

Ambition



Hello.

We are not your average house builder. First off, we make homes. And in life, 'home' is just about the most universal and important thing there is.

That's why we have no interest in building 'units' and selling them to strangers. Instead, we exist to create a new way of living. A lifestyle that demands more from the everyday. For people we work hard to connect with. And that's a promise.

But what's a promise without the actions to back it up? Well, we're proud to be one of those brands that does. Not says. We won't tell you why choosing a Strata home is one of the best decisions you could make. We'd rather let you see for yourself.







Location

Our new homes are located in the popular suburb of Seacroft on the outskirts of Leeds. Ambition is a collection of 128 two, three and four bedroom homes perfect for first time buyers and families.

Initially a small village, Seacroft has grown to be a popular suburb of Leeds, with great amenities and easy access to both the countryside and one of the north's most vibrant cities.

Located four miles east of Leeds, Ambition is perfect for those who work in the city. The journey can take as little as 14 minutes by car or there's plenty of local transport options to choose from.

Access to the M1 and M62 is a short distance away, ideal for those who work further afield, have visiting relatives or planning days out.

Milan	Two bedroom home
Livorno	Two bedroom home
Pareti+	Three bedroom home
Rosas	Four bedroom home
Catania	Four bedroom home
Bologna	Four bedroom home
Affordable housing	





Local area

On the doorstep

Living so close to Leeds means everything you need is a short journey away, but there's also plenty to do closer to home.

Said to be one of the largest parks in Europe with more than 700 acres of woodland, lakes and gardens to explore, the nearest entrance to Roundhay Park is 0.7 miles from Ambition – around a 15-minute walk. There's a lakeside cafe and boating jetty, as well as a bowling green and children's play area.

Tropical World, 3.3 miles away at the top end of Roundhay Park, is a great day out for all the family with indoor tropical gardens, a butterfly house, exotic birds, meerkats and even crocodiles.

Primrose Valley Park is 3.7 miles from Ambition. With picnic benches, plenty of green and a great view over the surrounding area, the park also has tennis courts available for use. The Wyke Beck Way cycle route, which runs from Roundhay Park to Temple Newsam, passes through the park.

Getting around

Ambition is next to the A58 Easterly Road, which provides a direct route into Leeds city centre to the south-west, four miles away, or travel north-west to the nearby market town of Wetherby, 8.8 miles away.

The M1 is a short drive away, which gets you to Wakefield in around 30 minutes, Sheffield in slightly over an hour and places like Nottingham and Leicester if you continue south. The M62 is 10.6 miles from Ambition, giving access to Bradford and Huddersfield in under an hour.

Seacroft Bus Station is 1.2 miles away, offering services throughout Yorkshire. Travelling further afield, Cross Gates train station is 2.7 miles away and has services to nearby towns and cities such as Leeds, Huddersfield, York, Selby and Blackpool North. If you need to travel further afield, Leeds Train Station, 4.4 miles away, has rail links to London King's Cross, Manchester Victoria and Piccadilly, Sheffield, Liverpool and London.

Schools and learning

Early years education is available at Kentmere Children's Centre Daycare, and 0.8 miles from Ambition. Jumping Jack's Day Nursery provides day care for children aged one to five.

Manston St James Primary Academy is located 2.5 miles from home or a nine-minute drive. Manston Primary School is 2.3 miles away, around an eight-minute drive, and Austhorpe Primary School 3.5 miles from Ambition.

Roundhay School Primary Campus is spread across two sites, with the primary campus 0.7 miles from the development and the secondary and sixth form 3.1 miles away.

Leeds Beckett University is 4 miles away. The University of Leeds is 4.2 miles and featured in the top 100 universities in the world in the QS Rankings, with both establishments offering a range of courses from teaching and nursing to engineering and English.

Health and fitness

Many local residents are members of the JD Gym in Leeds, which is just 1.6 miles away and boasts cardio, strength and resistance machines, weights, a range of classes and a relaxing sauna for after your workout. There's no need to sign up for a long-term contract, as you can pay month to month.

Leeds Gymnastics Club is 1.4 miles from Ambition. It's home to a number of elite and Olympic athletes and offers sessions for all ages and abilities, from babies all the way up to professional level adult gymnastics.

Roundhegians Rugby Football Club is a 10-minute drive from the development and has around 15 different teams for all ages.

Shopping

Seacroft Green Shopping Centre is 1.2 miles from Ambition, where there's a Tesco Extra supermarket, which is open 24 hours a day, and Seacroft Post Office. Crossgates Shopping Centre is 2.4 miles away and is home to a number of shops, such as Holland & Barrett, New Look and Peacocks, with Crossgates Bowling Club across the road.

The Asda Killingbeck superstore is 2.9 miles away and has a range of services including a pharmacy, opticians, petrol station and foreign exchange bureau.

There are plenty of new amenities being created close to Seacroft, including the new £165 million Victoria Gate shopping centre in the centre of Leeds.

Leeds city centre is famous for its shopping and being four miles outside the centre, you'll never be short of opportunities for some retail therapy. There's the Victoria Quarter, 3.7 miles from the development, with designer boutiques including Vivienne Westwood, Kurt Geiger and Mulberry.

"Trinity is amazing for shopping and eating out, as is Victoria Gate. Greek Street also has lots of nice new bars & restaurants. Leeds is definitely my favourite city!" - Kate, Ambition resident

Trinity Leeds has more than 120 shops, bars and restaurants as well as the Everyman Cinema, where you can order food and drinks from your seat. Top brand shops include DKNY Men, Armani Exchange, River Island, Swarovski and Victoria's Secret.





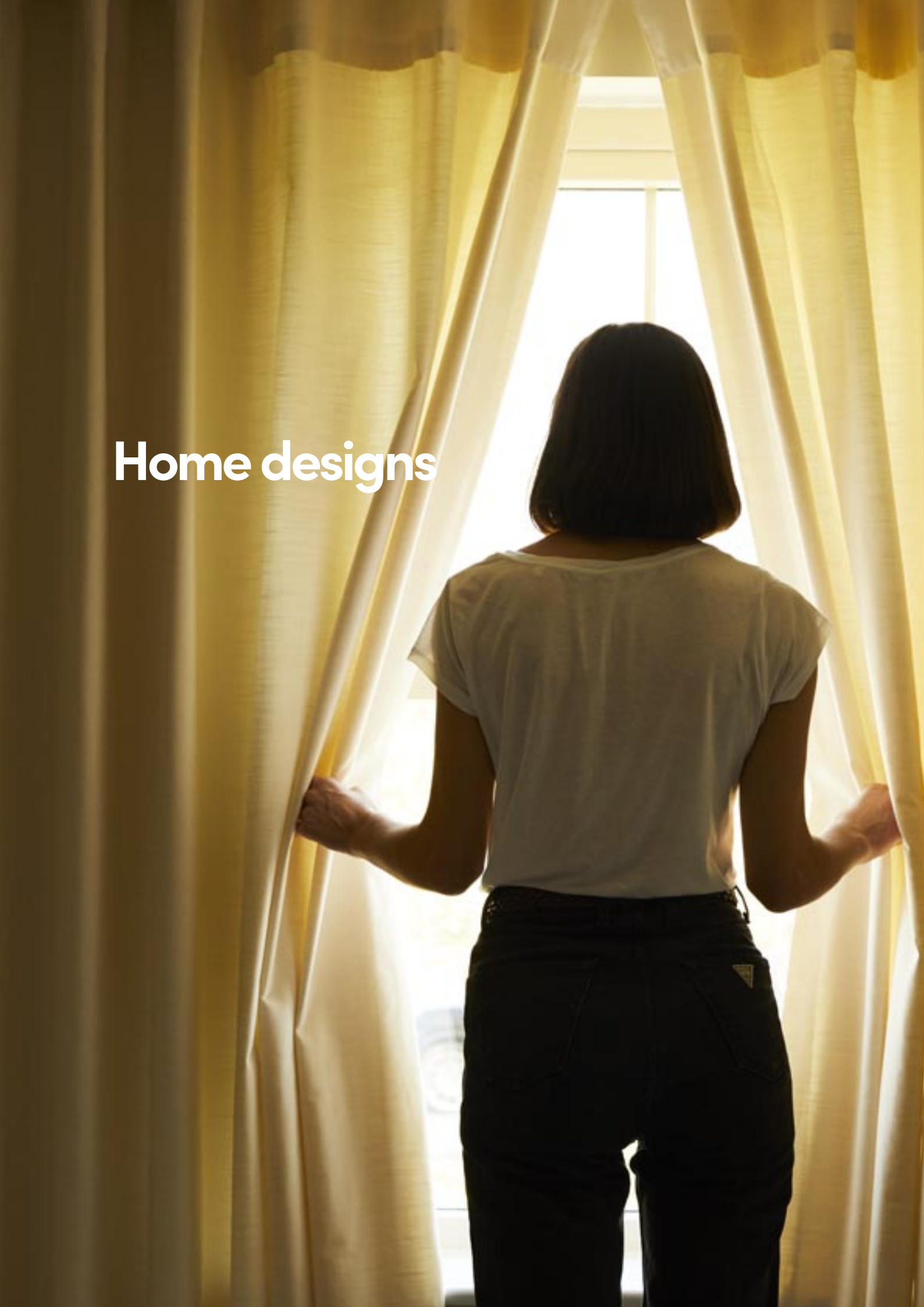








Home designs





The Milan is the perfect first home, designed over two floors with open plan living room, and two spacious bedrooms.

The ground floor of the Milan comprises of an open plan kitchen, dining and living space. French doors at the rear of the home open out to the garden and flood the space with natural light.

On the first floor you will find a spacious master bedroom with two large windows letting in plenty of light, and a second generous sized bedroom. An airy bathroom with Villroy & Boch suite finishes off this floor.

Milan

Ground floor

- 1 **Kitchen/dining**
2196mm x 4320mm 7'3" x 14'2"
- 2 **Lounge** (max)
4209mm x 2740mm 13'10" x 9'0"
- 3 **Cloakroom**
2112mm x 901mm 6'11" x 3'0"



First floor

- 4 **Master bedroom**
4214mm x 2744mm 13'10" x 9'0"
- 5 **Bedroom** (max)
4214mm x 2420mm 13'10" x 7'11"
- 6 **Bathroom** (max)
2213mm x 1720mm 7'3" x 5'8"





The Livorno is a unique home designed over three floors with an impressive master bedroom, second bedroom and open-plan lounge.

On the ground floor of the Livorno there is a bathroom with corner shower, as well as a double bedroom that could be used as a study or separate living area.

The staircase leads up to the open plan first floor living space, with modern kitchen and space for a corner sofa.

Occupying the whole of the second floor is the master bedroom with ensuite. Four windows enhance the room's light and open atmosphere.

The Livorno comes with an allocated parking space and private garden, wherever possible.

Livorno

Ground floor

- 1 **Bedroom**
4680mm x 2719mm 15'4" x 8'11"
- 2 **Bathroom (max)**
1756mm x 2327mm 5'9" x 7'8"



First floor

- 3 **Lounge/kitchen/dining**
4680mm x 3470mm 15'4" x 11'5"



Second floor

- 4

Master bedroom

4680mm x 3513mm

15'4" x 11'6"
- 5

Ensuite

1718mm x 2130mm

5'8" x 7'0"





The Pareti+ is a three bedroom home with Georgian exterior and spacious living area, perfect for couples and growing families

The central hallway with cloakroom leads to an open plan kitchen and dining area with space for a six seater table. The spacious lounge spans the back of the home, with French doors opening out to the garden, flooding the space with light.

Upstairs, the master bedroom has a good sized ensuite. There are two further bedrooms including a single and a double, plus a family bathroom with Villeroy & Boch suite.

The Pareti has its own allocated parking space or driveway.

Pareti+

Ground floor

- | | | |
|---|---|----------------|
| 1 | Kitchen/dining
2695mm x 4506mm | 8'10" x 14'10" |
| 2 | Lounge (max)
5024mm x 3484mm | 16'6" x 11'5" |
| 3 | Cloakroom (max)
1130mm x 1929mm | 3'9" x 6'4" |



First floor

- | | | |
|---|--|---------------|
| 4 | Master bedroom (max)
3735mm x 3113mm | 12'3" x 10'3" |
| 5 | Ensuite (max)
1200mm x 3108mm | 3'11" x 10'2" |
| 6 | Bedroom
2662mm x 3137mm | 8'9" x 10'4" |
| 7 | Bedroom (max)
2273mm x 1929mm | 7'6" x 6'4" |
| 8 | Bathroom
2567mm x 1712mm | 8'5" x 5'7" |





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 dormer window. Its private ensuite comes complete with a corner shower.

The Rosas has its own allocated parking space.

Rosas

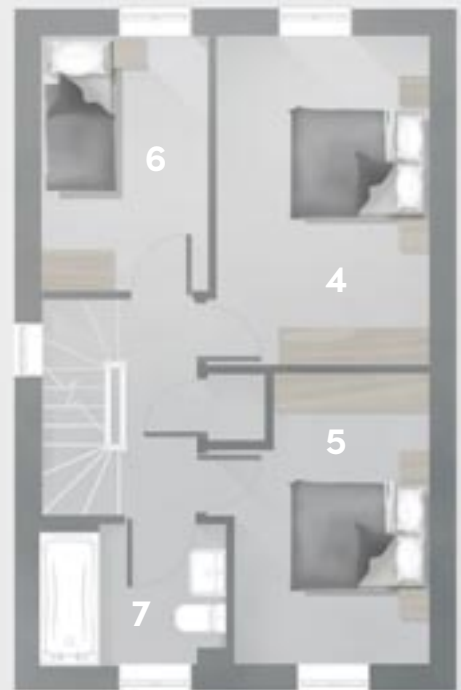
Ground floor

- 1 **Kitchen/dining** (max)
2864mm x 4714mm 9'5" x 15'6"
- 2 **Lounge** (max)
5000mm x 3313mm 16'5" x 10'11"
- 3 **Cloakroom**
939mm x 1777mm 3'1" x 5'10"



First floor

- 4 **Bedroom** (min)
2525mm x 3775mm 8'3" x 12'4"
- 5 **Bedroom** (min)
2750mm x 4268mm 9'0" x 14'0"
- 6 **Bedroom/Study** (max)
2163mm x 3313mm 7'1" x 10'11"
- 7 **Bathroom**
2387mm x 1792mm 7'10" x 5'11"



Second floor

- 8

Master bedroom (min)

3950mm x 5965mm

13'0" x 19'7"
- 9

Ensuite

2163mm x 1938mm

7'1" x 6'3"





The Catania is a four bedroom home that is ideal for growing families, complete with a large lounge and kitchen with utility area.

As you enter the Catania, there is a spacious hallway with cloakroom and storage cupboard. This leads to an impressive lounge with double aspect windows.

The open-plan kitchen and dining area is great for entertaining and spending time with family. The utility room has separate access to the garden. Integrated appliances include fridge freezer, dishwasher and washing machine.

On the first floor, there are four bedrooms set around a central landing. The master bedroom has fitted wardrobes and luxury shower ensuite. There is a family bathroom with Villeroy & Boch suite and three further bedrooms.

Catania

Ground floor

- 1 **Kitchen/dining**
3542mm x 6203mm 11'8" x 20'4"
- 2 **Lounge**
3203mm x 6203mm 10'6" x 20'4"
- 3 **Utility** (max)
1041mm x 1862mm 3'5" x 6'1"
- 4 **Cloakroom** (max)
877mm x 1862mm 2'11" x 6'1"



First floor

- 5

Master bedroom

3599mm x 3399mm

11'10" x 11'2"
- 6

Ensuite (max)

2006mm x 1862mm

6'7" x 6'1"
- 7

Bedroom

3259mm x 3400mm

10'8" x 11'2"
- 8

Bedroom (max)

2820mm x 2715mm

9'3" x 8'11"
- 9

Bedroom (max)

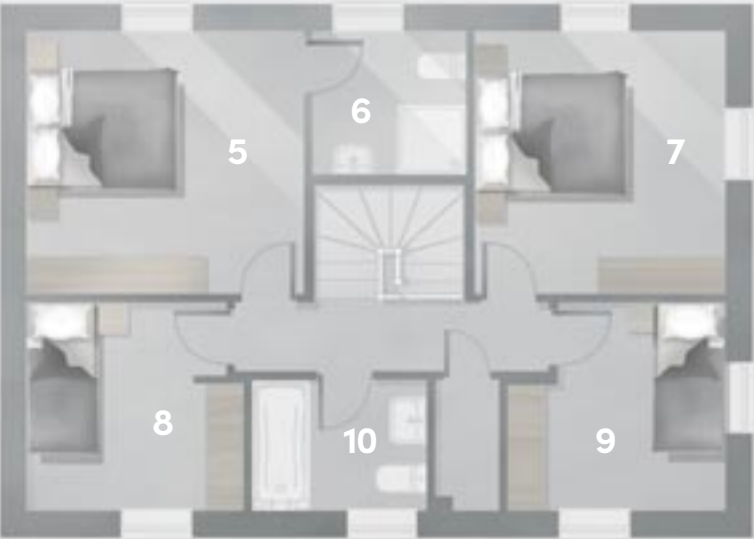
2836mm x 2715mm

9'4" x 8'11"
- 10

Bathroom (max)

2271mm x 1706mm

7'5" x 5'7"





The Bologna is an impressive four bedroom home with an open-plan kitchen and dining area, making it a great place to spend time with family and friends.

You enter the Bologna through a central entrance hall. There is a cloakroom and under the stairs storage space. The lounge is on this level, where a large central window and two sets of French doors provide access to the garden.

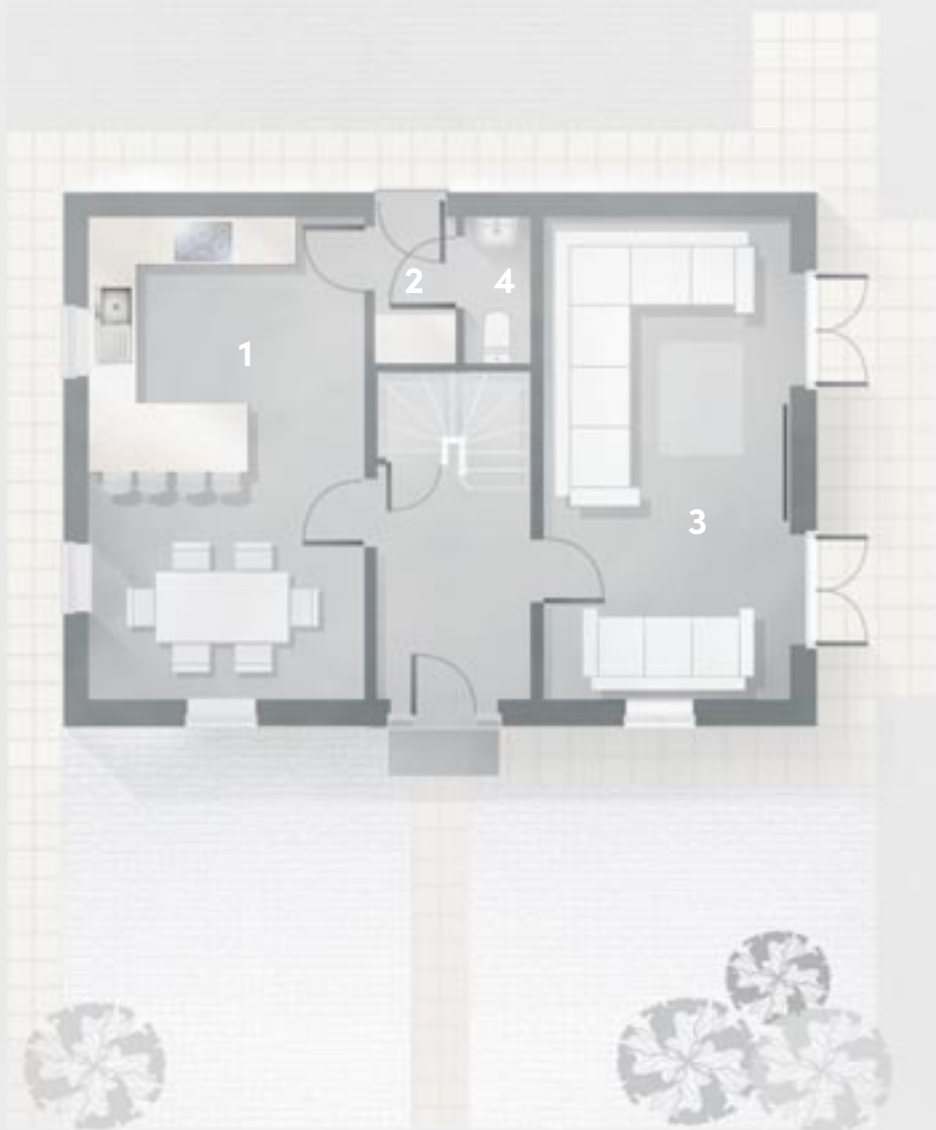
On the other side of the entrance hall is the dining room, kitchen and utility area, with separate entry point to the back garden. Double aspect windows flood the space with light. The home also comes with integrated appliances including dishwasher, fridge freezer and washing machine.

On the first floor there are four bedrooms and a family bathroom with Villeroy & Boch suite. The master bedroom has fitted wardrobes and its own shower ensuite.

Bologna

Ground floor

- | | | |
|---|--|---------------|
| 1 | Kitchen/dining (max)
3542mm x 6203mm | 11'8" x 20'4" |
| 2 | Utility
971mm x 1856mm | 3'2" x 6'1" |
| 3 | Lounge
3203mm x 6203mm | 10'6" x 20'4" |
| 4 | Cloakroom
947mm x 1856mm | 3'1" x 6'1" |



First floor

- 5

Master bedroom

3599mm x 3400mm

11'10" x 11'2"
- 6

Ensuite

2006mm x 1862mm

6'7" x 6'1"
- 7

Bedroom

3259mm x 3400mm

10'8" x 11'2"
- 8

Bedroom

2820mm x 2715mm

9'3" x 8'11"
- 9

Bedroom (max)

2836mm x 2715mm

9'4" x 8'11"
- 10

Bathroom (max)

2279mm x 1712mm

7'6" x 5'7"



We are 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.

Internal designs



Kitchens

Every home we build has a contemporary kitchen with stainless steel sink, mixer tap, electric oven and extractor fan, stainless steel splashback and ceramic hob. You can also choose from a range of tiles or glass splashbacks to further customise your kitchen.





Bathrooms & ensuites

The modern bathrooms and ensuites feature sanitaryware by Villeroy and Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Central heating and 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 noise transmission, and increase fire and electrical safety. All fitted appliances are energy efficient as standard.

Every home is fitted with gas central heating and modern boiler as standard.

Fixtures & fittings

Our 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.

The rooms in your our homes are decorated in neutral colours to give you the flexibility to personalise the interior design to suit you in your own time.

Warranties

Our homes are built and finished to the National House Building Council standard and are covered by 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 central heating, roof or structure of your new home and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once your new home is built and ready to move in, you will be invited to join us for a guided tour of your new home, during which we will demonstrate all the appliances and systems within and you can ask any questions you might have ahead of your move. On moving day, you'll receive a comprehensive homeowner's handbook and you will be introduced to your dedicated Customer Care Representative.

Outside

Our home designs are considered inside and out, right down to the finest detail. Each of our home designs 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 and UPVC windows/doors in cream or grey.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a stylish dark brown wood stain.



Security

We value your safety. All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on the front door for extra security. You can choose to upgrade your home with an advanced home security system for added piece of mind



Home design

	Milan	Livorno	Pareti+
	Two bedroom home	Two bedroom home	Three bedroom home
NHBC Buildmark 10 year warranty	•	•	•
Gas central heating	•	•	•
Landscaped front garden	•	•	•
Tarmac finished driveways	•	•	•
Outside tap			
Cream UPVC windows	•	•	•
Front door with multi point lock	•	•	•
Smoke detectors on each floor	•	•	•
Two television & two telephone points	•	•	•
Ensuite bathroom to master bedroom		•	•
Contemporary design sanitaryware	•	•	•
Shower over bath with screen	•		
Oak veneer internal doors	•	•	•
Choice of kitchen unit doors, handles & worktops	•	•	•
Stainless kitchen sink and mixer tap	•	•	•
Single electric oven & extractor with ceramic hob	•	•	•
Fully integrated appliances			
Choice of wall tiles by Porcelanosa	•	•	•
Choice of standard fitted wardrobes to master bedroom			
White emulsion paint finish to walls & ceilings	•	•	•
White gloss paint finish to woodwork	•	•	•





Strata stories

But don't just take our word for it.

Our customers are amazing. We feel privileged that they want to share their experience with us on social media and Trustpilot.

All our homes are built equally, but no two are ever lived in the same. See for yourself how individual stories play out in every home we build.

Find our customers on Instagram through [#MyStrataStory](#) and see their honest feedback for yourself through Trustpilot.

Or come and talk to them. You are always welcome at Ambition.



strata

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We have so much more to share with you.



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.