

# THE OPORTO

AT INTRIGUE



### LIVING AT INTRIGUE

INTRIGUE IS A COLLECTION OF TWO, THREE AND FOUR BEDROOM HOMES LOCATED OFF HOLLY APPROACH IN OSSETT, WEST YORKSHIRE. SET AMONG A QUIET EXISTING HOUSING DEVELOPMENT, HOME TYPES INCLUDE THE VENICE, THE OPORTO AND THE PARIS.

Ossett is a market town five miles west of Wakefield, making it a popular location for commuters. Nearby towns and cities include Dewsbury, 2.4 miles away, as well as Leeds and Huddersfield, both 13 miles away.

The town is famous for Ossett Brewery, as well as its historic town hall which dates back more than 100 years.





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

04 Intrigue

### DISCOVER OSSETT

#### WITH GREAT LOCAL SCHOOLS AND A VARIETY OF ATTRACTIONS, OSSETT IS PERFECT FOR FAMILIES. TRANSPORT LINKS ALSO MAKE IT EASY TO TRAVEL TO NEARBY TOWNS AND CITIES.

Intrigue is located just off Holly Approach in the north of Ossett, with easy access to the A638, which links to the M1.

From Holly Approach, the centre of Ossett is just one mile away, making it easy walking distance to local facilities, the town hall and the twice-weekly market.

#### EDUCATION

Intrigue is close to a number of top schools. Gawthorpe Community Academy is less than one mile from the development (0.7 miles to be exact), and offers education to children from nursery age up to Year 6.

Ossett Holy Trinity CofE VA Primary School is also close by (0.8 miles from Intrigue). The school boasts an outstanding rating from Ofsted at its latest inspection.

Another outstanding school in the area, Ossett Southdale Church of England Voluntary Controlled Junior School, is just 1.5 miles from Intrigue.

Ossett South Parade Primary, rated good by Ofsted, is just two miles and less than a 10-minute drive away.

Ossett Academy and Sixth Form College is highly regarded in the local area and offers secondary and post-16 education. Just 2 miles from Intrigue, the school received a good rating from Ofsted at its last inspection.

#### HEALTH & FITNESS

Ossett is well equipped when it comes to doctors' surgeries. Ossett Health Village is located just 1.3 miles from Intrigue and includes a range of services. Prospect Surgery is open from 8am to 6:30pm Monday to Friday and has an online appointment booking service.

Church Street Surgery has 11 doctors and is open the same hours.

The nearest hospital to Ossett is 3.4 miles away and can easily be accessed using the A638. Dewsbury and District Hospital offers day surgery and a range of other medical services, including accident and emergency, pain management and respiratory medicine.

Total Fitness in Ossett is only 2.3 miles from Intrigue. It offers a full timetable of classes such as body attack and spinning, as well as a 25-metre laned swimming pool. Meanwhile, the 18-hole Low Laithes Golf Course is just 2.1 miles away.

#### TRANSPORT

Intrigue has many convenient road links, including the A638 that runs straight into the heart of both Dewsbury and Wakefield. Junction 40 of the M1 is only three miles or less than a 10-minute drive away. This acts as the main route into Leeds, Sheffield and other towns and cities in the north of England.

Bus services are also reliable throughout the area. Ossett Bus Station has regular services to Wakefield, Batley and Leeds – among other destinations – and is only 1.2 miles from Intrigue. The closest bus stop to the development is 0.2 miles away at Bridle Place, where you can catch the 117, 119 and 120 services to Wakefield.

For destinations that are further afield, Leeds Bradford Airport is only 19 miles from the development. It offers flights to locations such as Venice, New York and Budapest.

#### SHOPPING

Ossett lives up to its name as a market town with a regular market outside the town hall every Tuesday and Friday from 8:30am to 4pm. Here you can buy everything from flowers to clothes, electrical items to greetings cards.

On the last Saturday of the month between March and November, there is also a Food and Craft Market in the town centre. The stalls are chosen to complement the town's existing shops.

A number of stores can also be found in the town centre, including independent shops in the Wellgate Centre. Here there is a hairdresser, craft supplies and charity shop.

IKEA Leeds is only 6.1 miles from Intrigue, where you will also find Birstall Shopping Park. Shops include Next, M&S Simply Food and Homesense, as well as restaurants such as Pizza Express and Chiquito.

#### THINGS TO DO

The National Coal Mining Museum for England is an all-weather attraction only 5.3 miles from Intrigue. It is open daily from 10am to 5pm and free to enter, with regular underground tours where you can find out more about the country's mining history.

Dewsbury Country Park is just over four miles from the development, where you can explore the parkland and participate in various talks and guided walks throughout the year.

Slightly further afield is the Yorkshire Sculpture Park at 7.1 miles. Another attraction with free entry, although parking charges do apply. There are picnic facilities at the park, as well as an onsite restaurant.



## THE OPORTO

THE OPORTO IS A FOUR BEDROOM DETACHED FAMILY HOME DESIGNED OVER THREE FLOORS, WITH GOOD-SIZED LIVING AREAS AND A LOFT-STYLE MASTER BEDROOM WITH ENSUITE.

There is a spacious lounge at the front of the home with large double aspect window. An open-plan kitchen dining area has French doors leading onto the rear garden. The ground floor also has a cloakroom.

INTRIGUE

On the first floor, there are three bedrooms, including two double bedrooms, and a family bathroom with Villeroy  $\vartheta$  Boch suite. There is also storage space off the landing.

The master bedroom is on second floor of The Oporto. This beautiful, spacious room has two skylights that flood the room with natural light. There is also a good-sized ensuite.

The Oporto has a private driveway and a separate garage.







THE	DIMENSIONS	_
	51010	
GROUND FLOOR Kitchen/dining (max) Lounge Cloakroom	5640mm x 3103mm 5093mm x 3333mm 1925mm x 903mm	18'6" × 10'2" 16'9" × 10'11" 6'4" × 3'0"
FIRST FLOOR Bedroom 2 (max) Bedroom 3 (max) Bedroom 4 Bathroom	4124mm x 2150mm 3357mm x 2798mm 2949mm x 2754mm 2513mm x 1925mm	13'6" x 7'1" 11'0" x 9'2" 9'8" x 9'1" 8'3" x 6'4"
SECOND FLOOR Master bedroom (max) Ensuite (max)	6485mm x 4590mm 2501mm x 1794mm	21'4" x 15'1" 8'3" x 5'11"

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



#### MIRROR IMAGE

Stell

Mirrored surfaces bounce light around this statement bedroom, while dark hues provide a masculine, yet luxurious, backdrop.

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 ensuites feature sanitaryware by Villeroy  $\vartheta$  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. INTRIGUE

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





youtube.com/homesbystrata

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INTRIGUE



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