



THE GENEVA

AT
ELEGANCE

LIVING AT ELEGANCE

ELEGANCE, IN THE HISTORIC VILLAGE OF ACKWORTH, IS A 7-MILE DRIVE FROM WAKEFIELD AND IN PERFECT COMMUTER DISTANCE TO DONCASTER AND LEEDS. IT HAS A COLLECTION OF HOMES FROM THREE BEDROOM TOWNHOUSES TO FOUR BEDROOM FAMILY DETACHED.

There are fantastic schools in the area, including the prestigious Ackworth School, a bistro pub, cricket club and popular garden centre.

The A1M and M62 are in easy reach of the development. Fitzwilliam Country Park is less than 1-mile away and Farmer Copleys in Featherstone is 3.7 miles, offering local produce, family events and a corn maze at certain times of year.

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TAKE A VIRTUAL TOUR OF THE
ELEGANCE DEVELOPMENT.
strata.co.uk/elegancevt





- THE ANNECY TWO BEDROOM HOME
- THE GENEVA THREE BEDROOM HOME
- THE MALAGA THREE BEDROOM HOME
- THE MONTREUX FOUR BEDROOM HOME
- THE SEVILLE FOUR BEDROOM HOME
- THE MADRID FOUR BEDROOM HOME
- THE BARCELONA FOUR BEDROOM HOME
- THE VIENNA FOUR BEDROOM HOME
- THE COPENHAGEN FOUR BEDROOM HOME
- THE PALERMO FIVE BEDROOM HOME
- THE VALENCIA FIVE BEDROOM HOME
- AFFORDABLE HOUSING



Fashion is in the sky,
in the street, fashion has to do
with ideas, the way we live

COCO CHANEL

DISCOVER ACKWORTH

THE PICTURESQUE VILLAGE OF ACKWORTH IS SURROUNDED BY YORKSHIRE COUNTRYSIDE INCLUDING THE BEAUTIFUL NOSTELL PRIORY. ACKWORTH IS NESTLED BETWEEN PONTEFRACT, BARNSELY AND DONCASTER IN THE BOROUGH OF WAKEFIELD.

It has everything you might need just a short walk or drive away including local supermarkets, shops and restaurants. There is good access to the large towns via public transport. It is also easily accessible by car with the M62 less than 7 miles away and the M1 within 10 miles.

The area is known for its proximity to prestigious schools with Ackworth School and Wakefield Independent School both less than 2 miles from the development.

The popular Xscape Yorkshire in Castleford is 7 miles from Elegance and has an indoor ski slope with real snow, cinema, bowling, restaurants and shopping outlets.

HEALTH & FITNESS

Fit 4 Life half a mile from Elegance offers personal health and fitness training along with exercise classes and a fully equipped gym.

The Hemsworth Sports Centre, 3 miles away, holds fitness classes including Zumba and boot camp. There is a dance studio, outdoor sports grounds and state of the art fitness suite with a range of membership options.

TRANSPORT

Ackworth is set aside two main roads – the A683 Wakefield to Doncaster and the A628 Barnsley to Pontefract. It has easy access to the A1, the M62, and the M1 is 10 miles away.

The local train station is in Fitzwilliam, less than 2 miles from Elegance, with Northern Rail links to Doncaster, Leeds and Sheffield.

SHOPPING

Just around the corner from Elegance you'll find the Post Office and a convenience store. Many of the surrounding shops are a stroll away from the development and provide locally sourced produce from vegetables to fresh meat and fish. Ackworth Flower Shop sells fresh flowers for every occasion and The Card Gallery has a range of cards and a personalisation service too.

The village Co-op Food is 1-mile away. Next door, you'll find the family-run Ackworth Garden Centre which includes a gift shop and country garden café with hearty home-made breakfasts, lunches and sweet treats.

Pontefract is a 5-mile drive and has a local market on Wednesdays and Saturdays and a farmer's market on Fridays. Junction 32 Outlet Shopping Village in Castleford is 5 miles away off the M62 with a selection of discounted high street and designer brands.

THINGS TO DO

Nostell was built on the site of a medieval priory and has been home to the Winn family for more than 300 years. The National Trust site is 1.6 miles from Elegance with hundreds of acres of parkland to explore as well as the famous rose gardens, an orchard and adventure playground. Fitzwilliam Country Park is less than 1-mile away with open fields and great walking and cycle routes, and a fishing pond. At 0.7 miles, Ackworth Library is open six days a week and is a hub for local community-run groups.

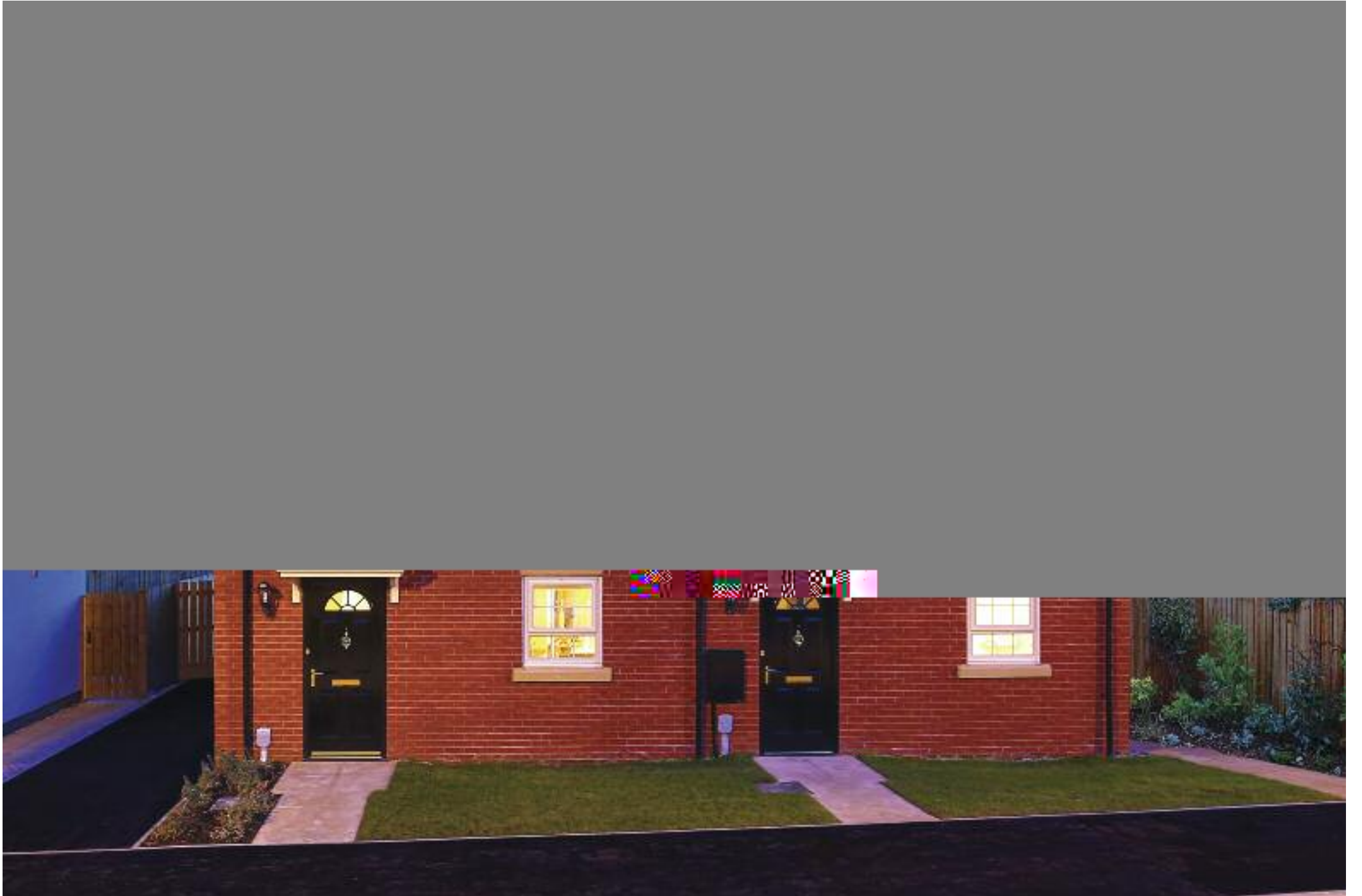
The Frog and Moose, less than half a mile away from Elegance, is a family-run pub with a new Mediterranean restaurant called Oregon.

EDUCATION

Ackworth School, 1.8 miles away, is a boarding and day school for ages up to 18, with Coram House for 2 to 11-year-olds. Wakefield Independent School set within the Nostell Priory Estate is 1.5 miles from the development and a day school for 3 to 16-year-olds.

Bell Lane Primary School and Mill Dam Junior and Infant School are less than 1 mile from Elegance and offer nursery provision for pre-school children. Both received good in latest Ofsted inspections.

Oakfield Park School, 1 mile away, provides secondary educational support to children with learning difficulties and special needs. It has an outstanding rating from Ofsted.



THE GENEVA

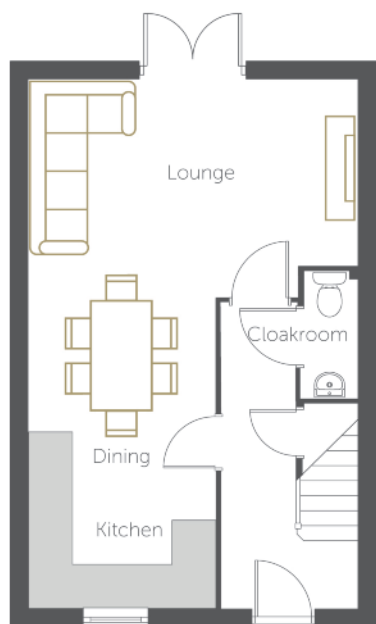
THE GENEVA IS A THREE BEDROOM HOME DESIGNED OVER THREE FLOORS, WITH AN OPEN-PLAN LIVING SPACE AND LUXURIOUS MASTER BEDROOM.

The Geneva's ground floor lounge, dining and kitchen area has a bright and airy feel, with large French doors leading onto the back garden. There is a downstairs cloakroom and understairs storage.

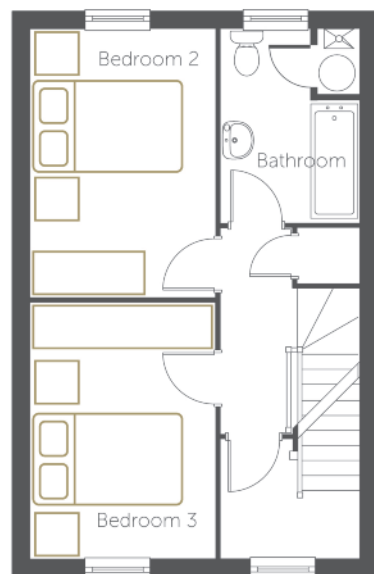
The first floor provides two generously-sized double bedrooms and a family bathroom with Villeroy & Boch suite. There is an airing cupboard for extra storage.

The master suite has an open stairwell, large dormer window and high sloping ceiling. The ensuite incorporates a skylight and corner shower.

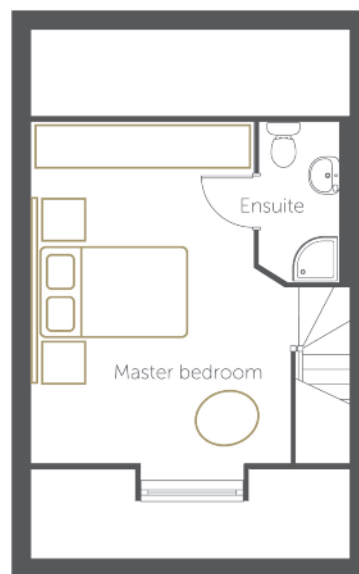
The Geneva has its own allocated parking space or driveway.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	4618mm x 2750mm	15'2" x 9'0"
Lounge (max)	4847mm x 3213mm	15'11" x 10'7"
Cloakroom	1939mm x 915mm	6'4" x 3'0"

FIRST FLOOR

Bedroom 2	3967mm x 2732mm	13'0" x 9'0"
Bedroom 3	3776mm x 2732mm	12'5" x 9'0"
Bathroom	2773mm x 2038mm	9'1" x 6'8"

SECOND FLOOR

Master bedroom	5933mm x 3856mm	19'6" x 12'8"
Ensuite	2681mm x 1564mm	8'10" x 5'2"

STATEMENT STYLE

Bright, modern furniture and lighting create an open-plan lounge and kitchen that's perfect for family living in the Geneva.





CONTEMPORARY CHIC

Sleek units and straight lines give this modern kitchen that essential combination of form and function in the Geneva.

NATURAL ATTRACTION

This bedroom in the Geneva uses neutral tones and standout lighting to conjure up hotel chic in the comfort of your own home.



GARDEN VIEW

The Geneva's French doors help bring the outside in, creating a bright and airy space your family will love.





THE ULTIMATE
SPECIFICATION

INSIDE & OUT

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.

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.

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 that over 90% 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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