

Intelligent technology, everywhere.

strata

# KUDOS

Plot 519, York Road, Leeds, LS14 6FU



# Intelligent home

It's still the Geneva as you know it, the first ever Strata design and still one of our most popular homes, but this Geneva has some very exciting features including new technology, materials and methodologies.

# 1,273

Square foot home

# 80

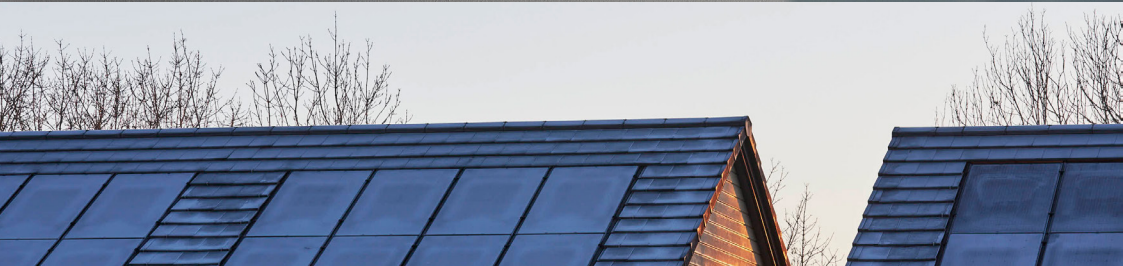
Square meter garden

# £21,413

Worth of interior designed upgrades



wondrwall®



# Included intelligent technology

Wondrwall Infra-red electric heating with Intelligent switches

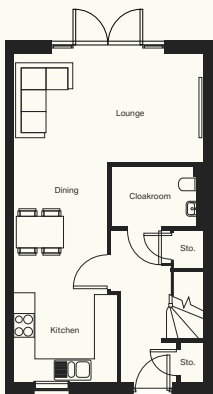
Full Solar PV Panels & Battery enables generation and storage of electricity  
and assists utilisation of agile energy tariffs

Smart Hot Water Cylinder reduces energy by only heating the water  
you actually need

Wondrwall Car Charger

Wondrwall App that controls the lights, heating & security which you can have on your  
phone or use the tablet in the hallway.

Overall reduction in annual electric energy bills plus no gas = **no gas bill!**



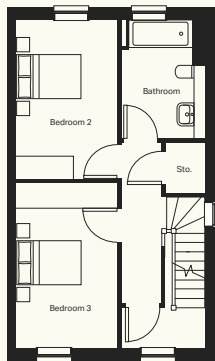
### Ground floor

Kitchen (max)  
2738mm x 2330mm

Dining (max)  
2479mm x 3397mm

Lounge (max)  
4925mm x 2839mm

Cloakroom (max)  
2380mm x 1563mm

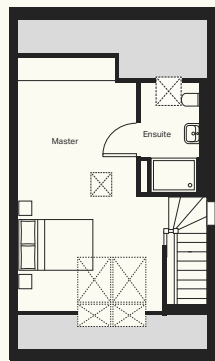


### First floor

Bedroom 2  
2675mm x 4166mm

Bedroom 3  
2675mm x 4311mm

Bathroom (max)  
2185mm x 3101mm



### Second floor

Master bedroom (max)  
3826mm x 5643mm

Ensuite (max)  
1733mm x 2876mm

# Upgrades

KITCHEN DOOR	Cashmere Wood Grain	WARDROBES	Bed 1- Cashmere
KITCHEN WORKTOP	Cascina Pine		Bed 2- Cashmere Shaker Upgrade
KITCHEN MISC.	Black Sink and Tap Upgrade Induction Hob Full Height Splashback Washer/Dryer Haier Single Oven Dishwasher Steam Oven Wine Cooler Warming Drawer Under Unit Lighting	OTHER	Bed 3- Cashmere Shaker Upgrade  White Spotlight Package External Socket External Security Light Alarm Turf Outside Tap
BATHROOM MISC.	LED Mirror to Bathroom and En-Suite Half Height Tiling to Bathroom with Chrome Trim Large Towel Warmer to Bathroom and En-Suite Full Height Tiling to En-Suite with Chrome Trim Shower Over Bath in Bathroom		
FLOORING	Stairs, Landing and Bed 2 - York Saxony 401  Kitchen/Diner, Lounge, Bed 1, Bed 3 and Hallway- Frosted Oak		







The logo for strata, featuring the word "strata" in white lowercase letters on a red square background.

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We're not just a homebuilder, we're a family of like-minded individuals who are committed to delivering beautiful homes and meaningful communities that are both sustainable and affordable. We're a family-run business with over a century of rich history, and we're believers in change.

We believe that while homes may be our legacy, it is the people who live in them that truly matter to us. In putting people at the heart of what we do, we can ensure that as a team we are designing homes that are mindful of the planet and its resources, while creating healthy, inclusive and resilient communities that can in turn improve the lives of generations to come.

