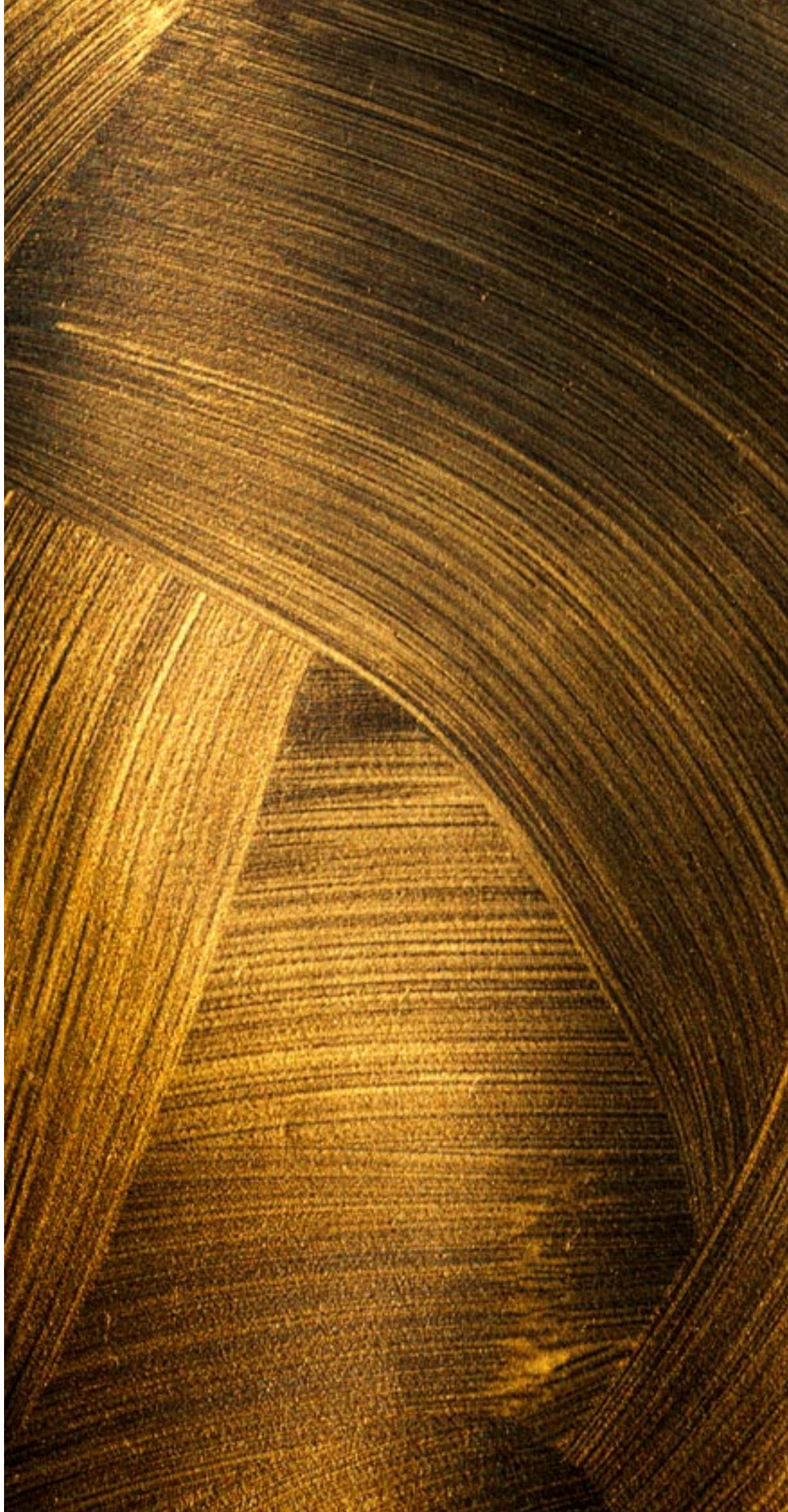


Lavish



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

Lavish is a new development of four and five-bedroom homes located in the well-established area of Micklefield, just a 20-minute drive from Leeds city centre.

With a number of great local schools surrounding Lavish, and the access to the A1M just 7 minutes away, it's an ideal location for a commuters and growing families to call home.



- Oporto Four bedroom home
- Bologna Four bedroom home
- Cologne Four bedroom home
- Valencia Five bedroom home
- Naples Five bedroom home
- Affordable housing



Local area

On the doorstep

There are a whole range of things to do and explore when you live in Micklefield.

Lotherton Hall is the perfect day out for all the family. From zipwires and nature trails to indoor play and stately home tours, there's plenty to explore for all ages all year round.

For younger children, indoor play centre Monkey Maze is just 12 minutes from home and offers one of the largest play areas for 2 years and under in Leeds.

Micklefield MX track for motorbike enthusiasts is just 5 minutes from Lavish.

Health & wellbeing

The South Milford GP Surgery is just 11 minutes walk from Lavish and caters to all your medical needs.

Your local dentist is Garforth Dental, which is just a 14-minute drive from home and is taking new patients.

For fitness and wellbeing, Premier World Fitness is a boutique gym just 13-minutes from home by car and has a range of cardio and strength training equipment available as part of a monthly membership.

Garforth Squash and Leisure Centre is also just 12-minutes from Lavish and offers squash and badminton court hire in addition to a timetable of fitness classes and a state-of-the-art gym suite.

Schools and learning

There are a number of schools near to Lavish, including the Micklefield Church of England Primary School which is just a 5-minute walk from home.

For 11-18 year olds you'll find Sherburn High School is just 11 minutes away by car and has a great reputation among the community. Garforth Academy is also just a 14-minute drive away.

For higher education, the University of Leeds is ranked 13th best in the UK and is just a 20-minute drive or 40-minute train journey from Micklefield.

There is also the reputable University of York (ranked 21st best university in the UK) which is a 30-minute drive from your home.

Getting around

The A1 is just a 7-minute drive away from home and gives you fast and easy access to major motorways and connecting you to cities and towns in the north and south including York (36 minutes) and Wakefield (25 minutes).

If you're traveling by rail, Micklefield is your closest train station and runs Northern rail services to Preston and York. For travelling further afield, you'll find Leeds central station is just 20-minutes from home, from where you can reach a range of UK cities by train including London (2 hours 30 minutes), Birmingham (2 hours), Sheffield (40 minutes) and Manchester (50 minutes).

When it comes to traveling abroad, whether it's for a family holiday or business trip, you'll find Leeds Bradford airport is a 45-minute drive from Micklefield and offers a range of international flights.

Shopping

For the essentials, you will find Tesco Superstore and Lidl in Garforth are both 14 minutes away by car.

Lavish is also just a short drive from Leeds' newest shopping and leisure destination, The Springs. Here you'll find shops such as Next and H&M, dine out at Gino D'Acampo's restaurant or catch the latest blockbuster movie at the Odeon Luxe cinema, perfect for those rainy weekends with the kids.

For a day of retail therapy, Leeds city centre is just 20 minutes from home and offers some of the best shopping in the north. From Harvey Nichols department store to Trinity and Victoria shopping centres, you'll find yourself spoilt for choice as you explore what Leeds retailers have to offer.

















Home designs





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, which flood the room with natural light.

On the other side of the entrance hall is the dining room, kitchen and utility area, with separate access to the garden.

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.

The Bologna also has its own separate garage.

Bologna

Ground floor

- | | | |
|---|--|---------------|
| 1 | Kitchen/dining
3542mm x 6203mm | 11'8" x 20'4" |
| 2 | Lounge
3202mm x 6203mm | 10'6" x 20'4" |
| 3 | Utility (max)
971mm x 1860mm | 3'2" x 6'1" |
| 4 | Cloakroom (max)
947mm x 1860mm | 3'1" x 6'1" |



First floor

- 5

Master bedroom

3598mm x 3399mm

11'10" x 11'2"
- 6

Ensuite (max)

2003mm x 1860mm

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)

2276mm x 1712mm

7'6" x 5'7"





The Cologne is a four-bedroom home set over two floors, with modern open-plan kitchen, dining and family area and four double bedrooms.

The ground floor of the home encompasses a hallway, leading onto a spacious lounge with space for a corner sofa. The open-plan kitchen, dining and family area benefit from French doors leading out to the garden, flooding the space with light. A separate utility also provides access to the rear of the home.

The dining area has space for a six-seater dining table and the family area can be used to extend the dining space or as an additional relaxation area.

A staircase takes you to the first floor central landing, leading to the family bathroom with Villeroy and Boch suite, two double bedrooms, one double bedroom with ensuite and a luxury master bedroom with ensuite.

Cologne

Ground floor

- 1 **Kitchen** (max)
4246mm x 4700mm 13'11" x 15'5"
- 2 **Family/dining area** (max)
6726mm x 3113mm 22'1" x 10'3"
- 3 **Lounge** (max)
3464mm x 4700mm 11'4" x 15'5"
- 4 **Utility** (max)
2027mm x 2129mm 6'8" x 7'0"
- 5 **Cloakroom** (max)
2027mm x 895mm 6'8" x 2'11"



First floor

- 6 Master bedroom** (max)
3524mm x 5019mm 11'7" x 16'6"
- 7 Ensuite** (max)
1972mm x 1771mm 6'6" x 5'10"
- 8 Bedroom**
3227mm x 3448mm 10'7" x 11'4"
- 9 Ensuite** (max)
2360mm x 1548mm 7'9" x 5'1"
- 10 Bedroom** (max)
3227mm x 3420mm 10'7" x 11'3"
- 11 Bedroom** (max)
3237mm x 2855mm 10'8" x 9'5"
- 12 Bathroom** (max)
2259mm x 1700mm 7'5" x 5'7"





The Oporto is a detached home designed over three floors, with loft-style master bedroom.

Leading off the central hallway is a cloakroom and spacious lounge with large window at the front of the home. At the rear of the home, you'll find the open plan kitchen and dining area with French doors leading to a private garden.

On the first floor, there are two double bedrooms and one single bedroom as well as family bathroom. There is also storage space off the landing.

The loft-style master bedroom spans the second floor and is an impressive space with 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.

Oporto

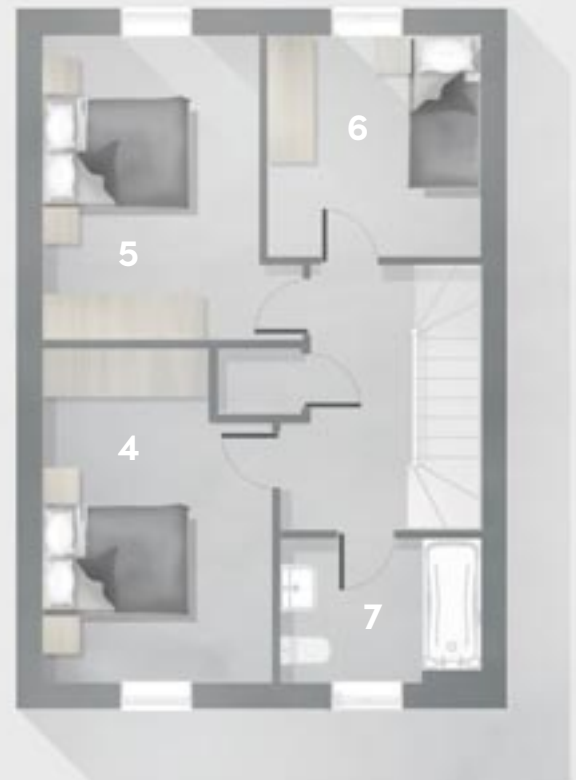
Ground floor

- 1 Kitchen/dining** (max)
5640mm x 3105mm 18'6" x 10'2"
- 2 Lounge**
3335mm x 5095mm 10'11" x 16'9"
- 3 Cloakroom** (max)
903mm x 1875mm 3'0" x 6'2"



First floor

- 4 Bedroom** (max)
2963mm x 4324mm 9'9" x 14'2"
- 5 Bedroom** (max)
3357mm x 3924mm 11'0" x 12'11"
- 6 Bedroom**
2754mm x 2850mm 9'1" x 9'4"
- 7 Bathroom** (max)
2590mm x 1882mm 8'6" x 6'2"



Second floor

- 8 **Master bedroom** (max)
4590mm x 6896mm 15'1" x 22'8"
- 9 **Ensuite** (max)
2501mm x 1772mm 8'3" x 5'10"





The Naples is an impressive five bedroom family home with versatile living space that includes a kitchen dining area, first floor lounge, and stunning master bedroom.

The Naples benefits from a ground floor snug, cloakroom and understairs storage. The dining area is at the rear of the home where there are French doors opening out to the garden, flooding the space with natural light. The kitchen has access to a utility room.

A winding staircase leads into the first floor lounge, which spans the front of the home. It is a bright and impressive space thanks to three large windows. There is also a family bathroom and two more bedrooms.

The master bedroom is on the second floor, where you will find a spacious dressing area and ensuite with shower, as well as a further two bedrooms.

The Naples has a tarmac-finished driveway leading to an integral garage.

Naples

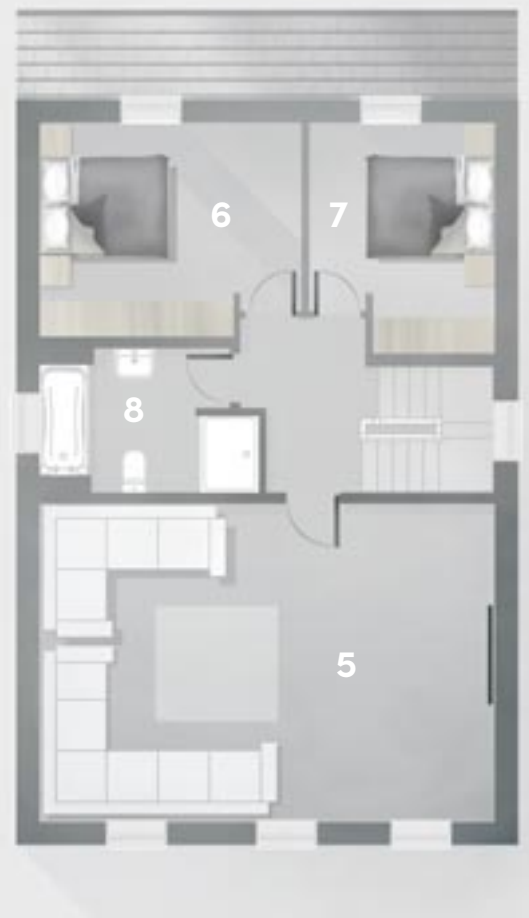
Ground floor

- 1 **Kitchen/dining** (max)
6797mm x 4817mm 22'4" x 15'10"
- 2 **Snug**
2276mm x 3658mm 7'6" x 12'0"
- 3 **Utility** (max)
3012mm x 1042mm 9'11" x 3'5"
- 4 **Cloakroom** (max)
2276mm x 1112mm 7'6" x 3'8"



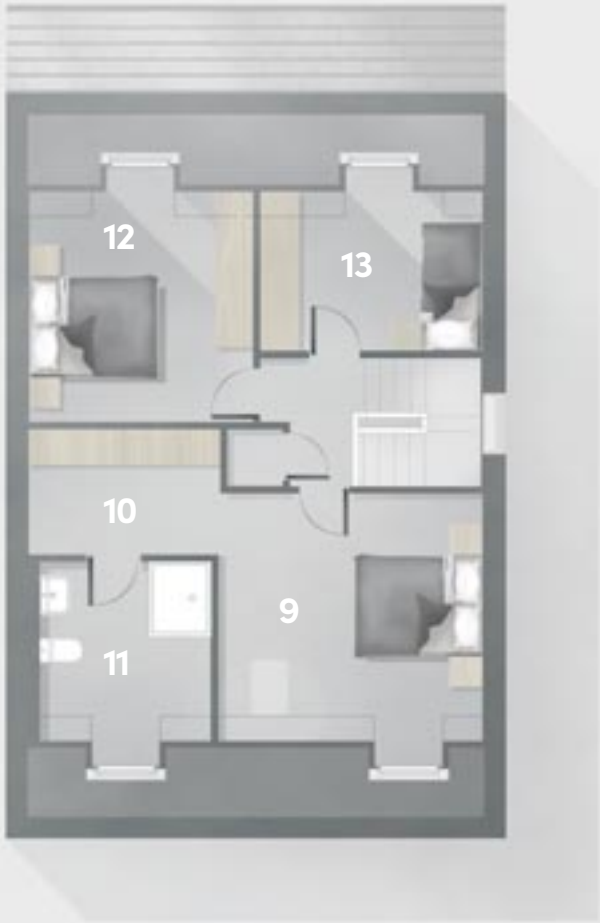
First floor

- 5 **Lounge**
6877mm x 4863mm 22'7" x 16'0"
- 6 **Bedroom** (max)
3959mm x 3210mm 13'0" x 10'6"
- 7 **Bedroom** (max)
2830mm x 3470mm 9'3" x 11'5"
- 8 **Bathroom** (max)
3311mm x 2221mm 10'10" x 7'4"



Second floor

- 9 Master bedroom** (min)
4060mm x 3790mm 13'4" x 12'5"
- 10 Dressing area** (max)
2878mm x 1920mm 9'5" x 6'4"
- 11 Ensuite** (min)
2529mm x 2750mm 8'4" x 9'0"
- 12 Bedroom** (min)
3389mm x 3475mm 11'2" x 11'5"
- 13 Bedroom** (min)
3400mm x 2396mm 11'2" x 7'10"





The Valencia is a five bedroom family home with impressive living space, private balcony and integral double garage.

The Valencia's double height entrance hall leads to a lounge with a large bay window that lets in plenty of natural light. The kitchen, dining and family area at the back of the home has French doors opening onto the garden, and the utility room offers another entrance from the rear of the home.

Upstairs, five bedrooms lead off a central landing. The master bedroom has a tall window, dressing area, ensuite and French doors leading onto a private glass-fronted balcony, overlooking the front of the home.

A second double bedroom features private ensuite and three further bedrooms occupy the rest of the first floor. The family bathroom has a Villeroy & Boch suite.

The Valencia also has a double integral garage.

Valencia

Ground floor

- 1 **Kitchen** (max)
4150mm x 3459mm 13'6" x 11'4"
- 2 **Dining/Snug** (max)
6605mm x 3858mm 21'6" x 12'8"
- 3 **Lounge** (min)
3752mm x 5106mm 12'4" x 16'9"
- 4 **Utility** (max)
1825mm x 2123mm 6'0" x 7'0"
- 5 **Cloakroom** (max)
1800mm x 1455mm 5'11" x 4'8"



First floor

- | | | |
|----|--|----------------|
| 6 | Master bedroom (max)
4809mm x 4957mm | 15'9" x 16'3" |
| 7 | Ensuite (max)
3163mm x 1350mm | 10'5" x 4'5" |
| 8 | Bedroom (max)
3752mm x 5335mm | 12'4" x 17'6" |
| 9 | Ensuite (max)
2600mm x 1205mm | 8'6" x 3'11" |
| 10 | Bedroom (max)
3410mm x 3356mm | 11'3" x 11'0" |
| 11 | Bedroom (max)
3641mm x 3356mm | 11'11" x 11'0" |
| 12 | Bedroom (max)
3522mm x 3356mm | 11'7" x 11'0" |
| 13 | Bathroom (max)
2600mm x 1975mm | 8'6" x 6'6" |



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.

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 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

	Bologna	Cologne
	Four bedroom home	Four bedroom home
NHBC Buildmark 10 year warranty	•	•
Gas central heating with modern boiler	•	•
Landscaped front garden	•	•
Tarmac or blockpaved finished driveways	•	•
Outside tap to rear	•	•
UPVC windows (cream or grey)	•	•
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	•	•
Choice of fitted wardrobes to master bedroom	•	•
Oak veneer internal doors	•	•
Choice of kitchen unit doors, handles & worktops	•	•
Stainless kitchen sink and mixer tap	•	•
Single electric oven & extractor with ceramic hob	•	•
Choice of wall tiles	•	•
Fully integrated appliances	•	•
White emulsion paint finish to walls & ceilings	•	•
White gloss paint finish to woodwork	•	•

Four bedroom home

•

Five bedroom home

Five bedroom home

●





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 Lavish.



strata

Lavish Grange Farm Crescent Micklefield LS25 4EB

t: 0113 350 4531 e: lavish@strata.co.uk

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.