station (2 miles) have less frequent connections to Leeds and Huddersfield. There is also a direct train to London three times a day.

If you are commuting by car, then 2 junctions of the M62 lie within 2 miles of Aura. So, accessing the major Yorkshire centres, or over towards Rochdale, Bury and Manchester will be very quick. Leeds/Bradford airport, or Manchester airport (by train) are both within 45 minutes' drive. Buses connect Aura with Cleckheaton centre, as well as Brighouse and Dewsbury.

## SCHOOLS AND LEARNING

There are more than a dozen schools within 3 miles of Aura. High Bank Junior Infant and Nursery school is the closest. The 2016 Ofsted report rated the school "good" which improves on the previous inspection. The school has a strong reputation for its staff, and efforts in broadening pupil's interests.

Also, nearby is Hightown Junior and Infant school, also rated "Good" by Ofsted. The nearest High School is Spen Valley High, rated "Good" by Ofsted in 2017. One comment by the inspectors stands out; "In 2016, pupils' progress in GCSE mathematics was significantly above the national average." The school has a good reputation for careers, education and a strong enrichment programme. The Heartshead Moor area also has a good choice of pre-school centres. The "Outstanding" (Ofsted) Katie's Kinder Care which includes an out of school club is based on a farm, with 8 acres of grassland for young people's use.

There are a number of theatre schools in nearby Halifax. And for the 6th former and above, there is Kirklees college. The universities of Huddersfield, Bradford and Leeds are all within easy reach.

## HEALTH AND FITNESS

There are a number of dentists in Cleckheaton itself. Parkview Surgery and Cleckheaton Group Practice provide medical services in Cleakheaton, under 1.5 miles from Aura. Psychiatry and chiropody are also available. There are 2 very attractive care homes nearby as well; Heartshead Manor and Roche Healthcare.

For a health kick there is PJ's Health & Fitness village in Cleckheaton. Nearby in Liversedge is Spenborough Pool and Fitness Complex which has a pool, gym, fitness track and exercise classes. The TSV gymnastics club will appeal to the young (and the young at heart). There's also a number of recreational parks in the area.

### SHOPPING

Shopping in Cleckheaton features a good range of local and national brand shops, plus a large indoor market. Tesco, Morrison and Asda are all close by.

Further afield, Huddersfield, Halifax and Bradford feature a wider range of fashion and household shops. Situated just off junction 27 (M62) you will find Birstall shopping park which has many retail outlets including Ikea.

### LEISURE

Birstall shopping park has a range of restaurants and a Showcase cinema. There is also the historic Rex cinema which is 100 years old in Elland. Close to Aura there are a range of gyms, a swimming pool and running track (Spenborough Pool).

Major stage shows can be seen at the nearby Alhambra Theatre in Bradford, or the various theatres in Leeds. Cleckheaton itself has a 500-seater theatre at the town hall, featuring a famous annual Folk Festival. The nearby Spen Valley Greenway is a popular cycling and walking area.



## THE VIENNA

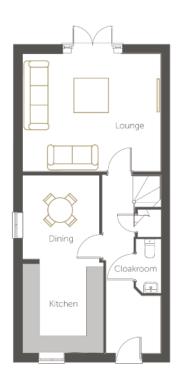
## THE VIENNA IS DESIGNED OVER THREE FLOORS WITH A SPACIOUS LIVING AREA AND FOUR DOUBLE BEDROOMS.

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       |     |
|-----------|-------------|-----|
| I/i+alaar | Adimina ( ) | 621 |

| Kitchen/dining (max) | 6265mm x 2852mm | 20'7" x 9'4"            |
|----------------------|-----------------|-------------------------|
| Lounge               | 4860mm x 4140mm | $15'11'' \times 13'7''$ |
| Cloakroom (max)      | 1899mm x 863mm  | 6'3" x 2'10"            |

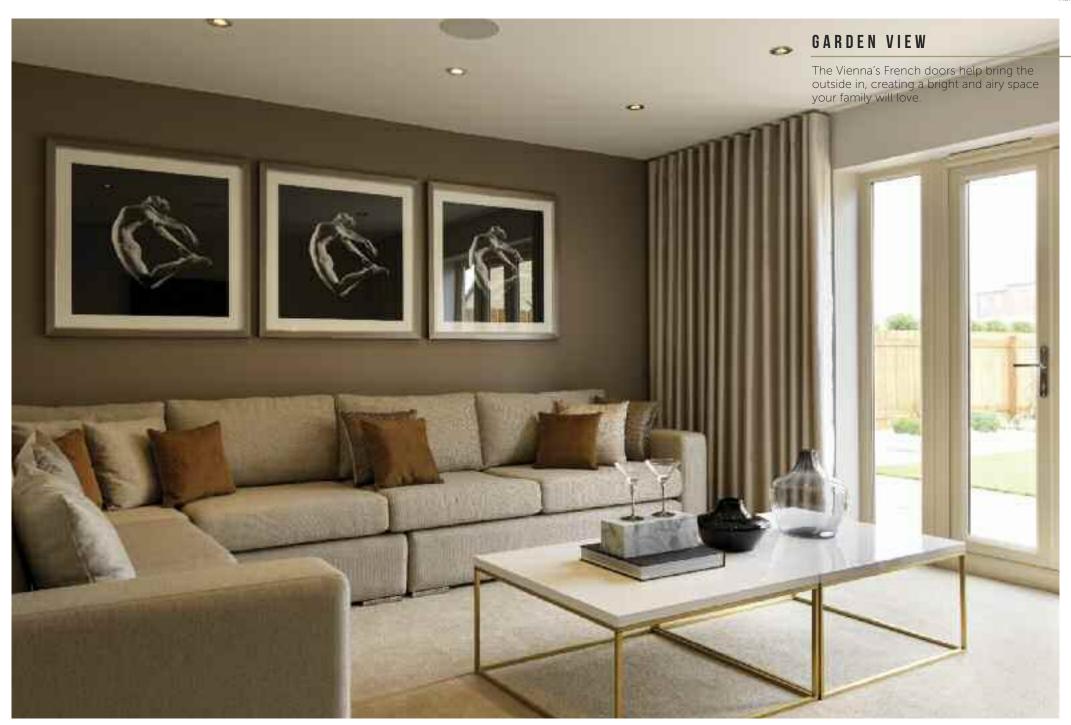
#### FIRST FLOOR

| Bedroom 3 (max) | 4860mm x 3419mm | 15′11″ × 11′3″ |
|-----------------|-----------------|----------------|
| Bedroom 4 (max) | 4860mm x 2727mm | 15′11″ x 8′11″ |
| Bathroom (max)  | 2425mm x 2193mm | 8'0" x 7'2"    |

#### SECOND FLOOR

| Master bedroom (max) | 4860mm x 3672mm | 15′11″ × 12′1″ |
|----------------------|-----------------|----------------|
| Ensuite (max)        | 2652mm x 1385mm | 8'8" x 4'7"    |
| Bedroom 2 (max)      | 4860mm x 3515mm | 15′11″ x 11′6″ |







## 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.

"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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