

Rhythm



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

Rhythm is a new development of two, three and four bedroom homes located in Pontefract, just 20 minutes from Wakefield town centre. The M62 is just a 10 minutes' drive from home, putting you within easy reach of a number of cities and towns including Leeds and Wakefield.

Life in Pontefract has something to offer all ages and interests. Just a nine-minute drive from Rhythm you'll find Xscape, a leisure complex boasting snow slopes, surf stimulators, a bowling alley, cinema and an array of restaurants to enjoy. Just across the road from Xscape you'll also find junction 32 shopping outlet, with brands such as Next, Adidas, Nike and Regatta who offer up to 60% off retail prices.



- Livorno Two bedroom home
- Sofia Three bedroom home
- Rosas Four bedroom home
- Bologna Four bedroom home
- Catania Four bedroom home
- Venice Four bedroom home
- Oporto Four bedroom home
- Affordable housing



Local area

Living in Pontefract

Life in Pontefract has something to offer all ages and interests.

Just an nine-minute drive from Rhythm you'll find, a leisure complex boasting snow slopes, surf simulators, a bowling alley, cinema and an array of restaurants to enjoy. Just across the road from Xscape you'll also find Junction 32 shopping outlet, with brands such as Next, Adidas, Nike and Regatta who offer up to 60% off retail prices.

The beautiful and historical scenery of is also just 20 minutes away by car. You'll find the picturesque grounds are perfect for picnics and walks with the family, and the visitor centre offers information on the history of the castle and activity sheets for the children to enjoy as they learn and explore.

Education

There are plenty of local schools in Pontefract near to Rhythm, ranging from nurseries right through to high schools. For young children, is just a 10 minute walk from home and offers education for children from 3 to 11 years old. Roundhill Junior School is also just 13 minutes walk from Rhythm and has a good local reputation.

For 11-18 year olds you'll find Carleton High School which is a short five-minute drive from home and Castleford Acedmy is just nine minutes away by car.

For school leavers, is ten minutes away from home and offers a range of A-level and BTEC courses with a variety of subjects.

Nearby universities include the which is 25 minutes' drive from Rhythm via the M62. is also just 45 minutes' form home by car.

Health

Bupa Dental Care is just six minutes from home by car and offers treatment to both NHS and private patients.

Your local GP surgery is Ferrybridge Medical Centre, which is just a four-minute drive away.

For any fitness fanatics, there is the just 10 minutes from home, which offers a variety of different fitness classes and a whole range of workout equipment. is also just 11 minutes away by car and has flexible and affordable membership options.

If you want more than just a gym, Pontefract Swimming Pool on Stuart Road is just six minutes away by car. Club is only six minutes away from home and offers a range of fitness and dance classes in addition to squash courts available for hire.

Transport

If you're travelling by car, the A1 and M62 motorways are both just 10 minutes away from Rhythm, connecting you to major towns and cities across the country including Leeds, Wakefield and Doncaster.

Local bus services run regularly near Pontefract road and can have you in Pontefract town centre in 25 minutes.

Your closest train station is Westgate in Wakefield centre, which runs regular services to Leeds and Doncaster, as well as long distance services to London and Dundee.

Shopping

For essentials you'll find Tesco, Asda and Morrisons supermarkets within 10 minutes from home.

There are also many small independent shops in Pontefract and the surrounding area, including Pickering's of Pontefract, where locals buy their fresh produce.

For retail therapy, there is the which is an eight-minute drive from home at Rhythm. The Junction 32 offers a range of outlet stores for brand names including Adidas, Jack Wills, Levis and Next.

















Home designs





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.

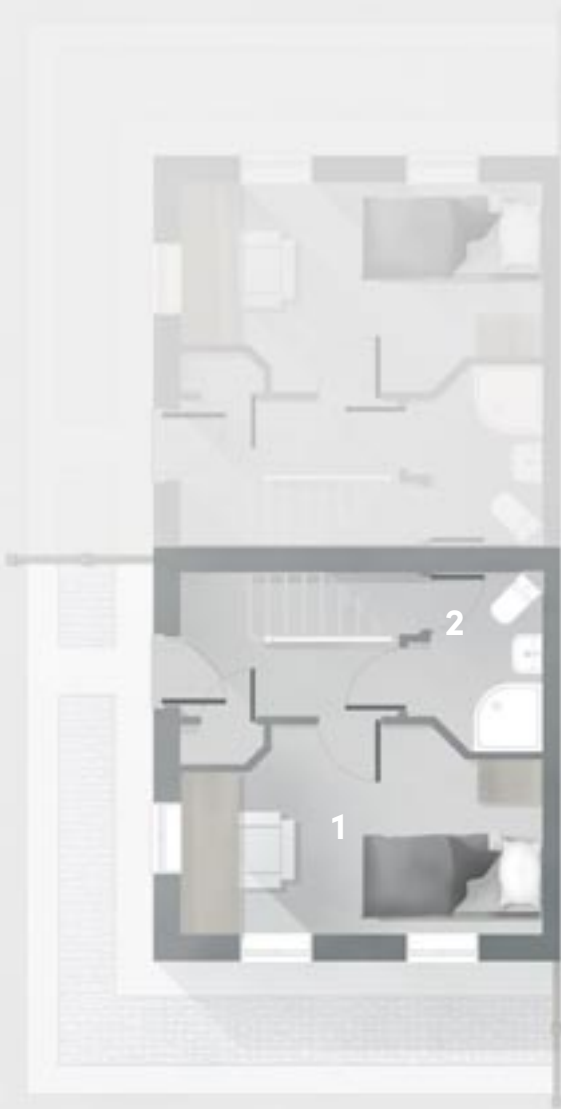
Occupying the whole of the second floor is the master bedroom with ensuite. Four windows enhance the room's light and open atmosphere.

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

Livorno

Ground floor

- 1 Bedroom 2** (max)
4860mm x 2719mm 15'4" x 8'11"
- 2 Bathroom** (max)
1447mm x 2327mm 4'9" x 7'8"



First floor

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



Second floor

- 4

Master bedroom (max)

4680mm x 3513mm

15'4" x 11'6"
- 5

Ensuite (max)

1700mm x 2118mm

5'7" x 6'11"





The Sofia is a three bedroom home 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 Sofia has its own allocated parking space or driveway.

Sofia

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 (min)

1200mm x 2313mm

3'11" x 7'7"
- 6

Bedroom

2662mm x 3137mm

8'9" x 10'4"
- 7

Bedroom

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 garage or allocated parking space.

Rosas

Ground floor

- 1 **Kitchen/dining**
2864mm x 4715mm 9'5" x 15'6"
- 2 **Lounge**
5000mm x 3313mm 16'5" x 10'11"
- 3 **Cloakroom** (max)
939mm x 1777mm 3'1" x 5'10"



First floor

- 4 **Bedroom** (max)
2900mm x 4252mm 9'6" x 14'0"
- 5 **Bedroom** (max)
2900mm x 3775mm 9'6" x 12'5"
- 6 **Bedroom**
2163mm x 3297mm 7'1" x 10'10"
- 7 **Bathroom** (max)
2387mm x 1828mm 7'10" x 6'0"



Second floor

- 8

Master bedroom

(min)

3950mm x 5965mm

13'0" x 19'7"
- 9

Ensuite

(max)

2163mm x 1894mm

7'1" x 6'3"





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 3203mm x 6203mm | 10'6" x 20'4" |
| 3 | Utility (max) 971mm x 1862mm | 3'2" x 6'1" |
| 4 | Cloakroom (max) 947mm x 1862mm | 3'1" 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)

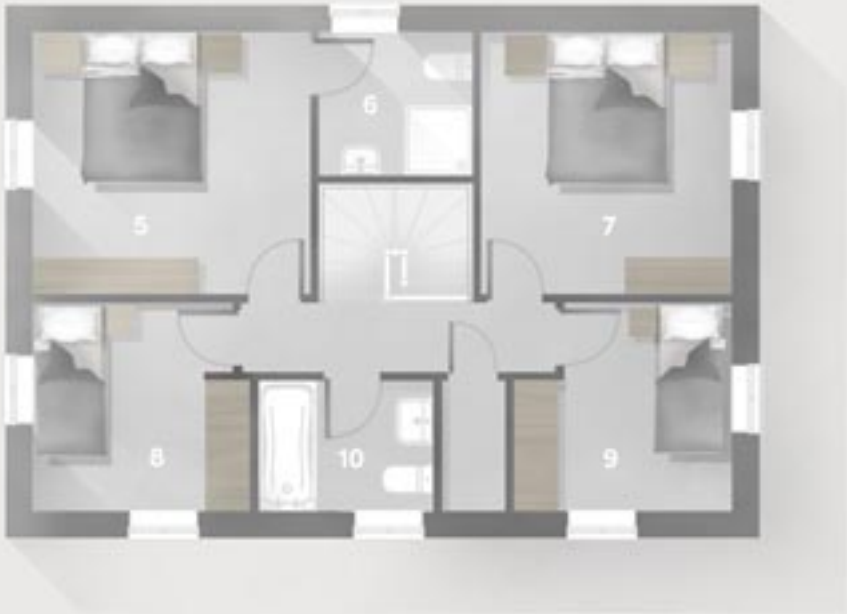
2836mm x 2715mm

9'4" x 8'11"
- 10

Bathroom (max)

2279mm x 1712mm

7'6" x 5'7"





The Catania is a four bedroom home that is ideal for growing families, complete with a spacious 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, with French doors that flood the space with natural light. The utility room also has separate access to the garden.

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 good-sized bedrooms.

The Catania has a separate garage.

Catania

Ground floor

- | | | |
|---|--|---------------|
| 1 | Kitchen/dining 3542mm x 6203mm | 11'8" x 20'4" |
| 3 | Lounge 3203mm x 6203mm | 10'6" x 20'4" |
| 3 | Utility (max) 971mm x 1862mm | 3'2" x 6'1" |
| 4 | Cloakroom (max) 947mm x 1862mm | 3'1" 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 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 3103mm 18'6" x 10'2"
- 2 **Lounge**
3333mm x 5093mm 10'11" x 16'9"
- 3 **Cloakroom** (max)
903mm x 1875mm 3'0" x 6'2"



First floor

- 4 **Bedroom**
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 1875mm 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 Venice is a four bedroom family home with a spacious lounge and impressive master suite.

As you enter the Venice, a wide central hallway leads to the spacious kitchen and dining area. The lounge spans the back of the home with French doors that lead out to the garden and flood the room with light.

There is also a cloakroom on the ground floor. Upstairs, the four bedrooms lead off the central landing and there is a family bathroom with Villeroy & Boch suite.

The master bedroom at the rear of the Venice has views over the garden and a luxury ensuite.

The Venice also has an integral garage and driveway.

Venice

Ground floor

- 1 **Kitchen/dining**
3171mm x 6506mm 10'5" x 21'4"
- 2 **Lounge**
5308mm x 3268mm 17'5" x 10'9"
- 3 **Cloakroom** (max)
862mm x 1815mm 2'10" x 5'11"



First floor

- 4 Master bedroom (max)
3715mm x 4188mm 12'2" x 13'9"
- 5 Ensuite (max)
1500mm x 2963mm 4'11" x 9'9"
- 6 Bedroom (max)
3166mm x 3796mm 10'5" x 12'6"
- 7 Bedroom
3174mm x 3150mm 10'5" x 10'4"
- 8 Bedroom
3174mm x 2852mm 10'5" x 9'4"
- 7 Bedroom (max)
3148mm x 1712mm 10'4" 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.

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

| | The Livorno Two bedroom home | The Sofia Three bedroom home | The Rosas Four bedroom home |
|---|---------------------------------|---------------------------------|--------------------------------|
| LABC 10 year warranty | • | • | • |
| Gas central heating with Ideal Logic boiler | • | • | • |
| Landscaped front garden | • | • | • |
| Tarmac finished driveway | • | • | • |
| Outside tap to rear | | | • |
| 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 by Villeroy & Boch | • | • | • |
| 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 | • | • | |
| Single electric oven & extractor with induction hob | | | • |
| Fully integrated dishwasher, fridge/ freezer and washing machine | • | • | • |
| Choice of wall tiles by Porcelanosa | • | • | • |
| Choice of fitted wardrobes to master bedroom | | | • |
| White emulsion paint finish to walls with white emulsion to 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 Rhythm.



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.