

THE BARCELONA

KUDOS



LIVING AT KUDOS

KUDOS IS OUR LATEST DEVELOPMENT IN LEEDS. WE ARE BUILDING ON VACANT LAND AT SEACROFT HOSPITAL, 4.3 MILES EAST OF THE CITY CENTRE.

Our new homes are located just off the A64 York Road which runs into the city, meaning you can be in the heart of Leeds within 11 minutes.

Seacroft also has plenty to offer, with shops, restaurants, attractions and amenities all within a couple of miles. It's a popular place to live both for its proximity to city amenities, and for the excellent facilities the area has to offer.

Positioned between other popular suburbs such as Cross Gates and Harehills, Seacroft is one of the best connected parts of the city.





ABOUT KUDOS

ON THE DOORSTEP

Seacroft gives you access to the centre of Leeds while providing all the facilities you're likely to need close to home.

Killingbeck Retail Park is down the road from your new home in Leeds at 0.5 miles, or you can grab supplies from Seacroft Green Shopping Centre, 1.5 miles away.

Getting from A to B is also simple when you're living at Kudos. A 21-minute walk will take you to Cross Gates train station, or hop on the bus from the York Road Seacroft Hospital stop, a two-minute stroll from home.

If you love the great outdoors, Primrose Valley Park is a 15-minute walk from Kudos. There are walking and cycling routes, as well as picnic benches for you to use.

GETTING AROUND

Kudos is located just off the A64, which runs into the heart of Leeds in the west, and right up to Scarborough on the east coast.

A short walk will take you to the Seacroft Hospital bus stop on York Road, with regular services to Leeds city centre. Leeds City bus station is great for travelling to regional destinations, including York, Skipton and Bradford.

Getting around Leeds and other parts of the country is easy when you're living at Kudos. From Cross Gates station, 1.2 miles away, you can catch a train and be in the centre of Leeds within 10 minutes.

Leeds Bradford Airport isn't far away at 13.5 miles, via the A6120 ring road. Fly to destinations throughout Europe, such as Prague, Barcelona and Amsterdam – perfect for enjoying a weekend city break.

SCHOOLS AND LEARNING

You'll never be short of great schools when you live in Seacroft, and many of them are within a few miles of home.

Seacroft Grange Primary School is within easy walking distance, 0.6 miles away. Rated good by Ofsted at its latest inspection, it's open to children aged four to 11.

A 7-minute drive will take you to Temple Moor High School Science College, also rated good by Ofsted. Post-16 education is on offer, so your child can attend the college from the age of 11 right up to 18.

Another option for sixth-form education is Notre Dame Catholic Sixth Form College at 4.5 miles, where students can take A-level and BTEC subjects.

The University of Leeds, Leeds Beckett and Leeds Trinity are all within 10 minutes' drive of your new home.

HEALTH AND FITNESS

You will never have to travel far to hit the gym or take part in an exercise class when you're living at Kudos. Fit4Less Leeds Halton, 1.6 miles away, offers a well-equipped gym and personal training sessions. The Gym Leeds, which has a studio, sauna and fitness classes, is another option at 2.1 miles.

Your closest multi-sport facility is Fearnville Leisure Centre, which has a 25-metre swimming pool, as well as badminton, squash and table tennis facilities for hire.

Your closest GP clinic will be Dr Pearson R E & Partners at 0.4 miles. It offers immunisations, minor surgery and an asthma clinic. Another option is Cross Gates Medical Centre, 1.3 miles from home.

If you need to pick up medication, Seacroft Pharmacy is a mile away.

Seacroft Hospital's wide variety of walk-in services are all concentrated in the centre of the site.

SHOPPING

Living at Kudos puts you within reach of some of the best shopping opportunities around.

Trinity Leeds has more than 120 shops, restaurants and bars – as well as a cinema – all under one roof. It is 3.4 miles from home, a 14-minute drive away.

In the centre of Leeds you'll also find the recently opened Victoria Leeds, complete with big name stores such as John Lewis, Anthropologie and Radley.

Leeds Kirkgate Market is well worth a visit. It's one of the biggest indoor markets in Europe with stalls selling everything from food, fashion and hardware. The market is open from 8am to 5:30pm, Monday to Saturday.



THE BARCELONA

THE BARCELONA IS DESIGNED OVER THREE FLOORS AND HAS FOUR DOUBLE BEDROOMS WITH A SEPARATE GARAGE.

The Barcelona has a side entrance which leads into the kitchen and dining area. The kitchen has an integrated Neff oven and stainless steel sink with mixer tap.

The lounge at the back of the home features high ceilings and French doors that open out onto the back garden. There is also a ground floor cloakroom.

There are two double bedrooms on the first floor and a bathroom with a Villeroy & Boch suite. The two remaining bedrooms occupy the second floor and the master bedroom has its own ensuite.

The Barcelona has a separate garage and driveway.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR Kitchen/dining (max) Lounge (max) Cloakroom	4269mm x 3545mm 5079mm x 3545mm 1455mm x 1199mm	14'0" × 11'8" 16'8" × 11'8" 4'9" × 3'11"
FIRST FLOOR Bedroom 3 Bedroom 4 (max) Bathroom	3545mm x 3390mm 3545mm x 3279mm 3308mm x 1455mm	11'8" × 11'2" 11'8" × 10'9" 10'10" × 4'9"
SECOND FLOOR Master bedroom (max)	3540mm x 3277mm	11′7″ × 10′9″

2779mm x 897mm

3543mm x 3387mm

9'1" x 2'11"

11'8" x 11'1"

Ensuite (max)

Bedroom 2 (max)



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

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